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Your ref: PL/2025/02874
My Ref: JC/006/RG/COU

02 July 2025

Dear Sir/Madam,

Re: Application PL/2025/02874 for 'Change of Use of land and proposed buildings associated with Implemented Phase IV holiday accommodation to Class C3 Residential Use for Independent Older Persons, together with formalisation of footpath connection, car parking and associated works (alteration to previously approved phase IV)' at Oaksey Park Golf and Leisure, Wick Road, Oaksey, Malmesbury, SN16 9SB.

I refer to the above application currently under consideration by Wiltshire Council (WC) and the relevant responses to consultation. This document forms a response to the comments in the order of which they were published to the consultation website, as well as matters discussed on site between the Case Officer and Agent(s). We very much welcomed the opportunity to explain the scheme to you at the site meeting. I also refer to a number of matters which you raised at that meeting within this response.

Rights of Way Officer (dated 28th April 2025)

In discussion with the Authority's Countryside Access Officer, the Rights of Way Officer sought confirmation that the proposed footpath will remain in private ownership, serving only as access for residents of the Phase IV units and patrons of the Golf and Leisure Club.

It is confirmed that the proposed footpath will not form a public access right of way, but solely access for existing and prospective residents, together with patrons of the Oaksey Park Golf Club.

Wessex Water (dated 30th April 2025)

The Senior Planning Liaison Engineer at Wessex Water confirmed that the proposed foul and surface water disposal measures are considered acceptable in this location.

Town Planning & Environmental Consultants



Education Officer (dated 1st May 2025)

No comments were issued regarding this application, owing to the proposed tenure of the dwellings restricted to older persons.

Oaksey Parish Council (dated 1st April 2025)

As a matter of principle the Parish Council response has raised no objection to the change of use of the Phase IV units from tourism/holiday accommodation to permanent residential dwellings, nor indeed specifically challenged the location. Their basis for objection concerned an alleged lack of need for older persons dwellings within the village, simply expressing a preference for family homes.

This response has seemingly not taken account for the wealth of statistical evidence and information set out within the Planning Statement. Wiltshire is a predominantly rural area. The rural communities across that rural area are experiencing materially significant issues in relation to an increasingly aging population, under occupancy and an absence of provision of suitable housing for older residents wishing to remain independent and within their rural communities. The release of under occupied family homes generates many moves within the housing market chain. This in turn leads to reoccupation by families who will contribute to the vitality and viability of rural communities. The research referred to within the Planning Statement makes plain the significant extent of under occupancy of larger homes across an extensive rural area, as well as the increasingly ageing population.

The proposals must be regarded as a positive response in being able to contribute to an identified need for older persons homes whilst also supporting younger families gaining access to the rural housing market which in turn delivers socio-economic benefit to rural communities. Furthermore, the homes proposed accord with the requirements of Wiltshire Core Strategy (WCS) Core Policy 46. That Policy clearly recognises the need for older person's housing right across the Authority's administrative area which will enable residents to remain independent and, as a predominantly rural area – within the rural community. The researched evidence reveals a reluctance to decant from rural family homes to urban flatted accommodation. By contrast older urban dwellers are more willing to make such a move in order to downsize.

The final comment of the Parish Council notes the need for sustainability of sites, for which it is considered the proposals have demonstrated measures to ensure that the site is accessible to the core of the village, through the new footpath connection, with secure under foot material and low-level lighting. This is in direct response to the expectations of any Phase IV development at the site as stated within the Oaksey Neighbourhood Plan and Review (as set out within the submitted Planning Statement).

Highways Development Management Officer (dated 19th May 2025)

While an objection was not lodged, comments concerning the accessibility and sustainability of the site and the reliance on private car use have been raised. It must be emphasised that the site is located approximately 350 metres north east from west and eastbound bus stops making the site easily accessible by the new footpath link. Oaksey is served by three bus services, with routes to Malmesbury, Charlton, Crudwell, Somerford Keynes and Cirencester. With the no.93 service offering five services from All Saints Church per day (approx. a 4-minute walk). It is considered that the frequency of daily services is entirely adequate to meet the needs of the independent older resident. Please see the plan and timetable attached to this response at **Appendix A**.

The Planning Statement references the accessibility to the village at paragraph 5.36, describing the footpath connection from the site to an existing footpath, which provides a short convenient journey to the centre of the village. In rural areas it is common for rural pathways (such as the gravel path proposed) to be used by both cyclists and pedestrians, with priority to those on foot. Cyclists within the rural areas are aware of more 'trail'-like paths and would favour sharing this separate off-road route with walkers over a road. This path has been provided in direct response to the Oaksey Neighbourhood Plan Review, which seeks the formalisation of the footpath to the centre of the village (paragraph 2.9) to allow safe, convenient and sustainable access for pedestrians and cyclists at Oaksey Park to the village.

Public Protection Officer (dated 21st May 2025)

The Public Protection Officer has sought the submission of a Noise Assessment Report. This request is made on the basis that the construction phase of development has the potential to impact upon the amenity of existing properties, approximately 155 metres from the development site. The response is also concerned with the noise impact of the adjacent Wick Road ('B' Road) on prospective residents. The response refers to an attachment (Wiltshire Council Noise Technical guidance) that is not submitted to the application website. This is however, available via online via the Authority website.

The request for a Noise Assessment is considered unjustified given the context of the application site. The site lies some 55 metres distance east from Wick Road, a lightly trafficked Class B rural road. The concern for the noise impact of the construction phase in this context is considered inconsistent with the approach as to what would be typical within other, more urban and densely developed settings. The specific works relating to construction may be assessed and detailed within the Construction Environmental Management Plan. The request for further information through Noise Assessment Report is considered entirely unnecessary and not typical for an application of this form, considering that the site is subject to previous approvals for accommodation on this site. It is also notable that this form of development was not required to provide a Noise Assessment at the validation stage of the application.

Councillor Berry 'Call In' Request (dated 22nd May 2025)

This 'call in' request was submitted to the Case Officer to ensure that the planning application was considered before the Wiltshire Council Planning Committee in the event the application is recommended to be approved. The reason for this request challenged the need for independent older person's housing in line with the Oaksey Parish Council's objection. The response to this has already been addressed above.

Arboricultural Officer (dated 27th May 2025)

The Arboricultural Officer sought confirmation that the proposals will not result in the removal of existing trees, in particular reference to the footpath through the woodland block. It is confirmed that the footpath works will follow the existing route through the woodland block and will not require the removal of any existing trees. The development of the Phase IV site also does not require the removal of any existing trees.

Public Open Space (30th May 2025)

Clarification is sought regarding the area contributed towards public open space on site, for which 720sqm is required, otherwise off-site contribution sought. The site plan ref: 1630-106 B clearly depicts areas beyond garden walls to the north west and east of the main site area that will provide accessible open space areas significantly exceeding the minimum requirement. Therefore, an off-site contribution will not be required in this respect. Ongoing management of the site post-delivery of the development will be incorporated into works required to maintain the land contributed for Biodiversity Net Gain (BNG).

With regards to off site contributions to sports pitch and facility improvements, the contribution of £3,312 will be secured within the subsequent legal agreement to be formulated and agreed following a resolution to grant permission at the Planning Committee.

Police Liaison Officer (dated 2nd June 2025)

No comments were provided from this Officer regarding the Phase IV proposals.

Waste Refuse & Management Officer (dated 3rd June 2025)

Subject to the inclusion of associated conditions and the need for developer contributions of £1,380 for waste refuse containers for 12 units.

Further information has been sought in relation to waste refuse collection vehicle access to the site, bin collection point depiction and carrying distances. The response also incorrectly notes that waste refuse container storage areas have not been depicted on the site layout plan. These are clearly marked (ref: 1630-106 B).

Two plans attached to this response (ref: Updated Site Plan Ref: 1630-106 RevC & Waste Refuse Collection & Tracking Plan Ref: C887/1 Rev A) at **Appendix B** clearly depicts the intended collection points for waste refuse containers, plus tracking to confirm that a refuse vehicle has sufficient space to access, manoeuvre and leave the site in forwards gear following collection. The tracking has been calculated from the point in which the refuse vehicle currently accesses the existing bin store at the site.

Housing Enabling Team (dated 6th June 2025)

This response noted that the site lies within the 40% affordable contribution Housing Zone. The response notes that the development at this locations would suggest a Registered Provider (RPs) be unlikely to operate from the site, thus as an alternative, commuted sum contribution be more appropriate (comprising £347,734.55). The total figure is expected to be updated prior to completion of the S106 Agreement to take account of any changes in average house prices within the Wiltshire Local Authority Area, as indicated by the UK House Price Index.

The Applicant is willing to accept that a contribution to off site delivery of affordable homes be possible, through the vehicle of the S106 agreement. However, it must be noted that discount market homes (typically 20%) align with the NPPF definition of affordable homes and do not require management by RPs. The discount on the market value remains in perpetuity. We have held preliminary discussion with the Housing Enabling Team Leader which revealed that in appropriate circumstances, and this may be one, the Authority is prepared to accept affordable housing provision in the form of discount market housing (at a rate of 25%). We consider that this is a matter capable of resolution within the scope of the discussions regarding the s.106 agreement. This will apply to 40% of the units (which equates to 4.8 that will be rounded to 5 units). This market discount rate would facilitate delivery on site to meet more rural and smaller settlement needs for affordable homes, as features within the Neighbourhood Plan public consultation responses.

Urban Design Officer (dated 9th June 2025)

The response stated 'no comment'. Therefore, there are no objections to the design of the proposals.

Drainage Engineer (dated 12th June 2025)

Consistent with the consideration of the previous Phase IV approvals at the site, full drainage details are to be required in association with relevant conditions attached to the grant of planning permission. The inclusion of the proposed conditions is acceptable to the Applicant.

Ecologist (dated 23rd June 2025)

The Ecologist concluded that no objection to the proposals be raised, subject to the inclusion of conditions requiring the compliance with submitted documents, and the submission of:

- Ecological Management Plan,
- Landscape and Ecological Management Plan (LEMP),
- Wildlife Protection and Enhancement Scheme,
- External lighting scheme, and
- Habitat Management and Monitoring Plan (HMMP).

The requests for the submission of such documents in association with planning conditions are acceptable to the Applicant.

Case Officer Site Visit (18th June 2025) & Response to Enquiry Concerning the Energy Efficiency Credentials and EcoHomes/BREEAM Standards of Homes

As set out within the Planning Statement, associated appendices and the response to the Oaksey Parish Council response above, the settlement boundaries are out of date owing to the age of WCS and significant shortfall in land supply. In any event, however delivering C3 market dwellings under the terms of WCS CP46 (also see paragraph 4.25 of the Wiltshire Core Strategy) allows for an exception to development beyond defined settlement boundaries, as is the case at this site.

Furthermore, the site benefits from an extant permission. While the circumstance as explained on site restrict construction in that is not considered viable for the delivery of tourism accommodation) it nevertheless represents a vacant, underutilised development site. Its development would, as matter of principle reduce the reliance on greenfield release to help meet the Authority's current severe housing land supply shortfall. This is applicable in principle to independent older person's housing as Class C3 dwellings. This is a numerical housing land supply benefit.

The added material benefit however is that the proposals will meet the need for independent older person homes in the rural area and provides an opportunity for downsizing to an attractive, adaptably designed product, in a desirable location.

As well as the ONS census data concerning demographic profiles, under occupancy of larger homes and authority wide ageing of population, the Oaksey Neighbourhood Plan Review Consultation Statement¹ revealed that 21% of respondents sought housing for older and/or disabled persons. This finding appears to contradict the stance being taken by both the Parish Council and local Ward Member in relation to the merits of the application. Family housing was also sought within the village.

In order to ensure that the homes are delivered to meet the needs of older people in the immediate local area, in the first instance, a 'first refusal' mechanism may be provided for older persons currently

¹ See extract attached to this Statement at **Appendix C**.

residing with a radius of the site for a set period. The details of which can be set out with the accompanying S106 legal agreement subsequent to any resolution to grant planning permission.

The homes are proposed to be erected in consistency with the previous phases of development at the site (as considered at the design stage, circa 2004), that achieved an 'Excellent' certification in accordance with the BREEAM EcoHomes accreditation (certificate attached to this letter at **Appendix D**). Measures proposed as part of the Phase IV development include:

- DOMUS Timber windows and doors (grown from sustainable forests without fertiliser use) – double glazed and specifically design for north European temperature ranges.
- High performing roof and wall insulation.
- Designed to benefit from passive solar gain.
- Condensing boilers or renewable heating systems to be fitted.
- Energy efficient lighting (LEDs).
- Smart central heating controls.
- Dual flush toilets.
- Aerated and flow restricted taps.
- Greywater recycling systems.
- A rated water efficient appliances.
- Grey water recycling.
- BRE Green Guide A-rated construction materials.
- Responsibly sourced timber (FSC Certified).
- Low Volatile Organic Compounds (VOC) paint and adhesive.
- Sustainable Drainage Systems.
- Soakaways.
- Site Waste Management Plans and recycling specific storage space.
- Insulation with zero ozone depletion potential (ODP).
- Low Nox emissions boilers.
- Non toxic interior materials.
- Homes efficiency user manuals for occupants.
- Biodiversity Enhancement.

The notes attached to this response at **Appendix E** set out further detail relating to the certification and other enhancement measures that may be considered through the delivery of the scheme, such as the installation of EV Chargers in parking areas, air source heat pumps, integrated solar photovoltaic panels. To ensure the highest levels of sustainability possible are delivered within the proposals, utilising updated sustainable construction methods and sustainable materials, a Sustainable Energy Statement can be completed in association with a condition attached to the grant of planning permission.

The Case Officer is thanked for the proactive discussion regarding this application and the accepted request to discuss the proposals on the site. The site visit considered the implications of the above

comments. It is hoped that all outstanding matters have been resolved and the application is capable of a recommendation of approval, therefore, be the subject of consideration before the Planning Committee.

Conclusions

The severe extent of housing land supply shortfall (last assessed² as 2.42 years' worth) not only engages the presumption in favour of sustainable development but makes the need to respond by taking advantage of a vacant development site (in the alternative to say a green field site) all the more apposite. In accordance with national policy as expressed at paragraph 11 d) ii., of the NPPF, in the absence of any adverse impacts which would significantly outweigh the benefits when assessed against the policies of the NPPF, permission should be granted

I trust that the above is a sufficient response to all of the consultation responses received and would request confirmation that all responses are accepted and the application is capable of a recommendation to approve planning permission. If however, anything further is required prior to determination, in order to assist with the consideration of this application, please get in touch.

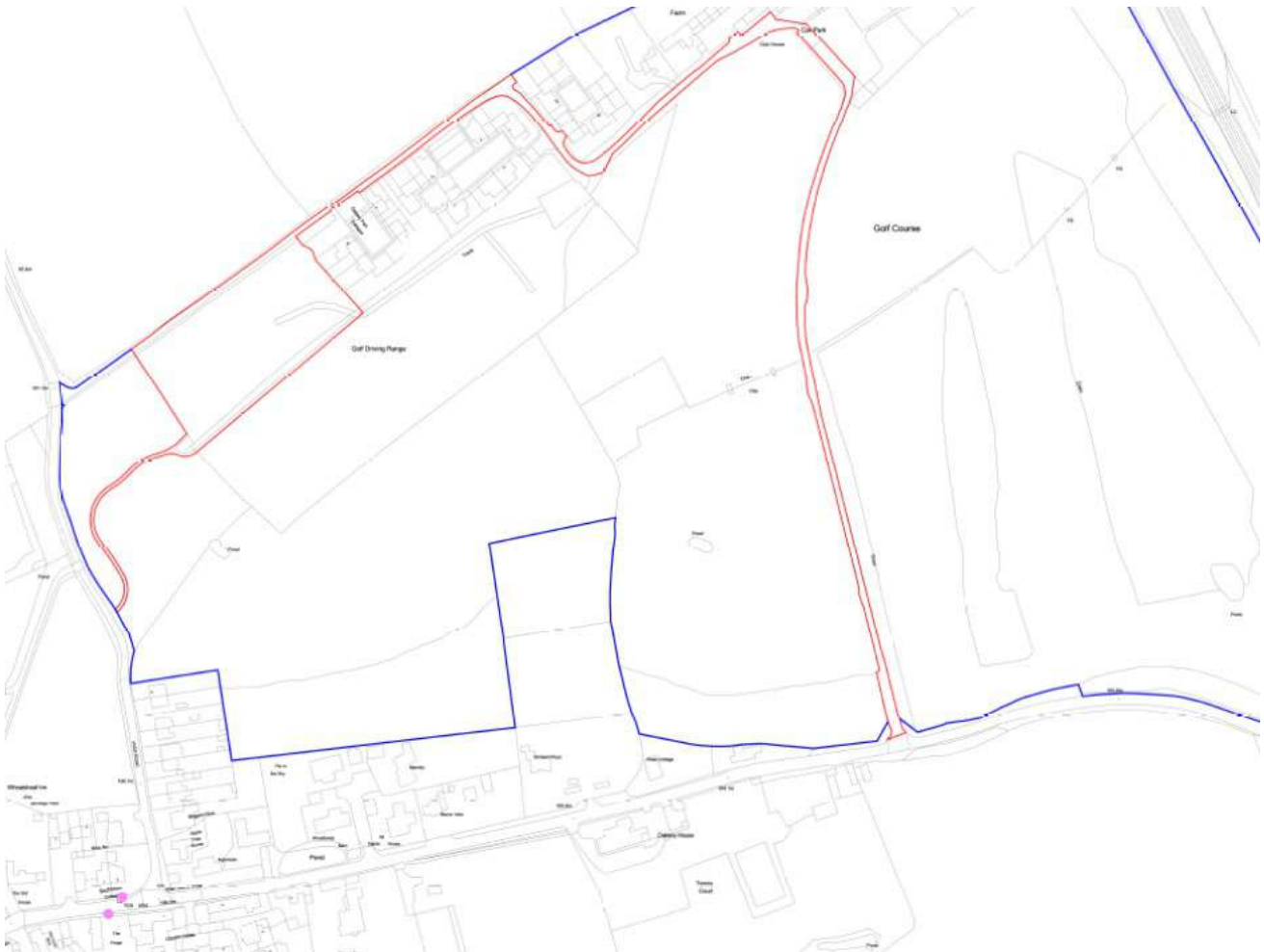
Yours faithfully,



Antony Booth BA(Hons) MSc MRTPI
Impact Planning Services Ltd

² As per the Housing Land Supply Statement Published June 2025.

Appendix A – Bus Stop Locations and Timetable



Malmesbury - Charlton - Crudwell - Somerford Keynes - Cirencester

● Timing points ○ All stops

Malmesbury School (NW-bound)					15:35
Malmesbury Library (S-bound)	07:32	09:15	12:50	15:50	18:08
Malmesbury Burton Hill (SW-bound)			12:51	15:51	
Malmesbury, o/s Co-Op Supermarket	07:35	09:18			18:11
Malmesbury Tetbury Hill (NW-bound)	07:35	09:19			18:12
Malmesbury Cowbridge Mill (SE-bound)			12:54	15:54	
Lea Primary School (NE-bound)			12:58	15:58	
Hankerton Telephone Box (N-bound)			13:06	16:06	18:20s
Murcott The Farm (W-bound)			13:09	16:09	18:23s
Crudwell, o/s Old Post Office	07:42	09:26	13:11	16:11	18:23s
Chelworth The Village (NE-bound)	07:46	09:30	13:15	16:15	18:28s
Oaksey Bendy Bow (E-bound)	07:50	09:33	13:18	16:18	18:33s
Kemble, after Clayfurlong Grove					16:26
Somerford Keynes, nr The Bakers' Arms	07:57	09:39	13:25		18:40s
Cirencester, o/s Waitrose Store			09:47		18:47s
Cirencester, opp Chesterton Lane	08:11	09:50s	13:35	16:33	
Cirencester, o/s The Forum	08:15	09:53	13:43	16:40	18:53

Times marked **s** – "set down only" – the bus will only stop to drop passengers off

Cirencester - Somerford Keynes - Crudwell - Charlton - Malmesbury

● Timing points ○ All stops

Kemble, opp Clayfurlong Grove					07:55
Cirencester, o/s The Forum			08:20	09:58	11:58
Chesterton, nr Somerford Court			08:23	10:01	12:01
Somerford Keynes, by The Bakers' Arms			08:31	10:08	12:08
Oaksey Bendy Bow (W-bound)			08:06	08:38	10:14
Chelworth The Village (SW-bound)			08:08	08:41	10:17
Crudwell, opp Old Post Office	07:01	08:14	08:45	10:21	12:21
Hankerton Telephone Box (S-bound)	07:06	08:21	08:51	10:27	12:27
Charlton Pike House (SW-bound)	07:10	08:25	08:55	10:31	12:31
Lea Primary School (W-bound)			08:29	09:01	10:35
Malmesbury Cowbridge Mill (NW-bound)			08:32	09:04	10:38
Malmesbury, opp Co-Op Supermarket			07:20s		
Malmesbury Burton Hill (N-bound)			08:36	09:07	10:41
Malmesbury High Street (N-bound)			08:38s		
Malmesbury Library (S-bound)	07:27		09:10	10:44	12:44
Malmesbury School (NW-bound)			08:43		

Times marked **s** – "set down only" – the bus will only stop to drop passengers off

**Appendix B - Updated Site Plan Ref: 1630-106 RevC & Waste Refuse
Collection & Tracking Plan Ref: C887/1 Rev A**



FOOTPATH LINK TO WICK ROAD
1:1000 @ A1

KEY TO SOFT LANDSCAPING

- Existing hedgerow – Hedges to be cut back with light side trimming on a three-year rotation, with approximately one third of the hedge cut in any one year. Breaks in the continuity of the existing hedge are to be infilled with Hawthorn. Existing hedge trees to be maintained, while mature ash to south is suffering from die-back and is to be pollarded with stubs to be left on each limb to encourage re-growth.
- New trees – Larger trees to be common ash (die back resistant) smaller trees to be combination of flowering crab apple, rowan and whitebeam.
- Shrub Planting Beds – to be planted with shrubs in a wood chip mulch.
- New formal lawn – Lawn to be levelled and grass seeded
- Existing grass areas – the existing improved grassland upto the junction with perimeter hedges is to be planted with drifts of native garden species of winter and spring flowering bulbs.
- Hedge – dense 1100mm high hedge in a wood chip mulch
- Covered Cycle parking provided in Timetals Metal Bike Storage (or similar approved). Holds minimum 2 cycles.
- Parking standard to meet Highway consultation Response on App. PL/2022/0335. 2 allocated spaces per unit plus 0.2 unallocated spaces - 26 spaces in total.

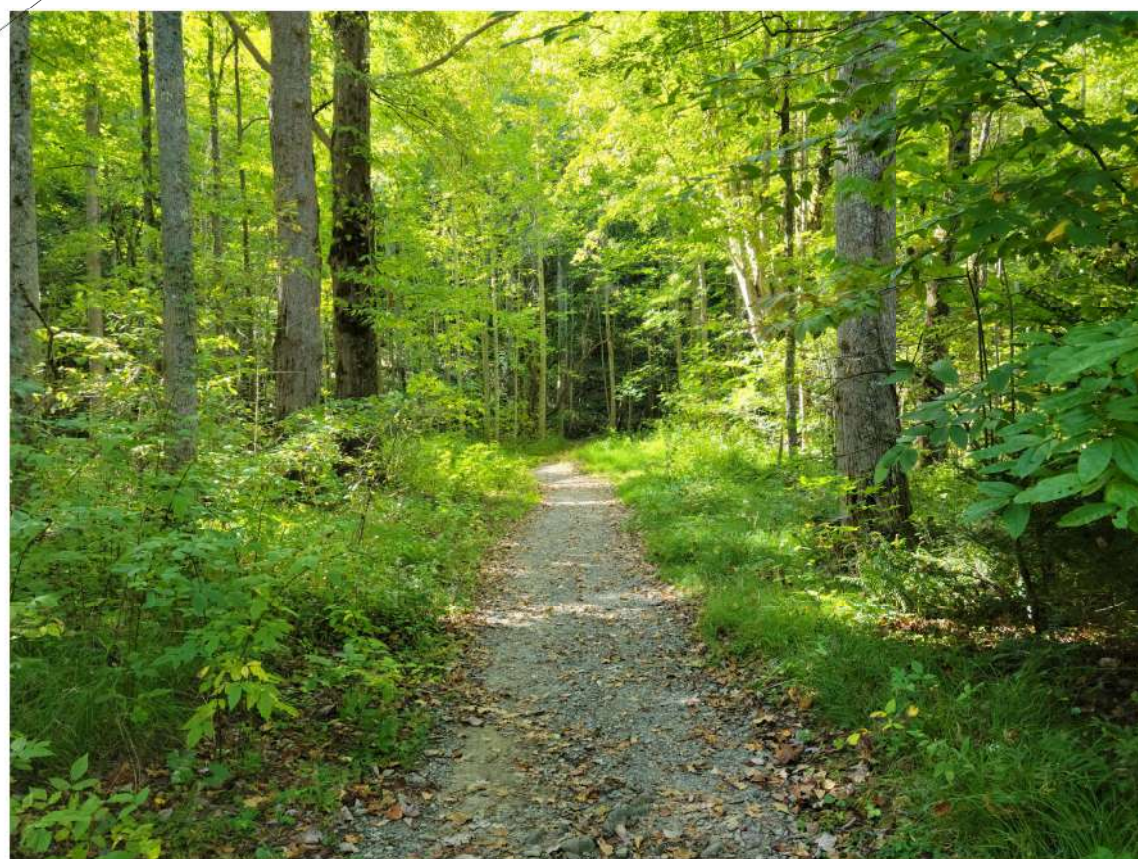


FIG.1 - EXAMPLE OF GRAVEL PATH THROUGH WOODED AREA

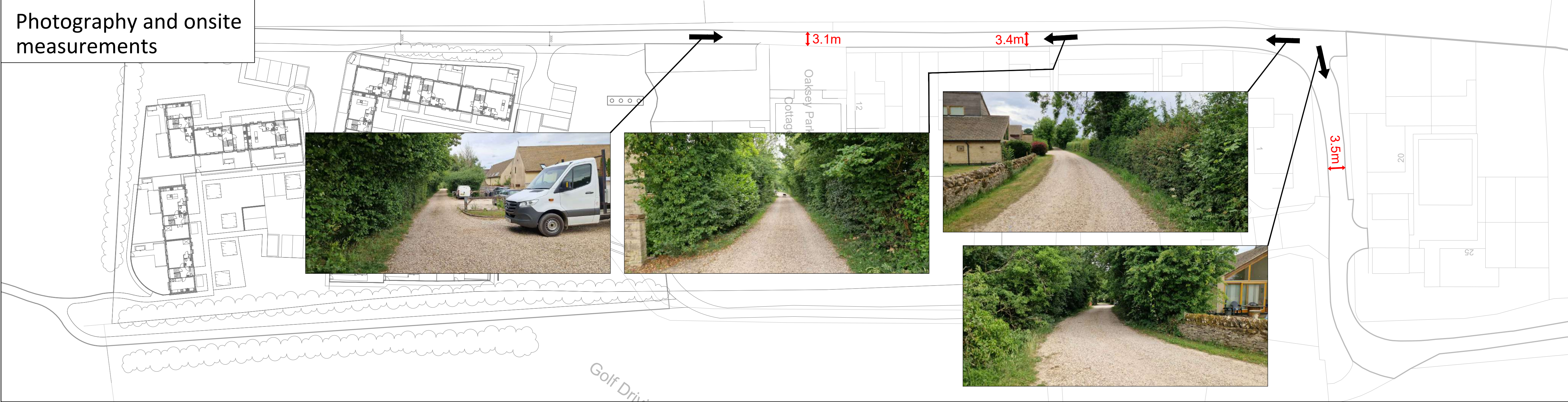
KEY TO HARD LANDSCAPING

- Path Type 1 – In-situ concrete path with exposed aggregate finish. Timber barge boards to edge, Where dashed line depicted adjacent inset an additional barge board offset by 200mm to create a gravel border.
- Path Type 2 – Formpave mixed 50mm 'Clifton sett' olden finish in dappled brown colour with 60mm 'Clifton Cobble' bush hammered finished in Purbeck colour haunched border
- Path Type 3 – 900mm wide garden path to provide access to rear gardens
- Driveway – gravel on bonded base with 100mm 'Clifton edging' bush hammered in Purbeck colour
- Patio – mixed 70mm 'Clifton paving' olden finish in dappled brown colour, un-bordered
- Garden walls – 215mm sawn, cut and tumbled Cotswold stone to 1200mm high
- Dividing fences – chain-link fencing with timber posts at 600mm high to divide rear gardens.
- Dividing fences – 1800mm Close boarded fence to provide privacy between plots.
- Retaining wall – 215mm sawn, cut and tumbled Cotswold stone with required concrete block wall behind as sized by structural engineer for retention. To finish flush with upper level.
- Driveway setts – Formpave mixed 60mm 'Clifton sett' olden finish in dappled brown colour with 100mm 'Clifton edging' bush hammered in Purbeck colour. See drawing for scope of kerbing

- A 31-08-22 Hard and soft landscaping shown to drawing as per approved drawing Landscaping GA 058(C)03 Rev T2. RWPs added to houses.
- B 20-01-25 Footpath link along south edge of site added to drawing.
- C 02-07-25 Verge sweep to site access increased. Bin Store and Parking Spaces 9-10 and trees moved to allow for sweep analysis Refuse Vehicle Access. Track widened to Min. 3m

23 High Street, Wroughton, Oxford, Wiltshire. SN4 6JX	Telephone 01793 845183 01793 845186 E-mail admin@nc-architects.com	
0m	Scale 1:50	4m
0m	Scale 1:100	8m
0m	Scale 1:200	16m
0m	Scale 1:500	40m
0m	Scale 1:1250	100m
0m	Scale 1:2500	200m

Photography and onsite measurements



Status

FOR INFORMATION

This drawing is produced for initial discussion and illustrative purposes only, and should not be relied upon for tender or pricing purposes.

0m 25m
Scale 1:500

NOTES

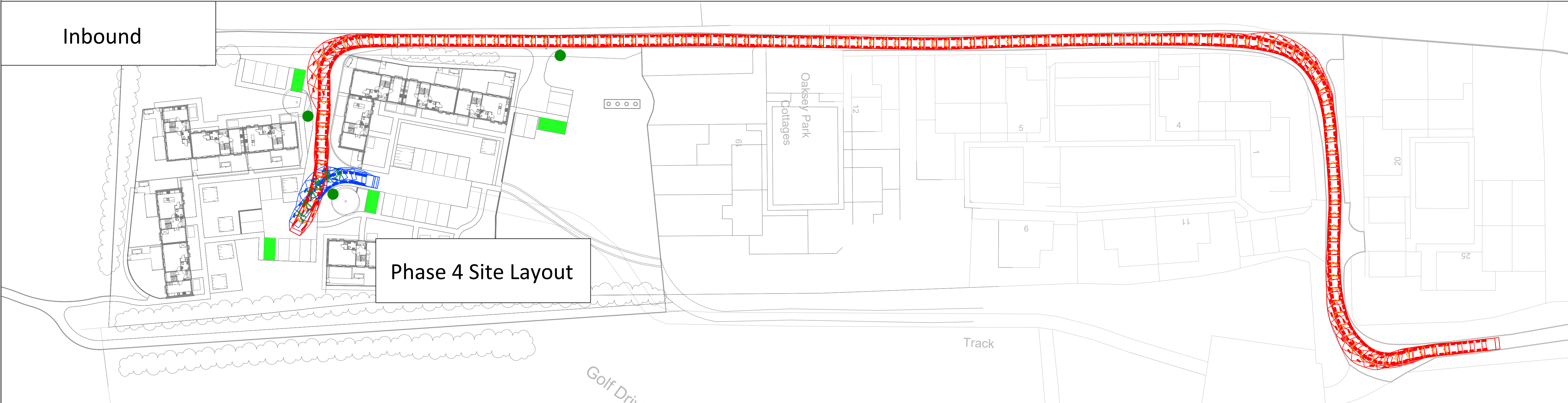
1. This drawing is based on site layout from NC Architects drawing no. 1630-106C and their site location plan drawing no. 1630-120

KEY

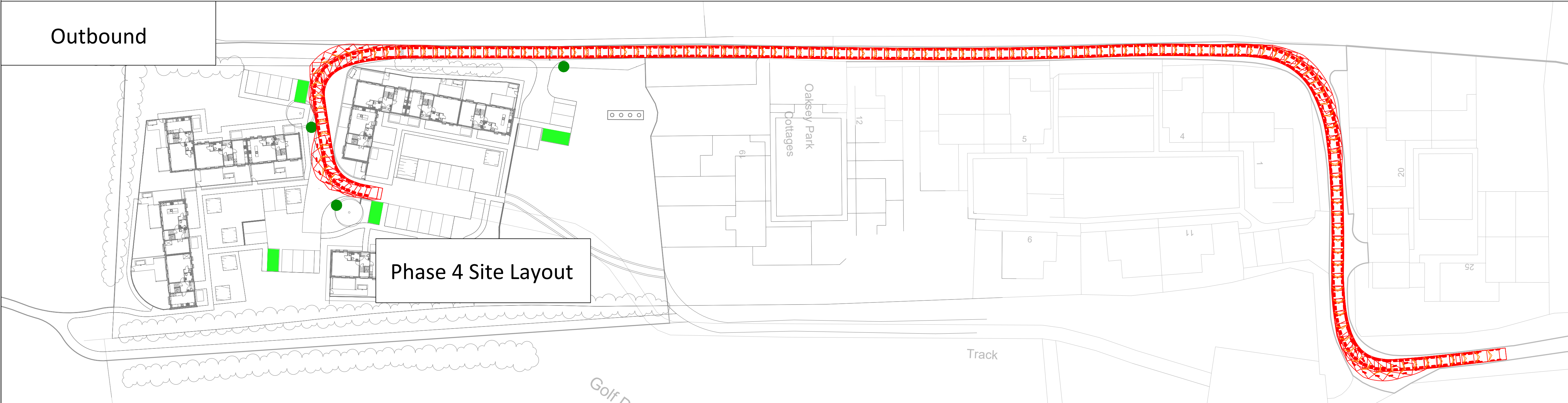
Phoenix 2 One-Pass (with Elite 6x4 chassis)
Overall Length 11.180m
Overall Width 2.550m
Overall Body Height 3.760m
Min Body Ground Clearance 0.312m
Track Width 2.550m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 10.150m

- Bin store
- Waste collection point
- Existing track width
- Location and direction of photograph

Inbound



Outbound



Rev	Date	Description	Drawn	Check
A	02/07/25	Planning layout updated	TLH	TP
#	26/06/25	First issue	TLH	TP

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Stratton Park House, Wanborough Road, Swindon, SN3 4HG

Client

Oaksey Park Ltd

Project

Oaksey Park Golf & Leisure

Drawing Title

**Swept Path Analysis
Refuse Collection Vehicle**

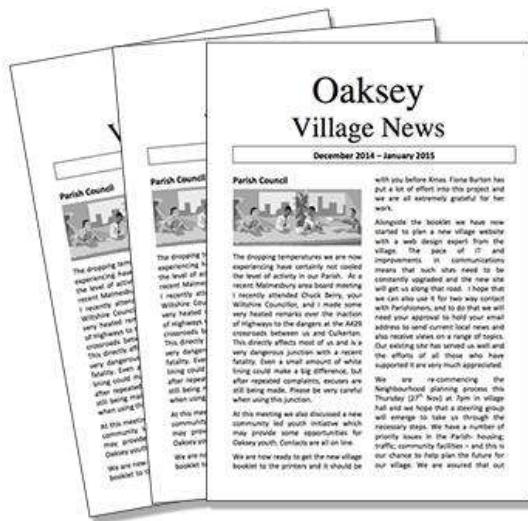
Sheet 1 of 1

Drawing No.	C887/1	Rev	A
E-Mail:	thillier@pfaconsulting.co.uk		A1

Appendix C - Oaksey Neighbourhood Plan Review Consultation Statement Extract

Oaksey Neighbourhood Plan (First Review) 2018-2036

Oaksey
Parish
Council



Consultation Statement April 2023

oaksey  village

Introduction

1. This Statement has been prepared to accompany the First Review of the Oaksey Neighbourhood Development Plan (“the Neighbourhood Plan”) under the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”). The relevant local planning authority is Wiltshire Council.
2. The Neighbourhood Plan has been prepared by Oaksey Parish Council, a qualifying body, (Section 38A (12) of the Planning and Compensation Act 2004) for the Neighbourhood Area covering the Parish of Oaksey, as designated by Wiltshire Council on 29 April 2016. The name of the neighbourhood area is the 'Oaksey Neighbourhood Area'. It does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.
3. Oaksey Parish Council would like to extend their thanks to all those who have been involved with the formation of the original Neighbourhood Plan and the First Review of the Neighbourhood Plan. In undergoing this process, we have seen first-hand the passion that our community has for our area and how it develops over the coming years
4. We would especially like to thank the general public who have actively participated throughout the campaign of drawing up the original Neighbourhood Plan and the First Review of the Neighbourhood Plan. Without all their contributions, the Neighbourhood Plan would not exist and we would not have the opportunity to decide the Parish's future as we do now.
5. This Consultation Statement (hereafter ‘the report’) complies with Regulation 15(1)(b) of the Regulations. The report includes the following information as required by Regulation 15(2)(a)-(d):
 - a) Details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - b) an explanation of how they were consulted;
 - c) a summary of the main issues and concerns raised by the persons consulted; and
 - d) a description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.
6. This report is split into two sections, the first (Part A) summarises the consultation on the First Review of the Neighbourhood Plan. The second (Part B) details the consultation on the original Neighbourhood Plan. The current Oaksey Neighbourhood Plan was [made](#)¹ on the 3 April 2019 following a Referendum on the 28 March 2019.



¹ <https://www.wiltshire.gov.uk/media/576/Oaksey-Neighbourhood-Plan-Final-Decision-Statement/pdf/sppnp-oaksey-v2-final-decision-statement.pdf?m=637102885460200000>

Appendix A2 - First Review Issues Consultation Outcome

16. Much of the issues consultation activity involved awareness raising of the First Review. A summary of the issues raised, the findings and feedback received is set out below:

Oaksey Neighbourhood Plan. Review of the Neighbourhood Plan, February – March 2023

Could we please ask you to complete this online questionnaire again. We have now added another important option to some questions and also need to use a different survey design to avoid a massive fixed cost linked to the original.

Our Neighbourhood Plan is ready to be updated and also needs to reflect the housing targets set down by Wiltshire Council for 2016 -2036. Though there will be a very small target for Oaksey, we would like to know your views on future housing and also some other very important issues facing our Village. The survey may be completed by each adult residing at an address in Oaksey.

Can you please also give your name and address.

Thank you for your time to complete this survey and sorry about the rerun.

Survey Questions (* Note: some multiple answers allowed.)

There are 10 questions in total. Please answer as many questions as you can.

1. Reflecting on Wiltshire's emerging Local Plan how many additional houses would you want to see built in Oaksey before 2036?

☐ None	7	10%
☐ Up to 5	16	22%
☐ Up to 10	12	16%
☐ Up to 15	2	3%
☐ Up to 20	40	52%

2. What are your views on the type of housing that may be needed in Oaksey?

☐ First Homes (housing restricted to first-time purchasers)	24	26%
☐ Housing for Older or Disabled Persons	19	21%
☐ Family Housing	42	43%
☐ Apartments	5	5%
☐ Bungalows	6	7%

3. How large should these houses be based on the number of bedrooms

☐ 1	4	5%
☐ 2	24	27%
☐ 3	53	56%
☐ 4+	12	14%

4. Should the Parish Council continue to only support schemes that meet the heritage design standards laid down in the Neighbourhood Plan?

Oaksey Neighbourhood Plan - Consultation Statement

☐ Yes	44	60%
☐ No	30	40%

5. Do you have any views on the type of ownership of any new homes?

☐ No view	9	9%
☐ Open Market- for Sale	35	53%
Open market for rent	8	8%
☐ Affordable Housing - shared equity (part owned and part rent)	19	20%
☐ Affordable Housing - rent only	11	12%

6. In the period up to 2036 are there any members of your family household that will need additional housing?

☐ 1 Person	9	12%
☐ 2 Persons	18	22%
☐ 3 Persons	9	12%
☐ 4 Persons	2	3%
☐ None	38	52%

7. What type of housing are they likely to require?

☐ Open Market - for sale	24	33%
☐ Open Market - for rent	9	10%
☐ Affordable Housing - shared equity (part owned part rent)	6	9%
☐ Affordable Housing - rent only	3	4%
☐ No View	32	45%

8. How many in your household work mainly from home?

☐ None	38	50%
☐ 1	27	33%
☐ 2	11	15%
☐ 3	0	0%
☐ 4	2	3%

9. Do you think Oaksey needs new employment opportunities in the village in the next 13 years?

☐ Yes	43	54%
☐ No	22	31%
☐ No View	11	15%

10. Whilst protecting its conservation area how do you think Oaksey should develop a community approach to its future energy supply?

☐ Through the community's power to buy in bulk and share common standards for the quality and visibility of any equipment.	17	23%
☐ By waiting and investing in a possible district scheme (In which a central energy source supplies clean energy) which could offer cheaper and more sustainable low carbon energy in the future.	43	57%
☐ No View	18	21%

NP review. Questionnaire Feedback.

Discussed at Oaksey Community group meeting.

16.03.23

Present: RM, AT, CB, RS remote, and WS remote.

79 responses to date (excluding duplicates) incl. a notable 29 from Oaksey Park residents.

Q1. This result appears to show that half of respondents favour more than 10 additional homes. There is quite an even spread of choice for the number of homes over the next 13 years.

Q2. There is a desire for family homes to form the main home type in the future. First home building is also recognised as an important step- which may reflect the Government's wish to financially help the young onto the ladder.

Q3. 3 bed homes are by far the most popular and reflect the small family home need, alongside 2 bed smaller homes perhaps for downsizing.

Q4. There is a 60:40 split in favour of compliance with the NP's heritage design guidelines. The large minority voting against this have also supported the maximum number of home builds in Q1.

Q5. The open market sale of new homes is favoured by more than half of respondents despite the very high cost of borrowing. Affordable homes are favoured by a third of the respondents.

Q6. A large minority of respondents have identified household family members who will need local accommodation during the next 13yrs. The last development of new homes in Bendy Bow actually only received a very low demand from family members for affordable (rather than open market) homes.

Q7. Those in Q6 were said to want open market purchases rather than any other type of ownership. Any demand here is signalled as for private ownership.

Q8. A third of respondents identified 1 person WFH which is the very new phenomenon noticed since the pandemic. This is very different from the last village survey and shows that Wi-Fi and mobile communications are critical in this context.

Q9. Nearly twice as many appeared to show they wanted more work opportunities in the village. This is probably influenced by the concept of home working and minimal travelling being interpreted by some as local employment.

Q10. More than half of respondents chose the option to wait for a district energy scheme which could offer more sustainable, low carbon energy. The potential cost

Appendix D - BREEAM EcoHomes Certificate



EcoHomes



Environmental Assessment Award

This is to certify that

**Oaksey Park, Oaksey,
Wiltshire**

has achieved the rating of

EXCELLENT



Under

EcoHomes

The assessment was carried out at the
Design Stage

*Signed on behalf of Building
Research Establishment Ltd.*

Date:

30 September 2004

*Licensed
Assessor:*

Elliot Carter

On behalf of:

PDM Consultants

Developer:

Oaksey Park Ltd

Contractor:

K W Bell & Son Ltd

Architect:

Nick Stickland Architect

This environmental assessment has been carried out at the design stage. No assumptions should be made about performance of aspects not covered by the assessment report. EcoHomes is a registered trademark of the Building Research Establishment Ltd.

BRE

Appendix E – List of Energy Efficiency Measures and Sustainability Credentials

EcoHomes 'Excellent' Award – Previous Sustainability Measures at Oaksey Park

To support the current planning application and site meeting scheduled for the 18th June, I've compiled a list of sustainability and efficiency measures which were most likely responsible for the Oaksey Park development receiving an 'Excellent' rating under the BREEAM EcoHomes scheme in 2004. This summary is based on both recollection and research into the assessment criteria used at the time.

1. Energy Efficiency

- High levels of insulation (roof, wall, floor U-values exceeding Building Regs at the time)
- High-performance glazing (low-emissivity double glazing)
- Condensing boilers or renewable heating systems
- Passive solar design (south-facing orientation, thermal mass use)
- Energy-efficient lighting (compact fluorescents/early LEDs)
- Smart heating controls (TRVs, programmable thermostats)

2. Water Efficiency

- Dual-flush toilets
- Aerated taps and flow restrictors
- Water-efficient white goods (A-rated appliances)
- Rainwater harvesting or greywater recycling systems

3. Materials

- A-rated or sustainably sourced construction materials (BRE Green Guide)
- FSC-certified timber
- Low-VOC paints and adhesives

4. Surface Water Run-off

- Permeable paving and/or sustainable drainage systems (SuDS)
- Green roofs or soakaways (where feasible)

5. Waste

- Internal storage for recyclables
- Site Waste Management Plan during construction

6. Pollution

- Insulation with zero or low ozone depletion potential (ODP)
- Low-NOx emissions boilers

7. Health and Wellbeing

- High daylight levels (via large windows and smart orientation)

- Strong acoustic insulation
- Use of non-toxic interior materials

8. Management

- Home user manuals provided to occupants
- Considerate Constructors Scheme membership
- Construction site management plan in place

9. Ecology

- Retained mature trees and habitats where possible
- Native species planting and biodiversity measures (bird/bat boxes, hedgehog runs, etc.)

These measures helped secure the 'Excellent' rating previously and will inform our approach to achieving a similar or higher standard for the upcoming phase.

BREEAM EcoHomes Commitment & Sustainable Energy Strategy – Oaksey Park Phase IV

Further to the officer's comments, we welcome the opportunity to demonstrate our continued commitment to sustainability, building upon the success of previous phases of development at Oaksey Park. As noted, the earlier phases achieved a BREEAM EcoHomes "Excellent" rating (Design Stage, 2004), placing the scheme among the highest-rated eco-developments of its time.

In keeping with Wiltshire Council's declaration of a Climate Emergency and in alignment with evolving national planning policy, we propose a proportionate and practical Sustainable Energy Strategy. Our aim is to exceed current Building Regulations in terms of operational energy performance and to reduce embodied carbon through material and design choices.

While a final strategy will be shaped in consultation with technical specialists, we can already confirm the following measures are either deliverable or under active consideration:

- Enhanced insulation exceeding current Building Regulations standards.
- High-specification triple glazing and thermal bridging reduction techniques.
- Photovoltaic solar panels integrated into selected rooftops.
- Air source heat pumps for space heating and hot water.
- Passive solar orientation and daylight maximisation in design layouts.
- Low water-use fixtures, dual flush toilets, and rainwater harvesting systems.
- Smart home energy management systems and zoned heating controls.
- Dedicated cycle parking, EV charging points, and improved active travel connections.
- Use of low-impact, responsibly sourced materials (FSC-certified timber, A-rated products).
- Clear construction waste and environmental management plans during build.

We are open to conditioning the development in accordance with an agreed Sustainable Energy Strategy. We are confident this proactive approach can be seen as a positive planning gain and invite early engagement on shaping the scope of that condition.

We also note that similar developments in Wiltshire—such as Picket Twenty in Andover and Castle Mead in Trowbridge—have demonstrated the planning weight afforded to sustainability commitments when positively framed, deliverable, and secured through condition. We seek to follow that precedent.

Thank you for your time and engagement—we look forward to discussing these measures further during the site visit on the 18th June.