



Community Consultation Report

Bishopstone – 22nd November 2024

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Revision History

Revision	Date	Description	By	Checked
1	26/11/24	V1	GA	AN

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1. Summary

- 1.1. This Community Consultation Report (CCR) accompanies a Full Planning Application for development on Land at Whitlocks, Bishopstone, Wiltshire (the Site).
- 1.2. Cherrington Planning, Arquitecto Ltd and John Woolley Ltd (The Team) undertook a community consultation on behalf of the client, the Newcatle Trust, to engage the Community and the Parish Council pre-submission to ensure transparency, informing interested parties about the Proposals and to gain an insight into local issues and ideas.
- 1.3. The purpose of this CCR is to provide details of the consultation and more importantly set out how the findings have been incorporated into the Full Planning Application.
- 1.4. The community consultation began with the Parish Council including an advertisement in the Local Parish Magazine, along with a message shared on the village's WhatsApp group. The Parish Council also visited the housing either side of the Land and Whitlocks to make them aware of the consultation.
- 1.5. The consultation event was held in Bishopstone Village Hall on Friday 22nd November from 3.30pm to 7pm and was attended by approximately 50-60 people with a more positive bent to the proposed plans than negative.
- 1.6. Overall, Cherrington Planning consider that the Community Consultation was successful, based on the feedback received on the night and via email, as it has enabled all parties to gain an insight into local issues and any concerns relating to the Proposals along with any positive support for the proposal.
- 1.7. The main themes that have emerged from the Consultation have, where possible, been reflected in the Proposals, and as such the programme is considered to have added value to both the design and planning process and ensured that the Proposals reflect the local issues and concerns raised.

2. Introduction

- 2.1. This CCR accompanies the Full Planning Application for residential development at Land at Whitlocks, Bishopstone for Erection of 15no. dwellings including 6 Affordable Homes with associated infrastructure on as illustrated on the Site Location Plan which accompanies the application.
- 2.2. This CCR provides explanation of the consultation process that has been undertaken in order to inform the Full Planning Application on behalf of the Newcastle Trust.
- 2.3. The Full Planning Application proposals have been designed and developed by the project Team Arquitecto and Cherrington Planning in conjunction with the submitted 3rd Party reports.
- 2.4. The Team organised a community consultation programme to inform the community of the Proposals and to gain an insight into local issues to guide the planning, design processes and preapplication discussion process. The community consultation event provided local people with an opportunity to learn more about the Proposals, raise issues and discuss these with members of the wider Team. The CCR highlights the response of the participants, draws together the key messages and issues raised during the course of the consultation
- 2.5. This report is submitted to illustrate the Team's collective commitment and efforts to involve the local community in the Proposals, in line with the Newcastle Trust's philosophy and role within the community of Bishopstone.

3. The Public Consultation Event

- 3.1. The effective management of stakeholder expectations and of the consultation process is of prime importance to the successful progression and delivery of all development proposals. As such, the Team is committed to a comprehensive strategy of community engagement through engaging, consulting, listening and providing opportunities for community involvement.
- 3.2. The views of local communities are valued, alongside local opinions, aspirations, expectations and requirements, all of which help to shape development proposals, and this consultation was an important step in information gathering prior to submitting the Full Planning Application. By providing more than just information on the Proposals and engaging with the local community, the Team have been more informed with the valuable feedback that has been gained through the process.
- 3.3. It is fully recognised that the proposal for developments often raise interests and concerns within local communities. The Team understands this and subsequently their approach to development endeavours to ensure positive, long-term effects on the local communities and environment.
- 3.4. This approach is taken by the Team with the aim to responsible development and place-making, with the aim of achieving a planning permission which both meets the client's needs and avoids significant detrimental impact on Bishopstone.
- 3.5. The main objectives of the community consultation were to:
 - Be open and transparent with the community.
 - Encourage as wide a cross section of the villagers to have a say in the development of the Proposals.
 - Provide accurate information on the Proposals.
 - Let the community have an opportunity to help shape the Proposals,
 - Gauge public opinion regarding the Proposals.
 - Provide an open and welcoming forum for local people to air their views on the Proposals.
 - Explain and discuss any issues and concerns raised.
 - Encourage discussion and provide everyone with an opportunity to participate; and
 - Accurately record the feedback of the participants of the event
- 3.6. To meet these objectives the Team held a Community Consultation event at Bishopstone Village Hall on November 22nd, 2024. The village were invited through an advert in the local Parish Magazine (November edition), a village WhatsApp message and directly by Parish Council members who knocked on doors of the adjacent housing in Whitlock Rise and Meadow View.



Image 1: Advert in Parish Magazine

- 3.7. All participants were encouraged to complete the form shown in Image 2, either during or post the event, or to respond via email. A variety of media response options were important to encourage maximum responses, while allowing people to choose a preferred response option. Responses were encouraged within a 2-week window post the drop-in to ensure people had time to consider the information displayed at the consultation.

Your Comments are important to us.

We would like to know your thoughts on the proposal for the site at Whitlocks, in Bishopstone. You may also have other ideas that you would like to share.

Either drop us an email at info@cherringtonplanning.co.uk, or give us your thoughts below. This card can be left at the meeting or posted to:

Cherrington Planning Ltd, 46 New Park Street, Devizes, Wiltshire, SN10 1DT.

Many thanks. The team at Cherrington Planning. *Deadline for Response is the 6th December 2024*

Image 2: Response Card

- 3.8. Due to personal information the completed response cards and emails we received post the event have not been included in this report however the findings have been summarised below.
- 3.9. Effective consultation should recognise the difference in all the attendees with all having the opportunity to express their views. This open approach to consultation was reflected in the drop-in nature of the consultation event, this was an intentional choice to be open and informative with the ability to have 2-way discussion with attendees.
- 3.10. Attendees were able to discuss the detail behind the reasons for the proposals, design principles, quantum, scale and massing along with the potential impacts of the Proposals, as well as the benefits of the Proposals.
- 3.11. Approximately 50-60 people attended throughout the course of the event.
- 3.12. The Event Presentation boards (Appendix 1) detailing the Proposals were on display as people entered the event. This gave participants the opportunity to view the illustrative boards and have informal discussions with members of the Team and with one another regarding any concerns held in respect of the Proposals. Feedback forms were provided with contact details to respond to the initial proposal through their choice of medium. Only 4 email responses were received post the consultation evening.



4. Conclusions & Key Findings

- 4.1. It is concluded that the Community Consultation process that was undertaken has added value to the development of the Proposals for the Full Planning Application. Whilst the overriding feedback was positive towards the proposed development, with the removal of an “eye sore”, there was some concerns raised over Highways and speed of drivers on the main road through the village and the danger that could arise with an additional development and if there was something that could be done as part of the development to slow the road down.
- 4.2. The Community Consultation process has not identified any new significant issues that had not already been identified however it did identify the magnitude of concern over some of the issues such as highways and drainage as mentioned above.
- 4.3. A list of the main themes identified during the consultation programme are set out below:
 - The issue of speeding along the road and worry about the added intensity to the road that additional housing will bring.
 - Concern over surface water flooding when it rains and how that will be managed.
 - Affordable units should be given to local people as a priority
 - Treatment of sewage
- 4.4. These above findings have informed the Full Planning Application process and have focussed the planning team on ensuring that, where possible, the planning application addresses the pressing questions.
- 4.5. Overall, the Team believes that a robust and inclusive community consultation process has been undertaken, providing valuable key insights into local concerns which has helped shape the pre-app and any future planning applications.

Appendix 1 – Display Boards



Community Consultation

Proposed Development at Land at Whitlocks, Bishopstone, Wiltshire

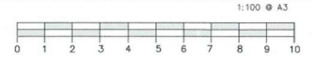
15 Residential Dwellings, with 40% Affordable Homes (6 in number)



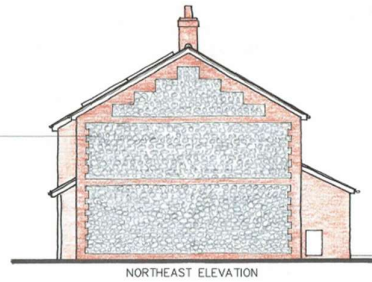
The Vision

- The proposals are of a high quality and are sustainable, leaving a legacy to the village.
- The materials fit in with the vernacular of the village.
- The site is not over developed.
- The proposals respect and are sensitive to the AONB (National Park) and the surrounding countryside with landscaping key.
- Adequate parking is provided (beyond Wiltshire minimum targets).
- Affordable homes for local people in the first instance.
- Bio-diversity Net Gain of 10% is achieved.
- Nutrient Neutrality is dealt with on site through the removal of a working Cattle Yard as approved by Natural England.
- Access visibility and safety has been properly assessed through Highways Technical Advisors.

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Photovoltaic Panels
Natural Slates
Flint panels
Facing Brick

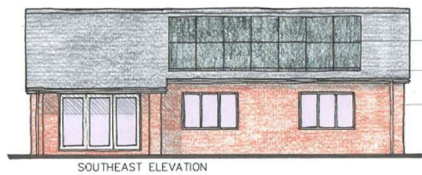


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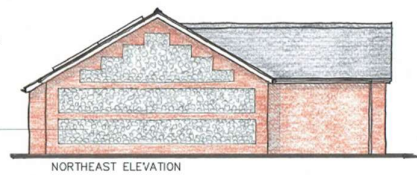
BISHOPSTONE - PLOTS 1 & 2 - ELEVATIONS

Sept 2024

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Photovoltaic Panels
Natural Slates
Facing Brick
Flint panels

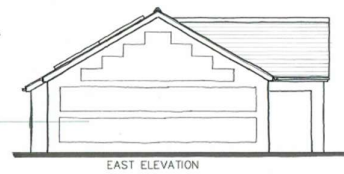
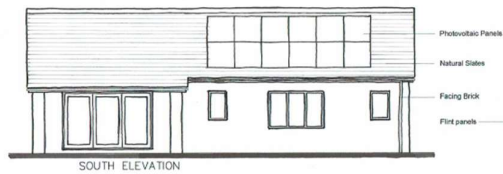


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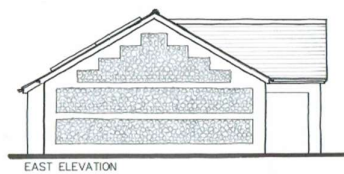
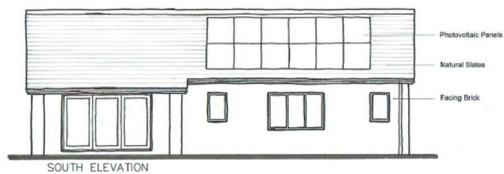
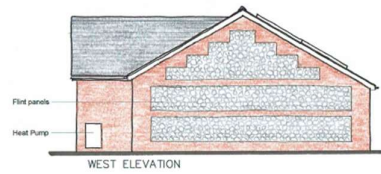


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BISHOPSTONE – PLOT 4 – ELEVATIONS

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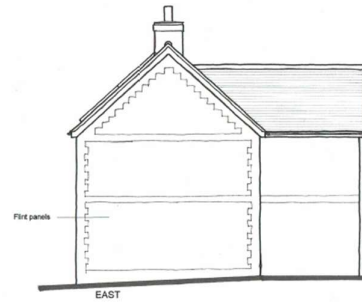


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BISHOPSTONE – PLOT 5 – ELEVATIONS

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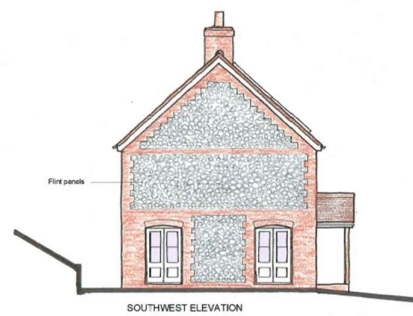
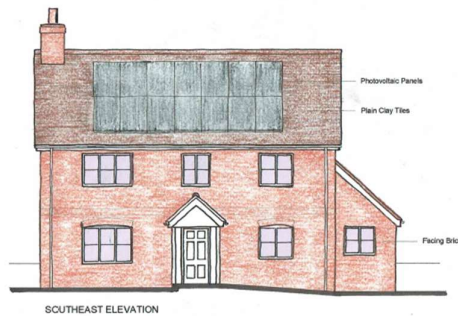


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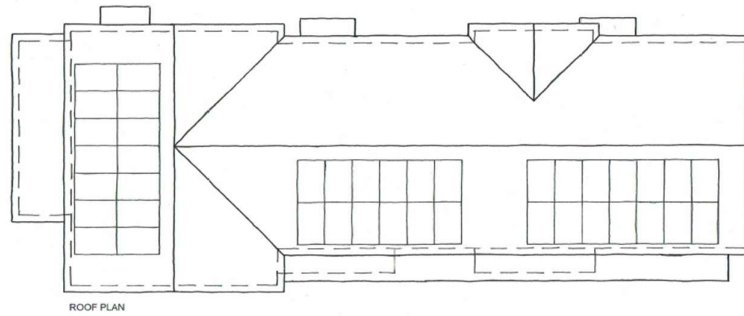
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BISHOPSTONE — PLOT 15 — ELEVATIONS

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1:100 @ A3
0 1 2 3 4 5 6 7 8 9 10



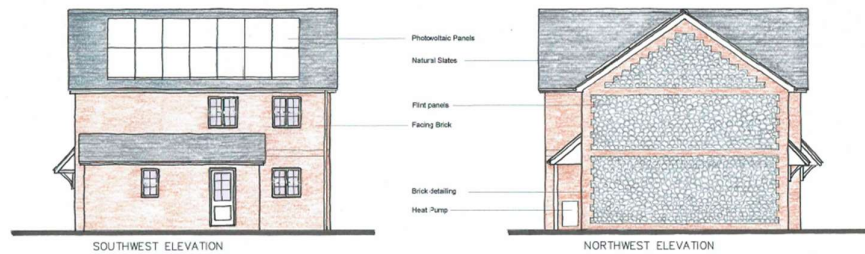
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BISHOPSTONE – PLOTS 6, 7 & 8 – PLAN & ELEVATION

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BISHOPSTONE – PLOTS 6, 7 & 8 – ELEVATIONS

Sept 2024

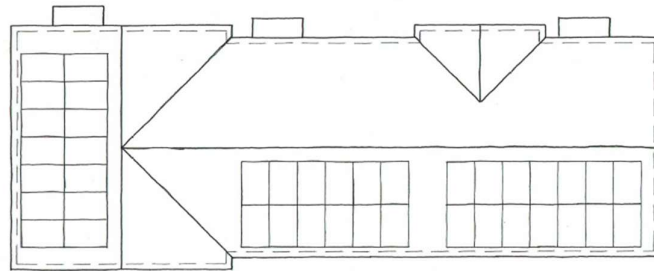
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SOUTHEAST ELEVATION



ROOF PLAN

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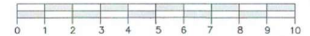
BISHOPSTONE – PLOTS 9, 10 & 11 – PLAN & ELEVATION

Sept 2024

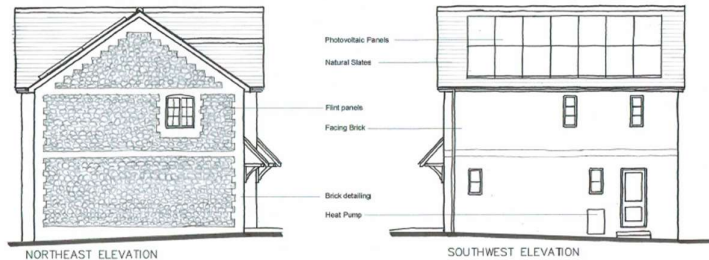
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NORTHWEST ELEVATION



NORTHEAST ELEVATION

SOUTHWEST ELEVATION

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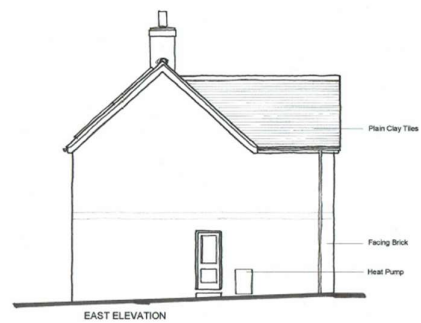
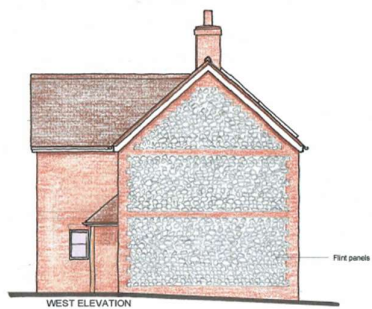
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BISHOPSTONE – PLOTS 12 & 13 – ELEVATIONS

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