



The Southwick Neighbourhood Development Plan 2018-2036

Made October 2021



CONTENTS

FORWARD

BACKGROUND

1. Introduction	3
2. Area covered by the plan	4
3. The Planning Context	5

DEVELOPING THE PLAN

4. The Evidence	8
5. A Portrait of Southwick.....	9
6. Community engagement	16
7. Vision and Objectives	17

THE POLICIES

8. Introduction to policies	19
9. A place that conserves the environment.....	20
10. A place where people want to live	31
11. A place that supports the community	41
12. Non-Planning Actions	47
13. Monitoring of Plan and Policies.....	48

Appendix A – Evidence Base

Appendix B – Southwick Heritage Assets and Archaeological Assets

Appendix C – Southwick Flood Risk

Appendix D – Southwick Researchers

FORWARD

Comment from Dr Andrew Murrison MP, 3rd August 2021

- “Congratulations to Southwick Parish Council for its hard work in putting together the Neighbourhood Development Plan which has completed its preliminary stages and now goes out to residents for their approval.
- The Plan establishes the need to keep the village in its rural setting, protecting green spaces and intelligently siting future house building. I discussed this with the parish council and residents at my recent visit to the village and it gives me much pleasure to pen a few words of support.
- The 2011 Localism Act which brought in neighbourhood plans is aimed at giving voice to residents in how the built environment is maintained and developed in their localities. Once approved by residents the plan becomes part of the statutory framework within which the planning authority, Wiltshire Council, makes its decisions. It is therefore important that residents take part in this referendum and I commend the plan to you”.

Comment from Anne Henshaw, Chair of The Countryside Charity, CPRE Wiltshire.

- Southwick has produced an excellent Neighbourhood Plan offering environmental protection as well as delivering a quantum of housing based on need, whilst protecting Southwick’s village identity.

BACKGROUND

1. INTRODUCTION

- 1.1. In 2011, the adoption of the Localism Act introduced a new right for communities to create a Neighbourhood Development Plan (NDP); aiming to make the planning system work from the bottom-up and giving power to those who are most closely affected by decisions. Such plans can be used to decide where new development takes place, what type it should be and what it should look like, together with other matters of local importance such as green space and community facilities. In addition, NDPs can provide the opportunity for communities to set out a community action plan dealing with other non-planning matters that are important to the enhancement and preservation of the village.
- 1.2. Once the plan is 'made' and adopted, it becomes part of the Statutory Development Plan and will carry significant weight in the determination of planning applications by the local authority (in this case Wiltshire Council).
- 1.3. This Neighbourhood Development Plan (NDP) has been prepared by residents and members of the Parish Council, working as part of the Southwick NDP and supported by independent Consultants, Fowler Architecture and Planning and AECOM. The Plan looks ahead to 2036, to coincide with the Wiltshire Local Plan Review (2016-2036), which is currently being prepared.
- 1.4. Wiltshire Council are currently preparing their Local Plan Review, which is based on a period of 2016 – 2036. The NDP will be reviewed following adoption to ensure that it remains up-to-date, taking into account the updated Local Plan Review evidence base and any additional housing requirements.
- 1.5. The NDP includes a number of policies covering a range of themes that are important to the community of Southwick and seeks to:
 - Ensure new development meets the needs of the local community and presents a well-designed natural and built environment;
 - Maintain open countryside of the Parish to protect the character and identity of Southwick as a separate and distinct rural community; and
 - Safeguard and improve local community facilities and greenspaces, looking beyond the planning system to other additional community actions that will help deliver the objectives of the NDP and its policies.

2. AREA COVERED BY THE PLAN

2.1. The Neighbourhood area designation was approved by Wiltshire Council on the 31st May 2016 and covers the whole Parish of Southwick.

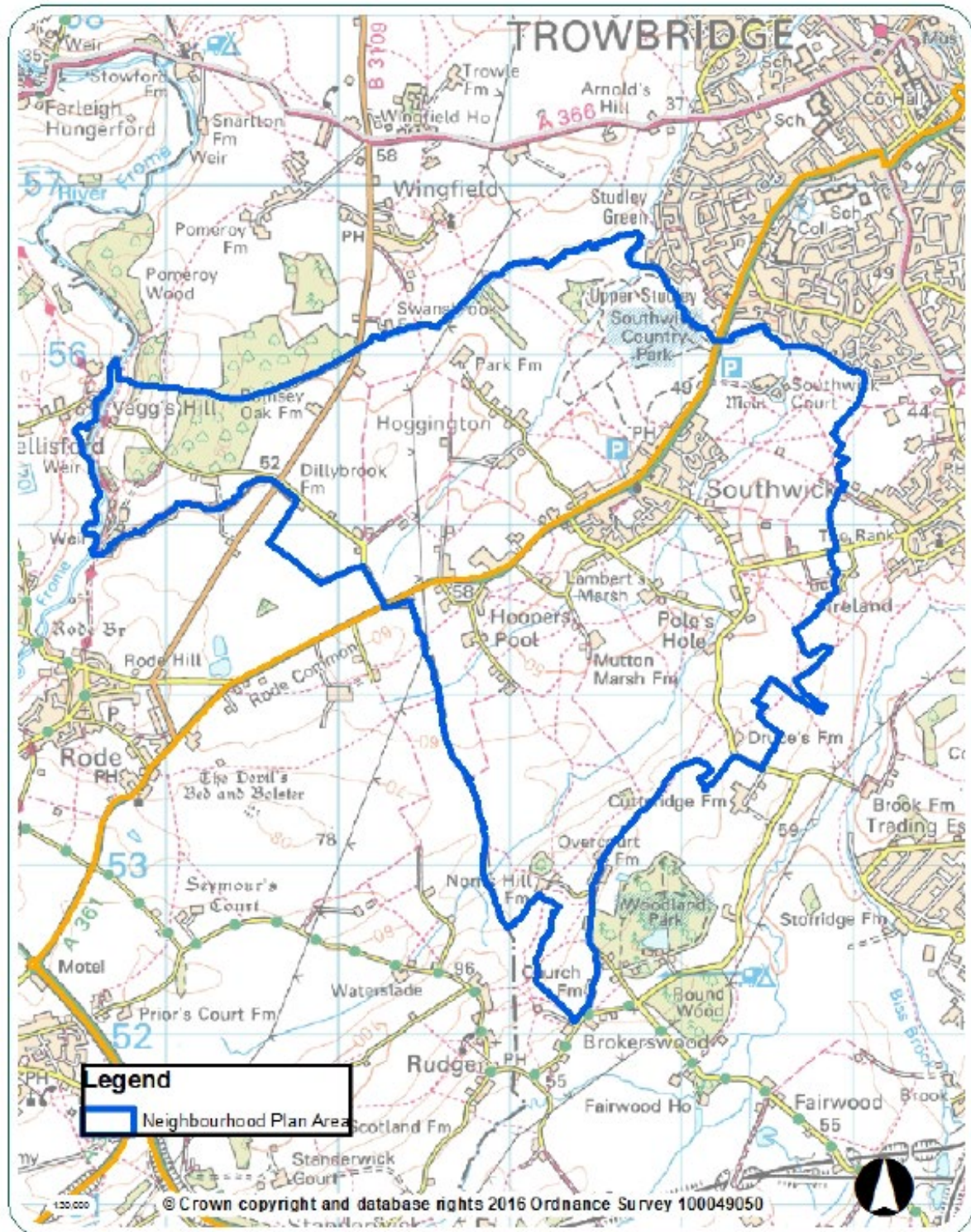


Figure 1: Map of Southwick Neighbourhood Area Designation

3. THE PLANNING CONTEXT

- 3.1. The planning policy context is covered fully in the Sustainability Appraisal by AECOM accompanying this plan. However, the following is a brief summary of the main planning context in which this NDP will sit.
- 3.2. The **National Planning Policy Framework (NPPF)** (revised 2019) is an important guide in the preparation of local plans and neighbourhood plans. The NPPF represents Government policy regarding land use planning in the UK and sets out principles governing all areas of this from a set of 'Core Planning Principles' to specific policy of key areas like housing, transport, conservation of the natural and historic environments and both Local and Neighbourhood Planning. The NPPF confirms that the UK has a 'plan-led' system where development must proceed in accordance to the plan unless material considerations indicate otherwise. The central aim of the NPPF is to achieve sustainable development which balances human and environmental needs.
- 3.3. A Neighbourhood Plan must demonstrate that it is consistent with the policies contained within the NPPF. Its associated Practice Guide also provides advice on applying the policies contained in the Framework.
- 3.4. The National Planning Policy Framework (NPPF - 2019) indicates that: *'Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.'* (paragraph 29)
- 3.5. Although all apply, the following sections of the NPPF are considered especially relevant to the Southwick NDP:
- Achieving Sustainable Development (Chapter 2)
 - Plan Making (Chapter 3)
 - Delivering sufficient supply of homes (Chapter 5)
 - Promoting healthy and safe communities (Chapter 8)
 - Promoting sustainable transport (Chapter 9)
 - Achieving well-designed places (Chapter 12)
 - Conserving and enhancing the natural environment (Chapter 15)
 - Conserving and enhancing the historic environment (Chapter 16)
- 3.6. The Government have recently consulted on proposals to reform the planning system, as detailed through the White Paper 'Planning for the Future' (August 2020). Following any changes that are made to the planning system, the policies and evidence of this NDP will be reviewed and updated if necessary.
- 3.7. In addition to this, the NDP must also be in conformance with the Development Plan which provides the main planning policy context for a Local Planning Authority, in this case Wiltshire Council. The main document is the **Wiltshire Core Strategy 2015 (WCS)**

which is supported by the Wiltshire **Housing Site Allocations Plan (WHSAP)**, adopted in February 2020. The WCS is itself being reviewed.

Wiltshire Core Strategy 2015 (WCS)

- 3.8. Core policies 1 and 2 of the WCS establish a broad spatial strategy that seeks to direct most development to a hierarchy of centres; the larger the settlement the more sustainable additional development is likely to be. This spatial strategy establishes Southwick as a 'Large Village'. The WCS says: *'Large Villages are defined as settlements with a limited range of employment, services and facilities...Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.'*
- 3.9. Southwick is based within Trowbridge Community Area, and so Core Policy 29 is also particularly relevant. This policy governs the overall local strategy for development in the area. Although the Core Strategy called for 165 homes to be built during the remainder of the plan period, recent evidence (the Wiltshire Housing Land Supply Statement dated August 2019 covering the period to March 2018) indicated that this level of housing has already been delivered with a zero-requirement remaining. Core Policy 29 does state that 950 additional homes will be required to meet the needs of Trowbridge and this has recently been addressed by the adoption of the WHSAP that allocates additional land within the Community Area under Policies H2.1, H2.2, H2.3, H2.4, H2.5 and H2.6.
- 3.10. As is noted in paragraph 5.150 of the WCS;
- 'It is recognised that the villages surrounding Trowbridge, particularly Hilperton, Southwick, North Bradley and West Ashton, have separate and distinct identities as villages. Open countryside should be maintained to protect the character and identity of these villages as separate communities. The local communities may wish to consider this matter in more detail in any future community-led neighbourhood planning.'*
- 3.11. Trowbridge is an essentially urban and suburban form, while Southwick values the rurality and distinct separation of its location. Maintaining an appropriate green setting for the village, while accommodating necessary strategic growth in accordance with the Development Plan is one of the most important challenges for the NDP.
- 3.12. Wiltshire Council are currently reviewing the Core Strategy under the Local Plan Review. The Local Plan Review, when adopted, will outline the development strategy for the district from 2016 to 2036. The life of the Southwick NDP reflects the Local Plan Review and it is recognised that following adoption the Local Plan Review and its evidence base, a review of the NDP may be required to ensure it remains up to date.

Housing Site Allocations Plan (WHSAP)

- 3.13. The WHSAP was adopted in February 2020. The plan endorses minor changes to the limits of development of Southwick (hereafter referred to as the settlement boundary), although the latter aspect is simply a matter of 'good housekeeping' and minor updating and has no significant implications for the NDP.

- 3.14. Of greater significance however is that the WHSAP allocates land for 180 new homes in the north of the Parish of Southwick at 'Southwick Court' under Policy H2.6 as part of meeting the Core Policy 29 need of 950 and the shortfall of homes due to late delivery of Ashton Park strategic site.
- 3.15. The WHSAP greenfield housing site at Southwick Court for 180 homes, as well as nearby allocations H2.4 at Church Lane for 45 dwellings and H2.5 at Upper Studley also for 45 dwellings are located between Trowbridge and Southwick and is therefore likely to have a negative impact on the open countryside at this point. This is considered more fully in a specialist Landscape Setting Report accompanying this NDP and in the housing policy section of this plan. The issue is of crucial importance to the future development of Southwick as the separation of Southwick from Trowbridge by an appropriate landscape belt is the key to maintaining its different character, sense of place and local identity.

Trowbridge Bat Mitigation Strategy SPD

- 3.16. The Core Strategy and the WHSAP is supported by the Trowbridge Bat Mitigation Strategy (TBMS) Supplementary Planning Document (SPD) that was approved by Council on the 25 February 2020. This document has been prepared to support the Wiltshire Housing Site Allocations Plan and the Wiltshire Core Strategy.
- 3.17. It is a strategy for considering the impacts of development in the Trowbridge area on the Bath and Bradford on Avon Bats Special Area of Conservation (SAC) and sets out an approach for mitigation to avoid significant adverse impacts.
- 3.18. Other key documents include, but are not limited to, the following:
- **Retained saved policies of the West Wiltshire Local Plan (2004);**
 - **West Wiltshire Leisure and Recreation DPD (2009).**

DEVELOPING THE PLAN

4. THE EVIDENCE

4.1. The two main strands of evidence supporting the Southwick NDP are:

- The scoping research set out in the **SEA Scoping Report** (December 2019) by AECOM and the community's **Southwick Issues Report** (January 2020).
- The wishes of the community as expressed through community engagement.

4.2. The overall approach has been that both evidence and community wishes should align or at least have good overlap, before draft policy is created. It was also felt wise to create the Vision and Objectives first¹ and then let policy be checked against and conform with those, since the policies are intended to bring about both Vision and Objectives.

4.3. In order to secure a better understanding of the landscape setting issue of the village (as identified in both the WCS and community engagement) a **Landscape and Visual Setting Analysis Report** (LVA) was commissioned from Landscape Architects Indigo Landscapes.

4.4. Further evidence is contained in the **Housing Needs Survey** (HNS) (January 2018) (an appendix in the Scoping Report) that was undertaken by Wiltshire Council to establish an indicative local housing requirement. Thereafter, the evidence underpinning the site selection process was informed **Site Selection Report** (SSR) (April 2020) based on a methodology subject to early consultation. The latter draws on evidence including the Strategic Housing and Economic Land Availability Assessment (SHELAA), the HNS, the AECOM **Site Options Assessment** (SOA) (March 2020) as well as inputs from the community.

4.5. AECOM has also been commissioned to lead on **Strategic Environmental Assessment** (SEA) in support of the emerging Southwick NDP. SEA is a mechanism for considering and communicating the likely effects of an emerging plan, and alternatives, with a view to avoiding and mitigating negative effects and maximising positive effects. SEA of the Southwick Neighbourhood Plan is a legal requirement and should be read in conjunction with the **Habitats Regulation Assessment** (HRA).

4.6. A summary of the relevant evidence base is provided at Appendix A.

¹ See Southwick NDP issues Report January 2020

5. A PORTRAIT OF SOUTHWICK

- 5.1. Southwick, one of the 3 large villages sitting within the Trowbridge Community Area, lies about 5km southwest of the centre of Trowbridge and is built on both sides of the A361, a main road that runs from Trowbridge to the A36 trunk route. Separated from the town of Trowbridge by a significant slice of countryside, Southwick's green and rural setting is an inseparable part of its local character.
- 5.2. Recent years have seen a notable change across the village, with greater developer interest and increased construction of both market and affordable residential units. Not only does this present a number of opportunities but it also brings with it a number of challenges of which this NDP aims to address. A detailed account of the research undertaken by the Steering Group is presented in the accompanying Issues Report which provides; a record of the identified issues and problems; takes account of other plans and policies; considers the actions needed to correct the issues as a basis for policy making; and suggests possible policy outcomes.
- 5.3. What follows below is a short summary of the Report, briefly outlining the baseline data to paint a portrait of the existing village.

Historic Background

- 5.4. Southwick was originally a rural Wiltshire village which relied heavily on agriculture for its 'raison d'être'. From the middle ages, the boom in the wool industry spurred local growth and weaving became a significant input into the economy by the 16thC. Despite this, advances in technology eventually made handlooms redundant and from the late 19thC, many of the young population moved into the town of Trowbridge for work, culminating in the demolition of many of the smaller cottages in the village. The invention of the motor car however, half a century later, allowed people to move back into the village, increasing the population and driving development. Consequently, much of the development in Southwick dates from post-1930s.



- 5.5. There is no designated conservation area or any scheduled monuments within the village however the surviving older elements do contain a number of interesting buildings, 22 of which are listed dating from the 15th, 16th and 17th centuries (see map in appendix B). Included in this is the Southwick Court Complex in which the only Grade II* designations in the village can be found – Southwick Court Farmhouse and the Gatehouse and Bridge crossing over the moat. This is a significant element of national and local heritage that the NDP would seek to protect. All other listed buildings in the Parish are Grade II listed including; the Poplars, built around 1650; Poles Hole Farm (Brokerswood Road) with timber-framing and herringbone brick panels, built in 16th century and exists on early maps as Paul’s Hall; the village church of Saint Thomas which was built in 1899–1904 in the Gothic Revival style and is major local landmark; and the Baptist Church, built in the 1850s with its Victorian pews is an example of Non-conformist architecture of its time. Southwick is also home to a Grade II listed baptism pool, located to the south of Wynsome Street, which is a rare surviving example of a significant religious structure dating back to 1937.
- 5.6. As well as the designated assets across Southwick, there are also a number of non-designated heritage assets of archaeological interest, that are detailed within the Swindon and Wiltshire Historic Environment Record ² (HER) (see Appendix B). Archaeological assets provide the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them and so hold a high level of importance in understanding the history of the Parish. Many of the records to the north and east of the Parish relate to an extensive network of post medieval water meadows and medieval ridge and furrow earth workings, predominantly located close to the Lambrok waterway which would have provided irrigation for the crops in an area of rolling clay lowlands which historically were poorly drained. Evidence also suggests there were a number of farmsteads throughout the parish of medieval and post medieval origins, comprising of a farmhouse surround by a loose courtyard of working agricultural buildings. These include the medieval Vaggs Hill Farm, home of Richard Le Vag AD 1268, which is now buried, and Blue Barn Farm and Dunkirk Farm, which are the only assets to appear intact. In terms of other records, there are few archaeological finds and features in the Parish, so it is not evident that there has been continuous occupation of the village from a very early period.

Physical Environmental Context

- 5.7. As noted above, the countryside surrounding Southwick is an inseparable part of its local character, establishing Southwick as a distinct settlement separate from other villages and from the outward-spreading urbanisation of Trowbridge. Separating the village from the Trowbridge suburbs is a slice of countryside that forms the rural setting of the village and which prevents coalescence between the two settlements. To the west of the A361, the slice consists of the large green space of Southwick Country Park –around 40 hectares of fields, woods, paths and ponds open to the public; much used for recreation and a

² <https://services.wiltshire.gov.uk/HistoryEnvRecord/Home/Index>

haven for wildlife. To the east of the road, lies mainly open countryside, cut by the Lambrok Stream and featuring various hedgerows and small clumps of trees, as well as the Southwick Court complex.

- 5.8. Most of Southwick Parish has a low risk of flooding from rivers (i.e. it is mostly in Flood Zone 1) (see map in appendix C). However, there is one band of significant flood risk (Zones 2 and 3) that follows the course of the Lambrok Stream from the south of the parish, under the A361 to Southwick Court and then on towards Trowbridge. The Parish lies within the clay vale and so drainage can be an issue for farmland, although there are a number of ponds (such as that at Hoggington) and these provide natural flood storage for heavy rain events.



- 5.9. Across the village, surface water flooding has recently been a significant issue, one which is only likely to become greater due to the effects of climate change. Large scale development has the potential to make this worse unless adequate flood management measures are designed into a scheme. Wiltshire Council seek to encourage development in areas at lowest risk of flooding and Core Policy 67 requires any new development to include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage).
- 5.10. Wiltshire is characterised by extensive areas of unspoilt countryside and enjoys very good air quality, giving rise to a high-quality environment for residents, visitors and businesses. There is no evidence of major sources of air or water pollution in the Parish.

Biodiversity

- 5.11. Southwick is surrounded by countryside, most of which is farmland, but with a large area to the north west of the parish being comprised of the much-loved Southwick Country Park. This setting provides a range of habitats including woodland, mature trees, hedgerows, pasture, streams and ponds. There are two County Wildlife sites in the north-west of the parish, and much of the Parish is a roosting and foraging area for bats (including the rare Bechstein's Bat) from the Bath and Bradford-on-Avon Special Area for Conservation (SAC), a Natura 2000 site. The south-west extremity of Southwick Parish lies within Consultation band C of 'Mendip District Bat Special Areas of Conservation (SAC): Guidance on Development for the Mells Valley SAC'. As bats are highly mobile creatures there is a high chance that individuals supported by the Mells Valley SAC could utilise potentially suitable bat habitat (i.e. foraging and/or transitional roosting features such as tree cavities) at the south-west extremity of the Parish. The Parish is also within the impact zones of the Salisbury Plain SAC / SPA. Full appraisal of the environmental and habitat effects of the NDP are outlined within the SEA and HRA.

Image by D. K. Galliers



- 5.12. The Lambrook Stream and Somerset Frome run through and adjacent neighbourhood plan area respectively. These watercourses are classified within the Severn River Basin Management Plan as having moderate status, meaning that the beneficial uses of the water body are compromised, with some impact on the wildlife. Both have failed to achieve good ecological status due to pollution from agriculture and rural land management increasing phosphorous and other chemicals into the water course. The Frome run is additionally subject to pollution from water industry waste water. The Severn River Basin Management Plan seeks to prevent the deterioration of any status and to progressively reduce the pollution of groundwater in order to achieve good status for all water bodies.

The Community and Housing

- 5.13. The population of Trowbridge Community Area (TCA) has been growing steadily in line with national trends. Southwick has a current population of 1,953 (2011 census) this is up from 1,896 in 2001. The current average age is 42 however, nationally, life expectancy is rising and the age distribution is consequently changing; with the population over 70 years of age being expected to grow by one third before the end of the decade. On the whole, people in Southwick enjoy good health. The 2011 Census showed that more people in the area reported as being in good or very good health than the national average. However, although there is a lack of parish-level data, cardio-vascular illness and childhood obesity are higher in Trowbridge CA than average for Wiltshire.
- 5.14. Current housing stock and tenure in Southwick totals 903 households and ranges from old stone farm houses to large detached modern buildings. It includes flats, bungalows, static caravans and social housing, the majority of homes being owner-occupied. Southwick is more affluent than the Trowbridge average. However, it is likely that the

community follows the overall Trowbridge pattern of pockets of affluence mixed with pockets of relative deprivation.

- 5.15. The NDP steering group commissioned Wiltshire Council to undertake a rural Housing Needs Survey (HNS), published in January 2018³. In terms of affordable housing need for the Parish, the HNS made the following recommendations:

Subsidised rented housing

- 2 x one-bedroom homes (1x supported housing accommodation)
- 1 x two-bedroom homes
- 1 x three-bedroom home
- 1 x four-bedroom home

Ownership / discount market homes

- 2x two-bedroom homes

Sheltered housing for older people

- 1 x two-bedroom homes (1x bungalow/ground floor extra care accommodation)

= Minimum total of 8 affordable homes

- 5.16. It is important to note that the HNS is not a full census of local housing need as responses were not received from every household. The recommendations describe a snapshot of the need for affordable housing at the time the survey was conducted and do not take account of future changes in need. Wiltshire Council's Housing Register and the Homebuy Agents Register also provide key reference points for considering affordable housing need in the Parish. As of July 2020, the Council's Housing Register highlighted an affordable housing need for Southwick from 10 households (2 x 1 bed homes; 7 x 2 bed homes; 1 x 3 bed homes). The recommendations from the HNS are therefore treated as a minimum level of housing growth. Core Policies 1 and 2 allow neighbourhood plans to alter settlement boundaries and identify sites for development as part of the plan-led system, to bring forward affordable housing consistent with Core Policy 43. The WCS confirms that neighbourhood plans should not be constrained by the specific housing requirements and additional growth may be appropriate and consistent with the Settlement Strategy.
- 5.17. A Call for Sites was conducted in June 2019, and following community engagement, a Site Assessment Report by AECOM was completed then leading to the Southwick Site Selection Report (SSR) in April 2020, with a total of 10 sites coming forward. Further details of the site selection process can be found in the SSR, the policy taking forward the

³ <https://www.wiltshireintelligence.org.uk/wp-content/uploads/2019/02/Southwick-Parish-Survey-Report-Final-06.11.18.pdf>

housing allocation is given in section 9 of this Plan. The appraisal of the sites was then subject to assessment by the SEA and HRA.

Local Facilities

- 5.18. Southwick is a sociable community which is reasonably well served with services and facilities, although there are gaps which limit the overall settlement and its suitability for significant development.
- 5.19. The village hall, host to many clubs and events, is a community-owned facility. It is a Registered Charity and is independently run by a dedicated group of volunteers - the Southwick Village Hall Management Committee, made up of user group representatives and elected members.
- 5.20. There is a popular pub (the Farmhouse Inn), an Indian takeaway, a farm shop, hair dresser, convenience store, church and chapel. Additionally, the allotments, Country Park, and Playing fields are all valued facilities. However, services such as healthcare, banking, comparison shopping, petrol station and regular post office, are missing.
- 5.21. Educational facilities include a primary school (182 pupils – of which 102 live in the village), pre-school (Busy Bees) and toddlers' group (Early Birds). The nearest secondary schools are in Trowbridge.

Transport

- 5.22. Public transport in the form of a bus service operates in the village. There are 3 bus stops in the village on Frome Road in both directions and one at the car park entrance to Southwick Country Park. However, this service caters only for limited daytime core employment with no late buses in the evening, nor on Sundays. Once the Journey into Trowbridge is completed, train services are good. The A361 runs through Southwick and carries a large volume of traffic, especially HGVs, though most of these follow the signage



at the mini roundabout on the Frome Road and turn right along Wynsome Street (a category C road) heading for the A350. The heavy traffic presents concern over safety for the majority of residents.

- 5.23. There is an extensive network of footpaths and bridleways in the Parish that are highly valued (see map 9 on page 44). However, quality of these is variable and there are no dedicated cycle paths. It is considered by the community that more journeys could be made using sustainable means of transport (foot, cycle etc.) if the quality of this network was to be enhanced and protected.

Economy

- 5.24. Southwick itself contains a few businesses, just one pocket of enterprise at Dunkirk Business Park, broadly representing light engineering and the service sector. There is also a Used Car Showroom and Car repair services, a small number of local Retail Shops, Hoopers Pool, and a Public House which provide employment. Most of the working residents however are either self-employed or are employed at locations in Trowbridge and further afield. The HNS results found 60% of the households' working members usually travel less than ten miles to their place of work, while 40% travel more than that. There is therefore a mixed level of sustainability of new housing development and a potential lack of local sources of employment. Given this, there is a desire for more opportunities within the Parish, be it for working at home or in small-scale local enterprise.

6. COMMUNITY ENGAGEMENT

- 6.1. The views of local people are the real driver of the plan - the input of the community and those stakeholders consulted throughout were critical and their comments are a key part of the evidence foundation of the NDP.
- 6.2. While the scoping research was going on, initial community engagement sought out the views and wishes of local people. This engagement continued throughout the development of the plan with the Steering group being keen to ensure local residents were kept informed and given opportunities to participate in the process
- 6.3. examples of consultation methods that were used include:
- Articles in Wiltshire Times
 - Interviews on Wiltshire Radio
 - Articles in Village Newsletter
 - Articles on three Parish Websites
 - Leaflet drops
 - Doorstep interviews
 - Stands at Annual Show
 - Residents Association meetings, (prior to COVID-19).
- 6.4. The main outcomes of the community engagement included the following:
- The identification of a range of initial aspirations;
 - The subsequent identification of the primary objective for the NDP;
 - Assistance with the identification of potential development sites in and around the village;
 - The consideration of these sites and selection of a number of 'preferred sites' for residential land use; and
 - Confirmation of support for a set of policies and proposals that were being considered for inclusion in the NDP.
- 6.5. The results of these various exercises are gathered together in the Consultation Statement (CS) that will form part of the Submission of the Neighbourhood Plan to Wiltshire Council. The Consultation Statement also includes a summary of the responses received through the Regulation 14 Consultation, which took place between August 2020 and October 2020, and the changes that were made to the plan.
- 6.6. The Consultation Statement also includes a record of the Regulation 14 Consultation in which the draft version of this Neighbourhood Plan was shared with local people and statutory consultees in accordance with the Neighbourhood Planning Regulations 2012 for 10 weeks between Monday 10th August - Monday 19th October. Following the Regulation 14 Consultation, all comments received were carefully considered and changes made to the Plan and evidence base in response where necessary. This document therefore incorporates all changes and is that which will be submitted to Wiltshire Council.

7. VISION AND OBJECTIVES

- 7.1. Both community comments and factual research should be regarded as the twin foundations of the policies of the Southwick NDP. These two evidence bases were therefore considered together and used to generate the following vision and objectives for the NDP.

The Vision Statement

“

2036 Southwick will have retained its landscape setting and distinct rural character with physical separation from Trowbridge.

Development will have been managed to deliver necessary housing, providing for a diverse population, that is appropriate in type and scale to its location in a large village as set out in the Wiltshire Core Strategy. The design of new development will be of good quality and feature renewable energy and climate change adaptation technologies.

The Parish will be cleaner and, where possible, provide a better habitat for nature so that local wildlife can thrive.

Local facilities will have been improved, including shops, recreational opportunities and open space, providing a place which fully supports the needs of the whole community. There will be a better maintained transport network including foot and cycle paths; speeding vehicles will have been reduced and pedestrian safety improved.

The Parish will have secured benefits from development, in terms of provision of new and upgraded infrastructure and urban enhancement to match the wishes of the community.

”

- 7.2. The vision and the feedback from the community were incorporated into a set of objectives for the NDP, which state what the Plan aims to achieve through its overall strategy and policies.
- 7.3. The Objectives reflect the informed views of local people and are likely to help deliver sustainable development. Where matters do not fall within the sphere of land-use planning, they will be taken forward through community actions such as Community Speedwatch and activities coordinated by the Parish Council in conjunction with other key stakeholders. The objectives are as follows:

NDP Objectives to 2036

- 1** To support future development that will ensure Parish sustainability and a thriving community, where development is balanced by improvements in facilities and infrastructure.
- 2** To respect and maintain the rural character of Southwick by providing the housing the community needs and wants, at a scale no larger than is appropriate to Southwick's status as a large village, and through managing the development of moderate size in locations that will enhance or maintain the vitality of the rural community.
- 3** To maintain open countryside that protects the unique character and identity of Southwick as a separate community, while improving connectivity and transport links.
- 4** To ensure conservation of priority habitat areas and biodiversity net-gain which support the rich biodiversity across the Parish.
- 5** To protect and improve existing amenities and open green spaces such as Southwick Country Park, the Rights of Way Network and community allotments, that are valued for aesthetic and recreational value, allowing continued benefits to physical and mental wellbeing.
- 6** To protect the local historic environment, including Southwick Court, through ensuring high quality, locally relevant design in all new development.
- 7** To enhance the lifestyle of the community by protecting and improving the valued leisure, education, employment and service facilities of the village, providing for all age groups.
- 8** To ensure that new development does not add to existing flood risk and that where possible it improves the current situation for existing as well as new buildings.
- 9** To ensure that future development allows for easy adaptation to a low-carbon lifestyle, helping to mitigate against the effects of climate change in the Parish and supporting Wiltshire Council's declaration of a Climate Emergency.
- 10** To tackle transport problems, including parking, heavy traffic, public transport, speeding and the necessary improvements of footpaths and pavements. To ensure that new developments do not worsen transport sustainability within the Parish.

THE POLICIES

8. INTRODUCTION TO POLICIES

- 8.1. The previous chapter laid out the key priorities expressed by the Parish. These priorities were captured and formed the substance of the community Vision and Objectives.
- 8.2. This chapter now sets out the direction and action that the village will adopt to achieve those objectives. It includes the formal land-use policies of the Southwick NDP, which together with the Core Strategy and NPPF will help manage development in the area until 2036. These policies have been pulled together into 3 key themes as listed below.

Theme	Policy
A place that conserves the environment	1: Landscape Setting Gap
	2: Bat Conservation
	3: Southwick Country Park
	4: Local Greenspace
A place where people want to live	5: Sites for New Homes
	6: Housing Development
A place that supports the community	7: Retail and Services
	8: Open space and sports facilities
	9: Rights of Way
	10: Infrastructure and Developer Contributions

- 8.3. Within each policy we have sought to explain what they will achieve, what is the evidence that supports them and what now needs to be done. It should be noted that some of the objectives cannot be translated into planning policies and so a series of community actions have also been identified, which represent a more immediate set of aspirations for the Community.

9. A PLACE THAT CONSERVES THE ENVIRONMENT

- 9.1. These policies aim to ensure Southwick remains a distinct rural settlement with a rich biodiversity and highly valued greenspaces that not only provide benefits to the local wildlife but also provide aesthetic and recreational benefits that support the physical and mental wellbeing of the population.

Landscape Setting Gap

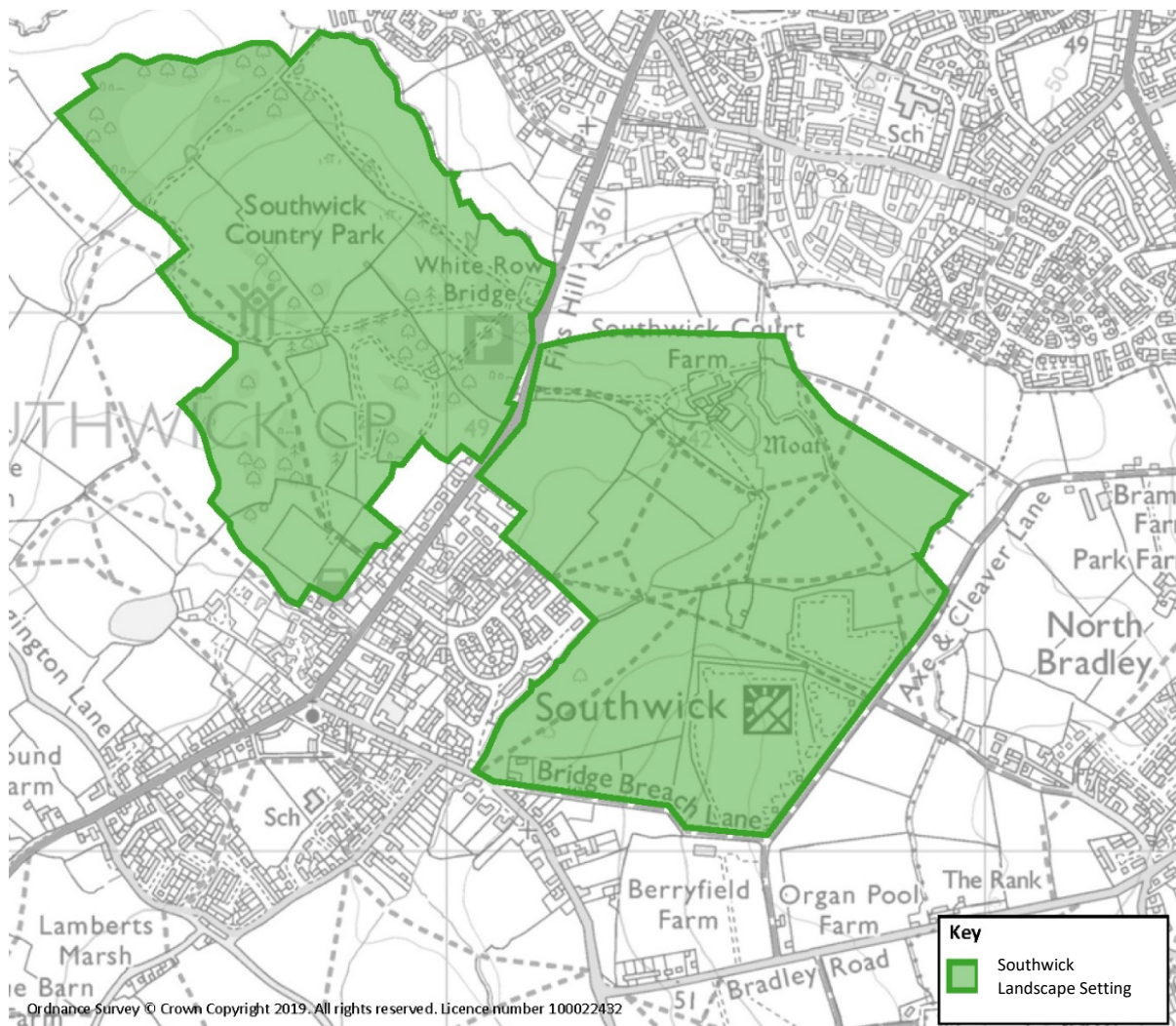
- 9.2. Ensuring that the village of Southwick retains its individual character and identity as a rural village and remains distinct from the Trowbridge urban area is a key concern for residents in the Parish and was consistently identified throughout the community consultation process. It is recognised in the WCS that *“the villages surrounding Trowbridge, particularly Hilperton, Southwick North Bradley and West Ashton, have separate and distinct identities as villages. Open countryside should be maintained to protect the character and identity of these villages as separate communities. The local communities may wish to consider this matter in more detail in any future community-led neighbourhood planning”* (para 5.15).
- 9.3. The Wiltshire Housing Site Allocations Plan (WHSAP) proposes a site that is in the Parish of Southwick, namely Southwick Court (Policy H2.6), extending to approximately 18.1ha for 180 homes. The need to support strategic development at Trowbridge is understood and while the NDP does not seek to formally address the allocation, it is highlighted that the creation of a large development in this location, in combination with two other allocations to the south of Trowbridge⁴, could have a negative effect on the countryside and would not constitute sustainable development if it destroyed the landscape setting of Southwick.
- 9.4. A Landscape and Visual Setting Analysis (LVSA) report was commissioned by the NDP to provide an analysis of the area between Southwick and Trowbridge and identify that which should be preserved and protected from development to provide a landscape gap for Southwick. The report demonstrated that, if carefully designed, the strategic allocation at Southwick Court could be accommodated, with the remaining area between the site and the village retained as a landscape buffer, both to serve as the rural setting of Southwick, but also to prevent coalescence and so preserve valued local character and distinctiveness. The importance of this gap is therefore most concerned with its ‘setting’ function rather than a consideration of ‘landscape value’.
- 9.5. The landscape buffer proposed in the LVSA report covers the area of the Southwick Court Farm, comprised of a medieval moated site which contains a large farmhouse dating back to the 16th century, as well as a late 15th century gatehouse and bridge, both which make up the only Grade II* listed buildings within the Parish. The site has been considered to

⁴ Policy H2.4 Land at Church Lane and Policy H2.5 Land at Upper Studley

be of equivalent significance to a Scheduled Monument⁵ and as such benefits from the same level of national protection, in line with paragraph 194 of the NPPF (note 63).

9.6. The landscape setting gap policy proposed is therefore considered strategically important for its separation and landscape setting function as well as the sensitivity due to protection of the setting of a significant element of national and local heritage.

9.7. A landscape setting policy gap designation should be contiguous and uninterrupted to form a meaningful gap, it is therefore considered by the Steering Group that in addition to the land recognised in the LVSA report to the south of Frome Road, the Southwick Country Park forms a natural landscape buffer to the north. As such the Country Park has been incorporated into the setting gap policy, preventing uninterrupted coalescence with Trowbridge across the northern Parish boundary. More detailed consideration of the Country Park has however been made in section 10.



⁵ As described in the Wiltshire Housing Site Allocations Plan Heritage Impact Assessment (prepared by LUC) March 2018. Pg. 20

Policy 1: Landscape Setting Gap

The rural character and separate identity of Southwick Village will be preserved through the establishment of a landscape setting gap.

The landscape setting gap of Southwick village (the open countryside between the village and the allocated sites at Trowbridge), as shown shaded green on the Map 1 above, will be maintained and if possible enhanced for biodiversity and recreation in compliance with the Trowbridge Bat Mitigation Strategy. No development will be permitted in the 'Southwick Landscape Setting Gap' shown on the policy map except in accordance with Wiltshire Core Strategy Policy. Where development is permitted in compliance with this policy, it must satisfy the following additional criteria:

- a) The existing openness and rural character of the landscape setting must not be compromised;**
- b) Development proposals must protect the group of designated heritage assets at Southwick Court, including any below ground archaeology, and their setting in line with Wiltshire Core Strategy CP58 and national planning policy, respecting key views into and out of the complex;**
- c) Existing footpaths within the landscape buffer must be preserved and enhanced to ensure continued community recreational enjoyment of the rural area; and**
- d) Any development must result in a measurable net gain for biodiversity.**

Objectives supported: 3...4...6...

9.8. Evidence Base:

- Consultation Responses from Community Engagement
- Landscape and Visual Setting Analysis Report– full report available separately.
- NPPF July 2018
- Wiltshire Council Core Strategy 2015 Policy 29 (especially paragraph 5.150)
- West Wiltshire Landscape Character Assessment 2007
- Wiltshire Housing Site Allocations Plan draft (HSAP), Wiltshire HSAP Consultation Draft evidence base, including HRA and Heritage Impact Assessment – Wiltshire Council

Bat Conservation

9.9. Woodland sites to the south east of Trowbridge support a breeding population of Bechstein's bats, associated with the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The network of significant roosts for the species of bat associated with the SAC includes sites that are not covered by any statutory designation, including the breeding colonies of Bechstein's bats associated with the Trowbridge woods. The

landscape surrounding all significant roost sites is critical to maintain the populations. Foraging areas used by bats vary between species and throughout the year, and include a wide range of habitats which support their invertebrate prey. Suitable semi-natural habitats such as woodlands, mature hedgerows, grazed pasture, rough grassland, watercourses and wetlands closest to bat roosts are most likely to be important to the bat populations, particularly for juveniles, however some species are highly mobile and may forage several kilometres from their roosts on a regular basis.

- 9.10. All development will be required not to adversely affect this designation and to ensure that connectivity with the SAC is maintained. The Trowbridge Bat Mitigation Strategy SPD (TBMS) has been adopted in February 2020 as a strategy for considering the impacts of development in the area on the SAC and sets out an approach for mitigation to avoid significant adverse impacts. Windfall sites have the potential to add to the cumulative pressures on the local bat populations. Greenfield development sites may contribute to both habitat and recreational pressures while pressures from brownfield housing sites are most likely to be restricted to recreational pressures alone. Therefore, new sites, including those identified through an emerging NDP, must be catered for in the mitigation specified in the TBMS. Development of commercial, employment and other non-residential schemes may also be subject to bespoke assessments. The principles established in this strategy for mitigating habitat loss will apply equally to such schemes but, depending on the nature of the scheme, their effects on recreational pressure are expected to be less significant.
- 9.11. The TBMS defines zones where development of new greenfield sites would cause a high or medium risk of negative impact on the bat populations associated with the Bath and Bradford on Avon Bats SAC (Bechstein's bat, lesser and greater horseshoe bats). The Bat Sensitivity Zones are divided into 3 levels, which accommodate two factors: the likely importance of the habitat for the bat SAC populations; and the potential for impacts due to increased recreational pressure on key woodland sites. The TBMS identifies the Parish of Southwick (outside of the main village) to be located within high and medium risk bat habitat sensitivity zones. The eastern fringe of the village is within the Recreational pressure impact zone. Table 2 of the TBMS defines the type of impact / risk for each zone and the implications for development. Developers are therefore advised to consider the implications of the TBMS when preparing proposals for development in the NDP area and provide the necessary evidence for planning applications. The purpose of this policy is therefore to properly recognise the importance of the SAC on development within the NDP so that the potential impacts are properly understood by new development proposals in the NDP area.

Policy 2: Bat Conservation

The entire NDP area falls within a zone of medium sensitivity for species of bats which are features of the Bath and Bradford on Avon Bats SAC. All Planning applications will therefore need to comply with guidance on survey and mitigation contained in the Trowbridge Bat Mitigation Strategy SPD. Development is unlikely to be permitted in areas identified as being of high sensitivity for bats.

Objectives supported: 4...

9.12. Evidence base:

- Bat Conservation Trust website: <http://www.bats.org.uk/>
- Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire
- Guidance. Bats: surveys and mitigation for development projects (Natural England and DEFRA)
- Habitat Regulations Assessment for Wiltshire planning application 17/03269/OUT and 16/12279/OUT
- Neighbourhood Plan Scoping Report (SR)
- Neighbourhood Plan Site Selection Report (SSR)
- Trowbridge Bat Mitigation Strategy (TBMS)
- National Planning Policy Framework 2019 (NPPF)
- Wiltshire Core Strategy

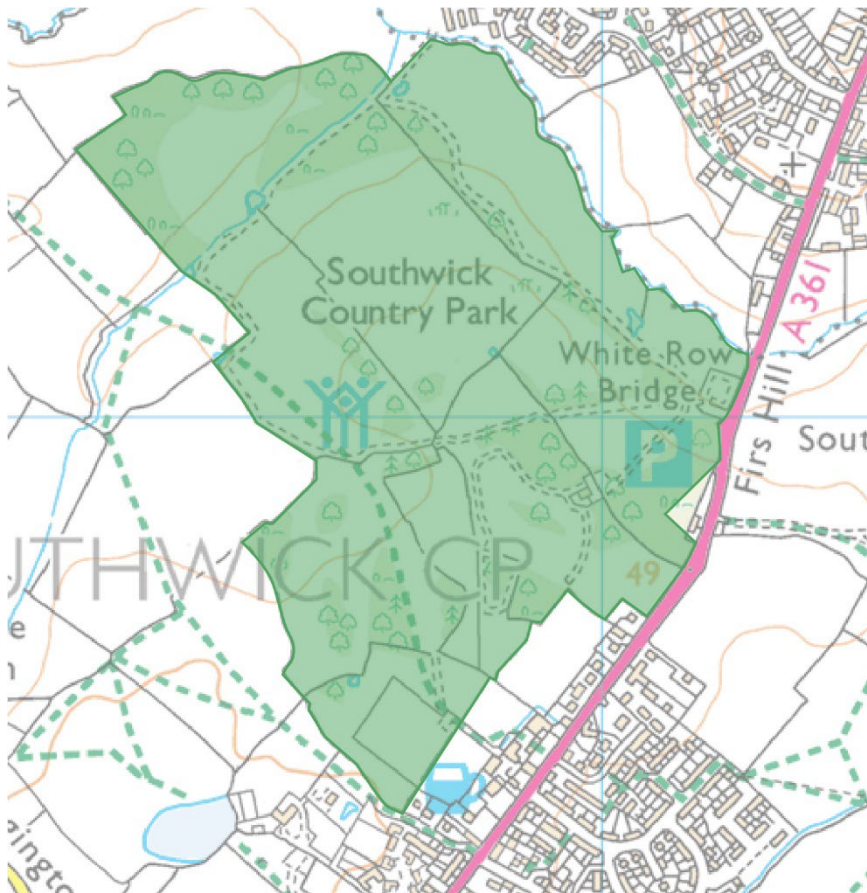
Southwick Country Park

9.13. Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Southwick Country Park (as shown in Map 2) comprises 40 hectares of gently undulating valued countryside located to the north-west of the Parish adjoining the Trowbridge urban area and positively contributing to the landscape setting of open countryside. The park provides informal recreation opportunities for walking and picnicking consisting of several fields, connected by series of paths as well as a gravel circular path providing suitable access for wheelchair users. Walking and enjoying the nearby countryside in Southwick Country Park are regular pastimes for many people. It has been well documented that both passive



and formal exercise activity undertaken in the open countryside provides positive impacts for physical and mental wellbeing. The Country Park serves the recreational needs of residents in Southwick and beyond within the wider West Wiltshire area.

- 9.14. The Park offers a diverse range of habitat including newly established wooded areas, some mature and veteran trees and hedgerows, pathways and rough grassland, the River Lambrok, ponds and streams. A variety of wildlife can be found here, several protected species including 11 types of bats, a roosting site for endangered bats linked to Bradford on Avon, a group of water voles, Grass snakes, Adders and Slow worms, Badgers, a number of birds, as well as otters from the River Biss which use Southwick Country Park the River Lambrok and nearby ponds to supplement their diets.
- 9.15. The Country Park lies within the TBMS medium sensitivity zone in respect of bat habitat (yellow zone). It is possible that undertaking developments within the country park to increase facilities for visitors could encourage visitors to the park whom may have otherwise visited the woodlands around Trowbridge that have been identified as being utilised by the local Bechstein's 'meta-population'; thereby potentially reducing visitor pressure on the aforementioned woodlands. Nonetheless, any planning application for development at the park which could result in the loss and/or degradation of habitat of importance for bats associated with the Bath and Bradford on Avon Bats SAC should comply with the requirements of the TBMS SPD.
- 9.16. The Hope Nature Centre, run by the Fairfield Farm Trust, is set in 15 acres of the Southwick Country Park. The centre was established in 2000 to help provide work placements for young adults with learning difficulties. Alongside its charitable objectives the site provides an education and affordable day out for local families. The Centre has a range of animals, a tea room serving freshly cooked meals, a play area and small gift shop. To support the continued use of the site for community, educational and charitable activities, it is likely some modest development will be required in the future. The NDP therefore does not wish to prevent development for such purposes but seeks to ensure any future development is in keeping with the existing use and at a scale appropriate within the Country Park.
- 9.17. The Country Park is maintained and run by The Friends of Southwick Country Park along with Wiltshire's Countryside Team and local organisations. As well as developing it as a recreational and educational resource, the Friends have ambitions for Nature Reserve status for the park and work constantly to improve wildlife habitat and increase biodiversity.



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Map 2: Extent of Southwick Country Park

Policy 3: Southwick Country Park

Southwick Country Park, as shown shaded on Map 2, will be protected from development for uses other than recreational and educational and enhanced for recreation and wildlife where possible. Proposals to sustain or extend the viable use of the Southwick Country Park and the development of new recreational and educational facilities, signage, maintenance and ancillary uses to meet local visitor and educational user needs and to enhance biodiversity will be supported providing that;

- a) consultation with the community has been undertaken and support for the proposal has been demonstrated;**
- b) development complies fully with the guidance on survey, design, mitigation and developer contributions set out in the Trowbridge Bat Mitigation Strategy;**
- c) a net gain in biodiversity is delivered; and**
- d) development complies with all other policies in the Development Plan.**

Objectives supported: 4...5...8...

9.18. Evidence Base:

- Scoping Report, Community engagement responses
- West Wiltshire Leisure and Recreation DPD 2009
- NPPF paragraphs 91, 96 and 97

Local Green Space

9.19. Paragraph 99 – 100 of the NPPF allows communities to identify and protect green areas of particular importance to them as Local Green Space. The power has the effect of imposing similar controls to those that apply within the Green Belt, effectively protecting the site from most development.

9.20. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period. The Local Green Space designation should only be used where the green space is:

- In reasonably close proximity to the community it serves;*
- Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- Local in character and is not an extensive tract of land.*

9.21. Local Green Spaces are part of the network of recreational and other spaces defined by Wiltshire Core Strategy CP 52 as 'Green Infrastructure'. Within Southwick there are a number of valued green spaces which should be conserved for future generations. Key areas are:

Southwick Country Park

Justification for designation

While the Country Park comprises a fairly large area of land, it is well contained within its setting and connected to the village of Southwick. The Country Park serves the recreational needs of local residents in Southwick as well as within the wider West Wiltshire area.

The Park has an extensive network of footpaths, connecting several fields which are highly valued for their recreational amenity and provide significant habitat for a range of biodiversity

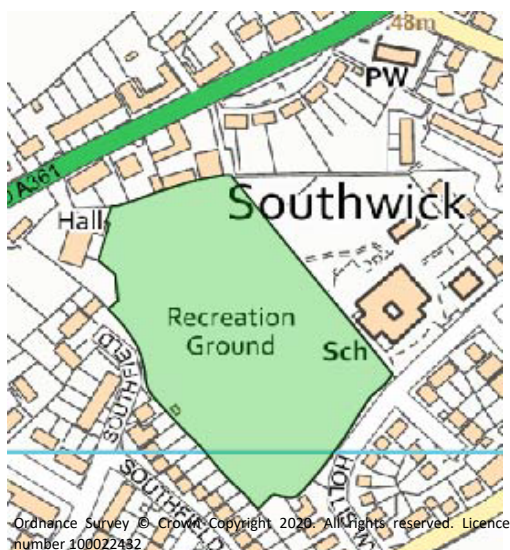


Map 3: Southwick Country Park Green Space Designation

There is a strong community connection to the park through a number of volunteer organisations that run conservation activities and provide education opportunities for the residents of Southwick. The Hope Nature Centre, in the southern corner of the Country Park has been excluded from the LGS designation. The centre provides educational and charitable activities for the community and it is recognised that there may be a need for some modest development on the site to ensure the success and continued use of the site for these purposes.



The Playing fields

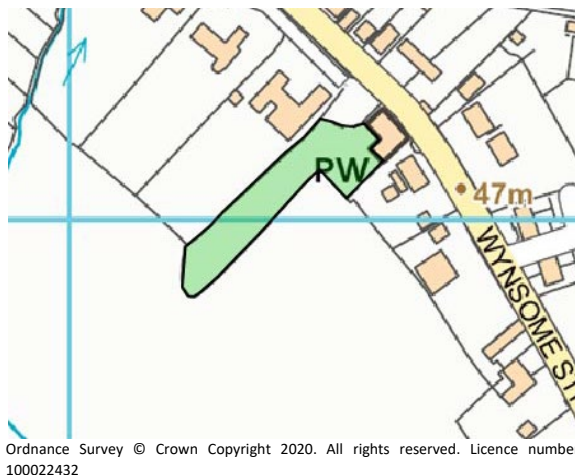


Map 4: Playing Fields Green Space Designation

Justification for designation

The playing fields, which extend to just over 2 hectares, are used by the village cricket team and football teams for matches and regular training, making up the central sporting and cultural heart of the village. There is also a range of children's play equipment, a teenage shelter and an outdoor gym area on the land and it plays host to the annual Village show in August. The Playing fields were bought by the residents of Southwick along with a donation from the Royal British Legion after the Second World War to become the village memorial.

The Baptist Church Cemetery



Map 5: Baptist church cemetery Green Space Designation

Justification for designation

Located on Wynsome Street, the historic village cemetery has open access to all residents and is a pleasant grassed space surrounded by mature trees and views across the open agricultural land to the south. The site is an important spiritual and visual amenity, as well as being enjoyed for its nature and tranquillity.

9.22. The NDP therefore seeks to provide protection to these areas.

Policy 4: Local Green Space

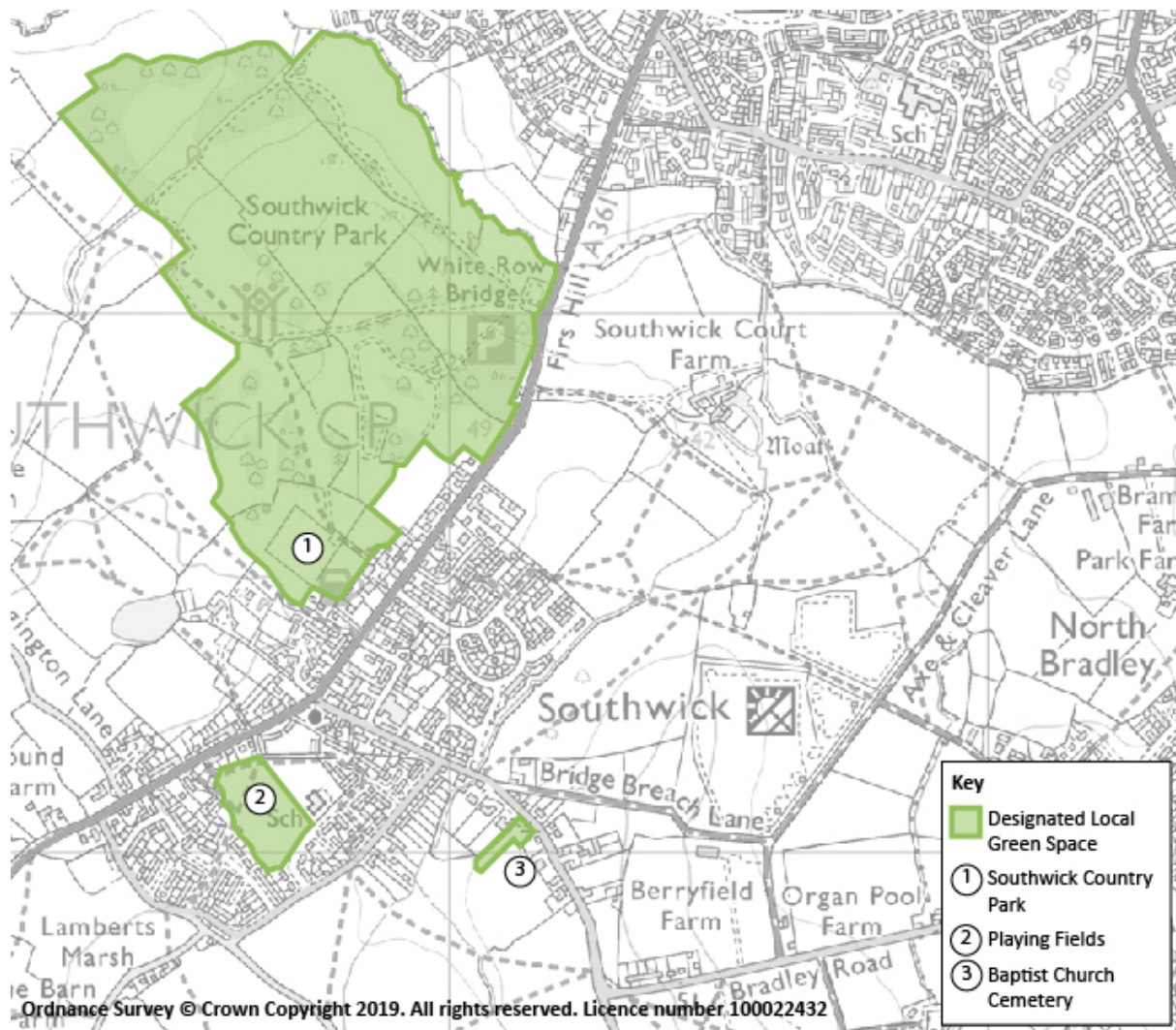
The areas listed below and identified on Maps 3, 4 and 5 are designated as Local Green Spaces:

- Southwick Country Park
- The Playing Fields
- The Baptist Church Cemetery

Development proposals will not be supported on Local Green Spaces other than in very special circumstances.

Any planning applications for development on Local Green Space must comply fully with the guidance on survey, design, mitigation and developer contributions set out in the Trowbridge Bat Mitigation Strategy. Southwick Country Park and the Baptist Church Cemetery fall within the zone of medium sensitivity in regard to habitat for species of bats which are features of the Bath and Bradford on Avon Bats SAC, as set out in the aforementioned strategy.

Objectives supported: *4...5...8...*



Map 6: Location of Local Green Space Designations

9.23. Evidence base:

- Scoping report
- Consultation responses from community engagement
- Site selection report and site surveys
- Wiltshire Core Strategy Policy 50, 51 and 52.
- NPPF 2019 paragraphs 99 and 100

10. A PLACE WHERE PEOPLE WANT TO LIVE

- 10.1. The following policies are designed to support the overall aspects of the vision for Southwick to make it a distinct rural settlement for a diverse community.

Community allocations for new homes

- 10.2. The Framework requires that the needs of groups with specific housing requirements are addressed. The Housing Needs Survey (HNS), commissioned by the Parish Council and undertaken by Wiltshire Council in 2018 recommends at least 8 affordable homes to be provided at Southwick to meet local needs. A call-for-sites has revealed that no land is available for this purpose within the settlement boundary and no 100% affordable housing exception site is available on other land in the Parish. The delivery of affordable homes, as part of a mixed and balanced small-scale extension to Southwick, was the sole driver behind the NDP considering the opportunities for allocating sites suitable for housing in the area. Allocation 5B must deliver a mix, range of type of on-site affordable housing to meet a need that has been identified and the purposes of the allocation under paragraphs 34, 62, 69 and 77 of the Framework. The 30% level of affordable housing to be delivered on-site accords with WCS Policy CP43.
- 10.3. It is recognised that the HNS was not a full census of local housing needs and represents only a snapshot of the time. Wiltshire Council's Housing Register and the Homebuy Agents Register also provide key reference points for considering affordable housing need in the Parish. Developers should actively use these sources as evidence to ensure that the tenure and size of the affordable housing proposed will be based on demonstrable need at the time of any subsequent planning application.
- 10.4. New homes will provide the opportunity for those with a local connection to remain in the village in home more suited to their needs as well as simultaneously provide opportunities for new young families and others wishing to join the community, helping to support local facilities, businesses and bring fresh vitality to the village.
- 10.5. Following a call for sites, 10 potential sites were put forward for selection, and after analysis of community feedback and the review in accordance with a defined methodology that has been informed by AECOM evidence, the process has identified 2 preferred sites for residential development as below.
- 10.6. The site selection process and justifications for allocations are set out in the Site Selection report (SSR) and Consultation Statement (CS) accompanying the NDP, with full assessment under the SEA and HRA. The overall objective was to meet local need on a site(s) which met the sustainability objectives by delivering development appropriate to the scale of the village and within the overall context of the Wiltshire Core Strategy (WCS) and the NPPF.
- 10.7. Two sites have been identified, which together, provide the opportunity for approximately 35 homes to be brought forward across a range of house types, including smaller units and affordable homes. The first being the 'Heli-beds' site, which is located

within the settlement boundary of Southwick, and represented the most preferred location for development by residents. While the site only allows for provision of 8 new dwellings, so below the threshold of triggering affordable housing, it provides a significant opportunity to incentivise the regeneration of an existing dilapidated, and prominent brownfield site.

- 10.8. As there are no available and deliverable sites within the settlement that can meet the identified demonstrable unmet need of affordable housing, there was no other alternative than to consider allocation of greenfield land on a suitable site on the edge of the settlement. Great importance is given to the need to limit the amount of greenfield land lost to the development footprint and a quantum of development that is directly proportionate to facilitating the delivery of the affordable homes. Furthermore, great importance has been given to avoiding recreational impacts on core bat roosts through the location of sites, as well as the ability of potential sites to deliver on-site mitigation in accordance with the TBMS to demonstrate that sufficient land can be set aside for habitat to mitigate for 100% of the land lost to the development footprint.
- 10.9. A second, greenfield site was therefore selected on 'Land off Wesley Lane'. The site sits adjacent to the settlement boundary on the southwest corner of the village and will provide for approximately 27 homes with at least 30% affordable housing. This limited scale of development is therefore in direct proportion to the affordable housing need, providing an appropriate level of housing in accordance with Southwick's status as a Large village while ensuring that sufficient land is available on site to accommodate the mitigation requirements in accordance with the TBMS.
- 10.10. To assist in the delivery of the Plan and required affordable housing, consideration will be given to Community Led Housing and the formation of a Community Land Trust (CLT) for Southwick Parish. Membership would be open to all who live and work in the parish and the CLT's purpose would be to sustain, enhance and embrace the village community. The CLT could undertake small scale development(s) of self-build/custom-build homes/low-cost homes for sale and/or affordable homes for rent during the plan period. The CLT could also partner with a developer to bring forward housing as part of the following allocations.
- 10.11. A 'development brief' and 'design brief' are set within each of the site allocation Policies. These set out the key issues that should be taken into account when considering how best to develop each site, along with recommendations in respect of design and layout.

Site Allocation A: Heli-beds



Map 7: Heli-beds site allocation

Site Description

- 10.12. The site, known locally as 'Heli-beds' is a brownfield site prominently located in the village on the main Frome Road. The site is currently vacant and was last used for retail purposes however the western section of the building has already been converted to flats.
- 10.13. The site is enclosed on three sides by other residential buildings and the main road, giving a landscape which is sub-urban in nature, with the exception of residential gardens to the rear of the site. Safe and suitable vehicle and pedestrian already access exists directly from Frome Road serving the commercial site and the site is in walking to distance to the local services, facilities and primary school.
- 10.14. Being located within the adopted settlement boundaries, there is a presumption in favour of sustainable development of this redundant building and its redevelopment will provide an opportunity to enhance the character and appearance of the village providing that the design is appropriate, including not harming the setting of the nearby Grade II Listed Church of St Thomas.

Key Issues

- 10.15. Given the site location within the settlement, it is exclusive of the red and yellow bat sensitivity zones for habitats (TBMS) and recreation. However, opportunities to deliver net gains in biodiversity are limited due to space constraints.
- 10.16. The site is not located within identified flood risk zones for fluvial flooding and would not impact on the functional floodplain. A small area of surface water flood risk exists to the immediate north east which will need to be mitigated against. The development of the

site provides an opportunity to improve conditions for managing and discharging surface water from the site.

- 10.17. Although the site is in very close proximity to the limited facilities and services of the village, its development will lead to inevitable small increases in greenhouse gas emissions from an increase in the built footprint of the village and an intensification of uses at this location, consideration will therefore be needed for sustainable construction and design.
- 10.18. Allocation of the site will result in the loss of employment land within the village, however given that the site has been redundant for a significant period of time it is considered throughout the community, that its allocation for a residential site would make more efficient and valuable use from the land.

Policy 5a: Site Allocation: Heli-beds site, Frome Road

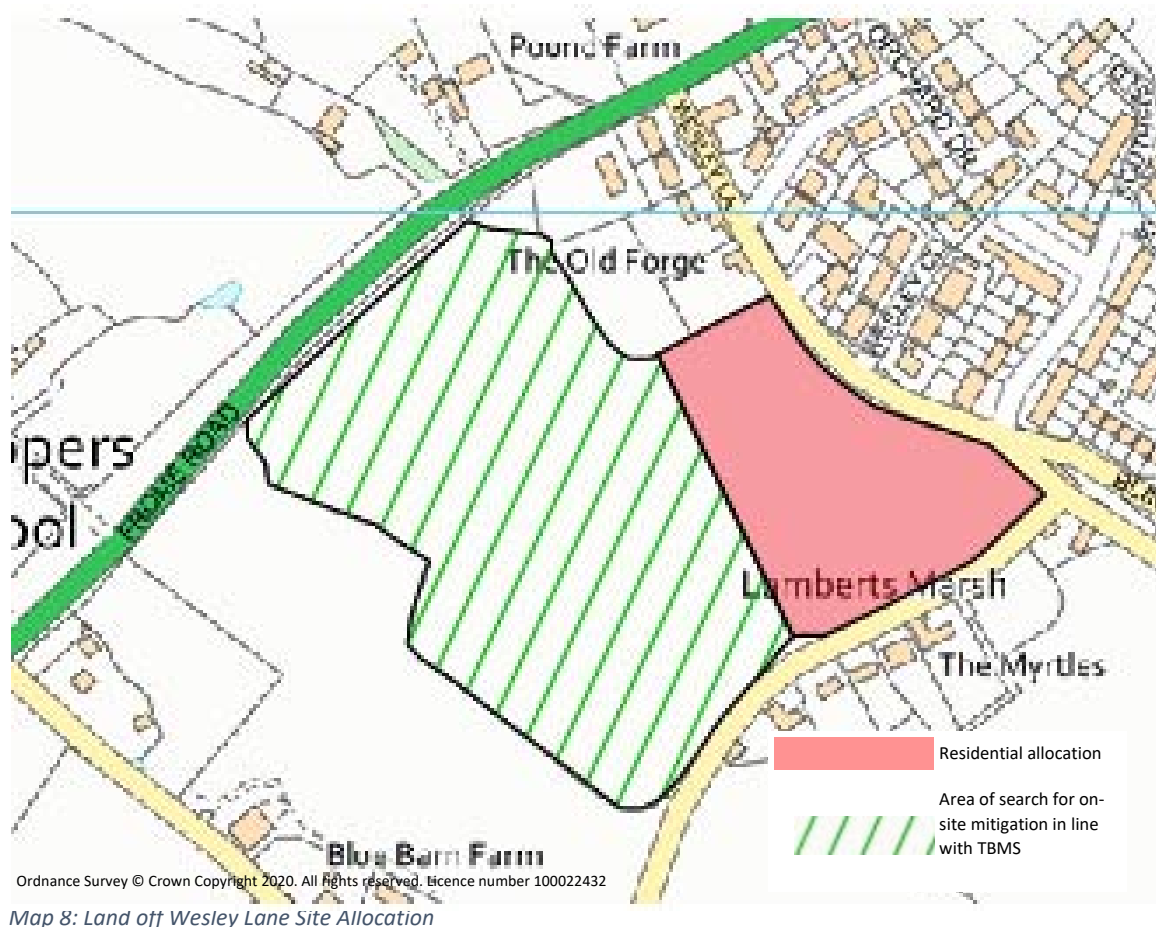
The site, as shown on Map 7, is allocated for the demolition of the existing structure and the erection of 8 dwellings (flats).

Development of the site must:

- **Ensure appropriate design and layout mindful of surrounding character, scale, massing and potential impact on historic assets, including views;**
- **Deliver sufficient on-site car parking to meet resident needs and ensure sufficient turning space on site to enter and exit the site in a forward gear;**
- **Submit a heritage statement with any development proposal that includes a desktop consideration of any likely archaeological interest on the site and potential impact on historic assets;**
- **Ensure a good standard of amenity for new residents as well as consider and protect the amenity of existing dwellings surrounding the site;**
- **Deliver proposals for managing and discharging surface water from the site sustainably paying regard to the SUDs hierarchy; and**
- **Promote high-quality homes that meet required levels of sustainability in accordance with Core Policy 41 of the Wiltshire Core Strategy.**

Objectives supported: 1...2...3...6...8...9

Site Allocation B: Land off Wesley Lane



Map 8: Land off Wesley Lane Site Allocation

Site Description

- 10.19. Land off Wesley Lane is a large arable field adjacent to residential development at Wesley Lane and Frome Road, with good access to the local facilities, public transport and key infrastructure. The land is rural in function and character however the proximity to existing residential development, the A361 and vegetative screening means the site will be well-connected to the existing settlement.
- 10.20. The greenfield site is well-located and of a suitable size to deliver an appropriate amount of sustainably constructed housing at an appropriate density to reflect the edge of settlement location, including the required affordable homes, alongside the necessary on-site bat mitigation in accordance with the TBMS.

Key issues

- 10.21. The greenfield site is located within a SSSI Impact Risk Zone extending outside of existing settlements affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures. Development has the potential to impact upon a SSSI and these impacts need to be avoided or mitigated. Additionally, the site is within the yellow bat sensitivity zone for habitats (TBMS). Development proposals within this zone must provide on-site mitigation for all impacts on target bat

species. The mitigation measures for bats must therefore be integrated as a fundamental component of the scheme design with the master planning process incorporating core bat habitat features. In particular it will demonstrate that sufficient land can be set aside for habitat to mitigate for 100% of the land lost to the development footprint. It is recognised that additional land adjacent to the allocation may be brought forward to allow for the extensive mitigation requirements as part of this site. Map 8 identifies the extent of this available land; however it is not envisaged that all the green hatched area will be required as per the TBMS and should not be used to accommodate an increase in the number of dwellings proposed.

- 10.22. The site is not located within identified flood risk zones for fluvial flooding and would not impact on the functional floodplain however the southern boundary of the site is at high risk of surface water flooding, and there is a linear area of low surface water flood risk extending through the centre of the site. The development must incorporate measures for Sustainable Urban Drainage systems (SuDs) to mitigate against this, including the provision of soakaways. Wiltshire Council have published the Surface Water soakaway guidance⁶ which sets out their requirements, including for a 1m clearance between the base of a soakaway and maximum groundwater level.
- 10.23. Footpath SWCK18 extends for a length of 79m across the east section of the site between Wesley Lane and Lamberts Marsh. Footpath SWCK37 extends from the A361 to Blue Barn Farm to the west. The recreational value of these rights of way should be conserved by development.
- 10.24. The site is not within a designated heritage asset however, the nearest listed buildings are at Blue Barn Farm to the south west (Ref.1285510 and 1021850) approximately 120m distant. Development of the site therefore has the potential to impact on the setting of these features, mitigation measures are achievable by locating residential development to the south-east of the site and closest to existing residential development, meaning this will be a significant buffer to the west preserving the agrarian setting of the listed building. There is a general potential for archaeological remains in the area on undisturbed sites such as at Policy 2b. Any planning application should be accompanied by a Heritage Statement and sufficient evidence to understand any potential impacts on buried archaeological remains.
- 10.25. Wiltshire Council declared a Climate Emergency in February 2019 and has committed to taking bold climate action to work towards carbon neutrality across the district by 2030. The NDP aims to support this vision by ensuring that future development strongly focuses on sustainability. Wiltshire Core Strategy Core Policy 41 states new development will be encouraged to incorporate design measures to reduce energy demand. Development will be well insulated and designed to take advantage of natural light and heat from the sun and use natural air movement for ventilation, whilst maximising cooling in the summer. In addition, all proposals for major development will be required to submit a Sustainable

⁶ <https://www.wiltshire.gov.uk/media/208/Developers-Guidance-Notes-Surface-water-soakaways/pdf/Developers-guidance-note-surface-water-soakaways-2.pdf?m=637082203851900000>

Energy Strategy alongside the planning application outlining the low-carbon strategy for the proposal. The development at Policy 5b is a major development and it is expected that the homes will be sustainably constructed in accordance with the latest standards and this should be demonstrated by the Sustainable Energy Strategy.

- 10.26. Given the above-described parameters and constraints, it is considered that the allocation of 27 houses on the site area of approximately 1.6 hectares is appropriate. Not all of the 1.6 hectares is expected to be developable and the allocation extents will allow sufficient measures to be taken for the extensive ecological mitigation, landscape buffers, effective drainage solutions and retention of the two valued rights of ways. The allocation is also expected to deliver an appropriate density of development assisting the transition to the open countryside to the south and south west.

Policy 5b: Site Allocation: Land off Wesley Lane

The approximately 1.6-hectare greenfield site, as shown on Map 8, is allocated for residential use of approximately 27 homes with associated green infrastructure. The development should deliver at least 30% affordable homes, including a mix of affordable homes in accordance with the requirements set out in the Southwick Parish Council Housing Needs Survey Report 2018 and other up-to-date sources of local housing need.

The dwellings should be delivered on the eastern part of the site closest to Wesley Lane to integrate with the existing built-up area of Southwick and maximise the green buffer around the listed buildings to the west.

Development of the site must:

- Deliver a mix, range of type of on-site affordable housing to meet local needs;
- Be underpinned by a robust analysis of the immediate site context and wider village, to inform scale, massing, form, materials and details of the proposal;
- Be subject to survey, designed and mitigated in full accordance with the Trowbridge Bat Mitigation Strategy; including delivery of on-site mitigation for 100% of greenfield habitat loss and a financial contribution towards funding the local planning authority scheme set out in Appendix 1 to the TBMS;
- Be an appropriate density to assist the transition to the open countryside;
- Create a new, safe access onto Wesley Lane with necessary improvements to ensure connectivity to local services and facilities;
- Deliver sufficient on-site parking to meet resident's needs;
- Ensure development is directed away from land at risk from surface water flooding and ensure a drainage scheme meets SuDs principles;
- Include Foul water infrastructure improvements to ensure sufficient capacity exists within the network and the Chantry Gardens Sewage Pumping Station to accommodate additional flows arising from the development;
- Submit as part of any planning application a heritage statement detailing the results of a desktop study of potential archaeological interest in and adjacent to the site and considering any adverse impact on heritage assets in the village. The statement should detail ways in which archaeological and heritage assets will be protected and enhanced and consider potential views of St Thomas' Church that can be opened up in the development;
- Retain and enhance the existing hedgerows and trees (with the exception of the access point) that are of important landscape and ecological value as part of wider landscaping and green infrastructure requirements;

- **Retain and enhance public rights of way, ensuring sufficient movement throughout the site; and**
- **Promote a range of high-quality and sustainably constructed homes that are optimised for energy efficiency, meeting the meet required levels of sustainability in accordance with Core Policy 41 of the WCS.**

Objectives supported: *1...2...3...6...8...9*

10.27. Evidence Base:

- Site Selection Report
- AECOM Site Assessment
- Community Consultation
- Wiltshire Core Strategy
- NPPF

Additional Housing

- 10.28. The Bath and Bradford on Avon Bats SAC is a constraint to development on greenfield land within the neighbourhood plan area. While development coming forward for allocation sites identified in this plan is accommodated by Wiltshire Council's bat mitigation strategy for Trowbridge, further windfall development on greenfield land is unlikely to be in accordance with the Habitats Regulations and so greenfield development over and above what is allocated in NDP Policy 5b will not be supported. Any development proposals at greenfield land on windfall sites should consult with the RSPB and Natural England to ensure stone curlew are not impacted by the proposed development and that there is no loss in functionally lined habitat to the Salisbury Plains SAC/SPA. In addition, additional housing must consider the HRA and Mitigation Strategy for the Salisbury Plain SPA (in relation to recreational pressure from residential development and WCS Core Policy 50).
- 10.29. The WCS Core Policy 2 however, supports sustainable development within adopted settlement boundaries in Core Policy 2. In accordance with this, Southwick NDP supports infill development and development at windfall sites within the settlement boundary where WCS Core Policy 2 confirms there is a presumption in favour of sustainable development.
- 10.30. The NDP adheres to the strategy for Large Villages set in WCS para 4.15 that *"development will predominantly take the form of small housing and employment sites within the settlement boundaries...development outside the settlement boundary will be strictly controlled"*.
- 10.31. Where development within the Southwick Village settlement boundary has the potential to lead to recreational pressure on woodlands to the south of Trowbridge, mitigation measures (as set out in the Trowbridge Bat Mitigation Strategy) will be funded by developer contributions taken either from CIL or Section 106 agreements.

Policy 6: Additional Housing Development

Proposals for windfall development outside of the sites identified by Policy 5a and 5b will be supported if they are within the Southwick Village settlement boundary defined by the Wiltshire Core Strategy and Housing Site Allocations Plan and where such development:

- a) is of a scale and form in keeping with surrounding properties;**
- b) respects residential amenity and provide suitable access;**
- c) can be properly serviced and supplied with essential services such as water and drainage;**
- d) demonstrates high levels of sustainability including sustainable building design and implantation of sustainable drainage systems where appropriate;**
- e) preserves and enhances the Parish's heritage assets, including below ground archaeology, and their setting in line with Wiltshire Core Strategy CP58 and national policy, respecting key views to and from the assets; and**
- f) complies with the other policies within the development plan;**
- g) will make a financial contribution from the developer towards mitigating residual in-combination effects from recreation pressure as set out in the Trowbridge Bat Mitigation Strategy.**

Development should not be permitted in the open countryside unless it is for development permitted by the exceptions at paragraph 4.25 of the Core Strategy, is in accordance with the Trowbridge Bat Mitigation Strategy SPD, does not result in the loss in functionally linked habitat to the Salisbury Plain SAC/SPA and accords with the HRA and Mitigation Strategy for the Salisbury Plain SPA in relation to recreational pressure from residential development.

Objectives supported: 1...2...4...

10.32. Evidence base:

- Housing Needs Survey 2018
- Consultation Statement (and in particular responses from the community engagement questionnaire)
- Scoping Report and Site Selection Report
- Wiltshire Core Strategy

A PLACE THAT SUPPORTS THE COMMUNITY

- 10.33. The following policies aim to retain, conserve and enhance the existing community facilities, including sports, retail, educational and recreational amenities.

Retail services and facilities

- 10.34. Paragraph 92 of the NPPP (2019) states:

'To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.*

- 10.35. Southwick currently has relatively few facilities in terms of its population. There is a village hall, primary and nursery schools, two churches, recreation areas, pub and convenience store, however there are gaps which limit the ability for people to remain in the village for most of their needs. Consequently, there is a concern that development could lead to the further loss of existing services and facilities in and around the village, damaging the vitality of the existing community.



- 10.36. Community engagement indicated a strong wish for better shops, social facilities and other amenities such as a post office, pharmacy and bank. This policy is designed to encourage development of the necessary type.

Policy 7: Retail services and facilities

The loss of community facilities, services, shops and local business will be resisted in accordance with Core Policy 49.

Proposals for additional services and facilities within the village will be supported subject to the following criteria being met:

- a) the individual proposal will not generate unacceptable noise, fumes, smell or other disturbance to neighbouring residential properties;**
- b) the particular proposal will not lead to traffic congestion or adversely affect the free-flow of traffic on the adjoining highway; and**
- c) access arrangements, off-street parking, turning space and service facilities should be satisfactorily provided without impinging on adjoining residential and non-residential uses.**

Extension of existing retail units, and conversion in whole or part of dwellings or buildings in non-retail use into retail or business uses (including a post office) will be encouraged. subject to compliance with the above criteria.

Objectives supported: 5...7...

- 10.37. Evidence base:

- Scoping Report, Site selection report
- Wiltshire Core Strategy
- Community Engagement responses (in Consultation Statement)
- NPPF Paragraph 92

Open space and recreation

- 10.38. Access to high quality open spaces not only provides health and recreation benefits to the people living and working nearby, but also holds ecological value and contributes to the local green infrastructure; overall playing an important role in the achievement of sustainable development.
- 10.39. The community of Southwick enjoys good or very good overall health at a higher level than the national average, although it is ageing in line with the trend of many rural areas. However, the wider area suffers from higher levels of cardio-vascular disease, improved recreation in open space would help improve both physical and mental health.
- 10.40. Southwick is also fortunate in having successful allotments, located to the north of Frome Road. Southwick Allotment Association Limited owns and manages 52 plots on the original site set up in 1996 and Wiltshire Council manages a further 61 plots on the

adjacent site set up within the Southwick Country Park in 2009. Southwick Allotment Association Limited's membership is over 100. The Company is managed by Directors and a Committee of volunteer members and the ethos is to provide good quality, decent sized plots at a cost price. Waiting lists are in place for both sites.

- 10.41. Being highly popular and over-subscribed, the Allotments are considered a valued local resource; a facility not only for producing locally grown food (thus enabling reduction of food-miles carbon) but also for recreation, healthy exercise, socialising and peaceful enjoyment.

Policy 8: Open Space and recreation

Development proposals which involve the loss of existing open space and recreation facilities, including the Frome Road allotment sites will not be permitted unless:

- a) appropriate alternative provision is made elsewhere; or**
- b) the proposed development is ancillary to the use of the land used for sport or recreation.**

Objectives supported: 5...7...

- 10.42. Evidence Base:

- Scoping Report, Site selection report
- Wiltshire Core Strategy
- West Wiltshire Leisure and Recreation DPD
- Community Engagement responses (in Consultation Statement)
- NPPF paragraphs 91, 96 and 97

Rights of Way

- 10.43. The NPPF confirms that planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users.
- 10.44. Southwick is fortunate to have an extensive network of public footpaths and bridleways within the Parish that are highly valued, particularly surrounding the Southwick Court site and Southwick Country Park. Public rights of Way form important part of sustainable transport links which should be protected and enhanced (NPPF, para.98). They contribute to the overall Green Infrastructure of the surrounding area, providing socio-economic and cultural benefits.



10.45. Across Wiltshire it has been reported in the Wiltshire Open Space Study (2015-2026) that Rights of way are “by far the most frequently used facility with 40% of households reporting using them almost every day”. The Rights of Way in Southwick serve a variety of needs and it is important that they remain accessible to all residents in the local community.

10.46. The NDP therefore seeks to protect and enhance these rights of way to ensure continued use from future generations.

Policy 9: Public Rights of Way

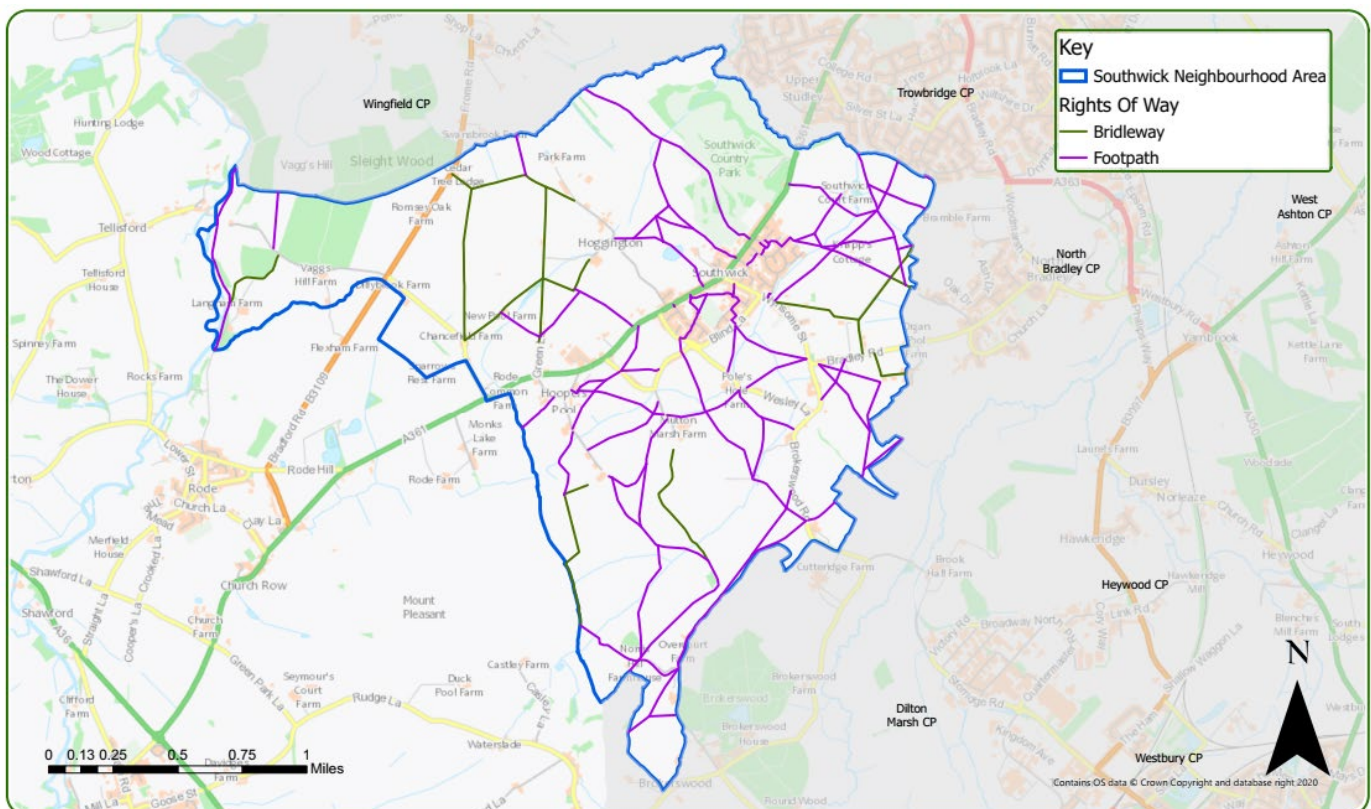
The creation of new Public Rights of Way will be supported.

Development proposals should not result in unacceptable harm to a Public Right of Way or the users of it. Where development affects a Public Right of Way, the application will be expected to demonstrate the mitigation measures that will be in place to address any adverse impacts.

Objectives supported: 5...7...

10.47. Evidence Base:

- Scoping Report, Site selection report
- Wiltshire Core Strategy
- Community Engagement responses (in Consultation Statement)
- NPPF paragraphs 91 and 98



Map 9. Southwick Neighbourhood Area Public Rights

Infrastructure and Developer Contributions

- 10.48. Developers will be required to contribute towards the provision of local infrastructure, including public facilities and access routes, and to mitigate impacts of development proposals in order to make them acceptable in planning terms, in accordance with National and Core Strategy policy. This may include both CIL contributions and those made by section 106 agreement.
- 10.49. The Planning Policy basis for this is Planning Practice Guidance and WCS Core Policy 3 (as expanded on by the guidance in Wiltshire Planning Obligations SPD May 2015). The NPPF (paragraph 34) says;
- ‘Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan’.*
- 10.50. Planning Practice Guidance (003 Reference ID: 23b-003-20150326) says: *‘Policies for seeking planning obligations should be set out in a Local Plan, neighbourhood plan and where applicable in the London Plan to enable fair and open testing of the policy at examination.’*
- 10.51. Schemes to improve public facilities and access routes such as those set out below may also lead to impacts on bats, especially where these lead to increased lighting, such as floodlighting of sports pitches, or changes to the extent or management of hedgerows for improvements to footpaths. Any such proposals should consider the guidance contained in the Trowbridge Bat Mitigation Strategy and planning applications will need to demonstrate there will be no adverse effect on bats from the proposal alone and in combination with other development. Poorly sited development may be refused but carefully designed schemes, making use of modern lighting techniques and equipment, may bring improvements on sustainable transport routes for both people and bats.
- 10.52. The purpose of this policy is not to add further burdens to development, nor to duplicate higher level policy. The policy is designed to set out local priorities, based on the wishes of the community and objective evidence, and to provide certainty to developers by adding detail to the existing policy framework.

Policy 10: Infrastructure and Developer Contributions

All new housing and employment development proposals in the area will be expected to contribute towards local infrastructure in proportion to their scale and in accordance with National and Wiltshire Core Strategy policy. Local priorities, which may apply to either section 106 or CIL funding are as follows (not in order of importance):

1. Improvements to sustainable transport, including footpaths, cycle ways, bus services and charging points for electric vehicles including mobility scooters;
2. Support for provision of enhanced local drainage for surface water and foul water;
3. Improvements to safe crossing pedestrian crossing points;
4. Enhancement of tree and hedgerow planting, provision of ponds or other features beneficial to biodiversity;
5. Support for the provision of a post office.

Any local infrastructure proposals should comply fully with the guidance on survey, design, mitigation and developer contributions set out in the Trowbridge Bat Mitigation Strategy. Associated planning applications will need to demonstrate there would be no adverse effect on the integrity of the Bath and Bradford on Avon Bats SAC from the application alone and in-combination with other development.

Objectives supported: **1...4...7...8...9...10...**

10.53. Evidence base:

- Consultation Responses from Community Engagement
- Site selection report and site surveys
- Landscape and Visual Setting Analysis Report - full report available separately.
- NPPF 2019
- Wiltshire Council Core Strategy 2015 Policy 29 (especially paragraph 5.150)
- Wiltshire Housing Site Allocations Plan draft (HSAP), Wiltshire HSAP Consultation Draft evidence base, including HRA – Wiltshire Council
- Wiltshire Planning Obligations SPD 2015



11. NON-PLANNING ACTIONS

- 12.1. The following informal policies do not form part of the statutory neighbourhood plan. They are non-planning matters which nevertheless are important to the community.

Informal Non-Planning Policy A: Drainage and Habitats

- 12.2. Community engagement showed that people cared about wildlife and their habitat. There was also a wish to improve local drainage and reduce surface water flooding. The issue of habitat also featured in the Scoping Report. All of these objectives could be met through action by the community, led either by the Resident's Association or the Parish Council. Funding could be provided through CIL as set out in Policy 5.

A: Drainage and Habitats

The community will take action to improve drainage (e.g., through ditch maintenance or other means). Water voles, a protected species under UK law, are present in the Parish and so where any presence is detected, professional advice would need to be sought before undertaking the ditch maintenance to preserve water vole burrows and food source. The appropriate environmental permits must be obtained prior to any works near to the river banks and floodplains. Action will also be taken to maintain existing trees and hedgerows and plant new ones where appropriate. Action to improve habitat, such as bat and bird nest boxes will also be taken.

Informal Non-Planning Policy B: Sustainable Transport

- 12.3. Transport issues featured strongly in the community engagement. However, many of these issues cannot be tackled directly through the formal policies of a neighbourhood plan.

B: Sustainable Transport

The community will take action to tackle current transport issues through a Sustainable Transport Plan. This may include measures to control speeding (e.g., Community Speedwatch) or lobbying for change in terms of a bypass, HGV routing, improvement of footpaths or other measures.

Informal Non-Planning Policy C: Tidy Village

- 12.4. The appearance and cleanliness of the village were issues raised in the community engagement. However, many of these issues cannot be tackled directly through the formal policies of a neighbourhood plan.

C: Tidy Village

Action will be taken by the community to reduce litter and engage in greater conversation with the Council to provide more bins for this and for dog mess. Funding from CIL or similar receipts by the Parish Council may be used.

12. MONITORING OF PLAN AND POLICIES

13.1. Monitoring of development plan documents is a legal requirement. Wiltshire Council currently produces an annual monitoring report (AMR) and will assess the overall performance of the Development Plan in Wiltshire, including all of the neighbourhood plans. This will meet the main requirements for monitoring.

13.2. However, the Parish will also be carrying out monitoring. Monitoring is intended to:

- Monitor the predicted significant effects of the plan
- Track whether the plan has had any unforeseen effects
- Ensure action can be taken to reduce / offset the significant effects of the plan
- Ensure that the evidence base is up to date
- Consider whether a review of the plan / new plan is needed.

13.3. As part of this the Parish Council will produce a Local Monitoring Report (LMR) and this will be supplied to Wiltshire Council. The community will be able to access it via the Parish website. The LMR will take the form of a table and a few paragraphs of explanatory and advisory text.

13.4. The written summary and conclusion of the LMR will allow the Parish Council to identify not only whether the policies are working, but also what other issues are emerging. It will also enable the Council to judge the effectiveness of mitigation measures proposed. In some cases, monitoring may identify the need for a policy to be amended or deleted, which could trigger a review of the NDP.

13.5. In addition to plan monitoring, the Parish Council may review the plan document itself from time to time should circumstance change. Such a full review would be subject to essentially the same community engagement and consultation procedures as were undertaken to create this NDP.

Appendix A – Evidence Base

AECOM, Southwick NDP Site Options Assessment 2020

AECOM, Southwick NDP SEA Scoping Report 2020

AECOM, Southwick NDP SEA 2020

AECOM, Southwick NDP HRA 2020

An Air Quality Strategy for Wiltshire 2006

CABE Design in Neighbourhood Planning (2013)

Consultation Responses (public and statutory consultees – see Consultation Statement)

CPRE 'Planning and Localism: Choices and Choosing

County SMR and GIS System

DCLG, Neighbourhood Planning – 2013

DEFRA "Neighbourhood Planning, the rural frontrunners: research and case studies", April 2013 Defra (2009) Safeguarding our Soils: A strategy for England [online]

Design Council, The, Design in Neighbourhood Planning English Indices of Deprivation 2015

Environmental Assessment of Plans and Programs Regulations 2004

European Commission (2011) 'Our life insurance, our natural capital: an EU biodiversity strategy to 2020' {online}

Fixing our Broken Housing Market (Government White Paper) 2017 Flood Risk Maps – Environment Agency website

Habitat Regulations Assessment dated 04/03/19, Wiltshire Council

Hampshire Avon, The, Catchment Abstraction Management Strategy for Wiltshire 2006 How to write planning policies, Planning Aid

Laying the Foundations: A Housing Strategy for England DCLG, 2011 Localism Act 2011

Locality, Neighbourhood Plan, Roadmap

Locality, the Quick Guide to Neighbourhood Planning My Community – online resource

Natural Environment and Rural Communities Act 2006, 40 National Planning Policy Framework (Revised July 2018) Neighbourhood Planning (General) Regulations 2012 Neighbourhood Planning Advice Note – Historic England website Planning Advisory Service – Checklist

Planning Aid, 'How to develop a Vision and Objectives' Planning and Compulsory Planning Act 2004

Planning Practice Guidance – online resource

Planning Practice Guidance – Viability

National Design Guide

Town and Country Planning Act 1990 (As Amended)

Trowbridge Transport Strategy, Report on Emerging Strategy 2012.

UK Census - Wiltshire and Southwick Parish – 2011

UK Traffic Data website

Southwick Housing Needs Survey 2018

Southwick NDP Issues Report January 2020

Southwick NDP Site Selection Report April 2020

Southwick Landscape and Visual Setting Analysis Report by Landscape Architects Indigo Landscapes

West Wiltshire District Plan 1st Alteration (2004) West Wiltshire Leisure and Recreation DPD

Wiltshire Council, Wiltshire Biodiversity Action Plan (BAP) - 2008

Wiltshire Council, Core Strategy 2015

Wiltshire Council, Housing Site Allocations Plan 2020

Wiltshire Council Trowbridge Bat Mitigation Strategy SPD 2020

Wiltshire Council, Environmental Assessment of Neighbourhood Plans, Feb.2014

Wiltshire Council SEA Screening Decision

Wiltshire Council (2015): JSA for Trowbridge Community Area, [online]

Wiltshire Council, Neighbourhood Planning Guidance February 2013

Wiltshire Council, Open Space Study

Wiltshire Council's portal on Neighbourhood Planning including "Front Runner" projects:
<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/neighbourhoodplanning.htm>

Wiltshire Council, SEA Guidance Note, September 2015 Wiltshire Council SEA Screening Decision

Wiltshire Council Level 1 SFRA 2008 and 2019

Wiltshire Core Strategy 2026

Wiltshire Council Surface Water Soak Away Guidance for Developers

Wiltshire Council, Topic Paper 2 – Housing - (January 2012)

Wiltshire Council Topic Paper 7 - Economy (January 2012)

Wiltshire Council Topic Paper 8 - Infrastructure and Developer Contributions

Wiltshire Council, Topic Paper 10 - Transport -January 2012

Wiltshire Council, Topic Paper 11 – Green Infrastructure -January 2012

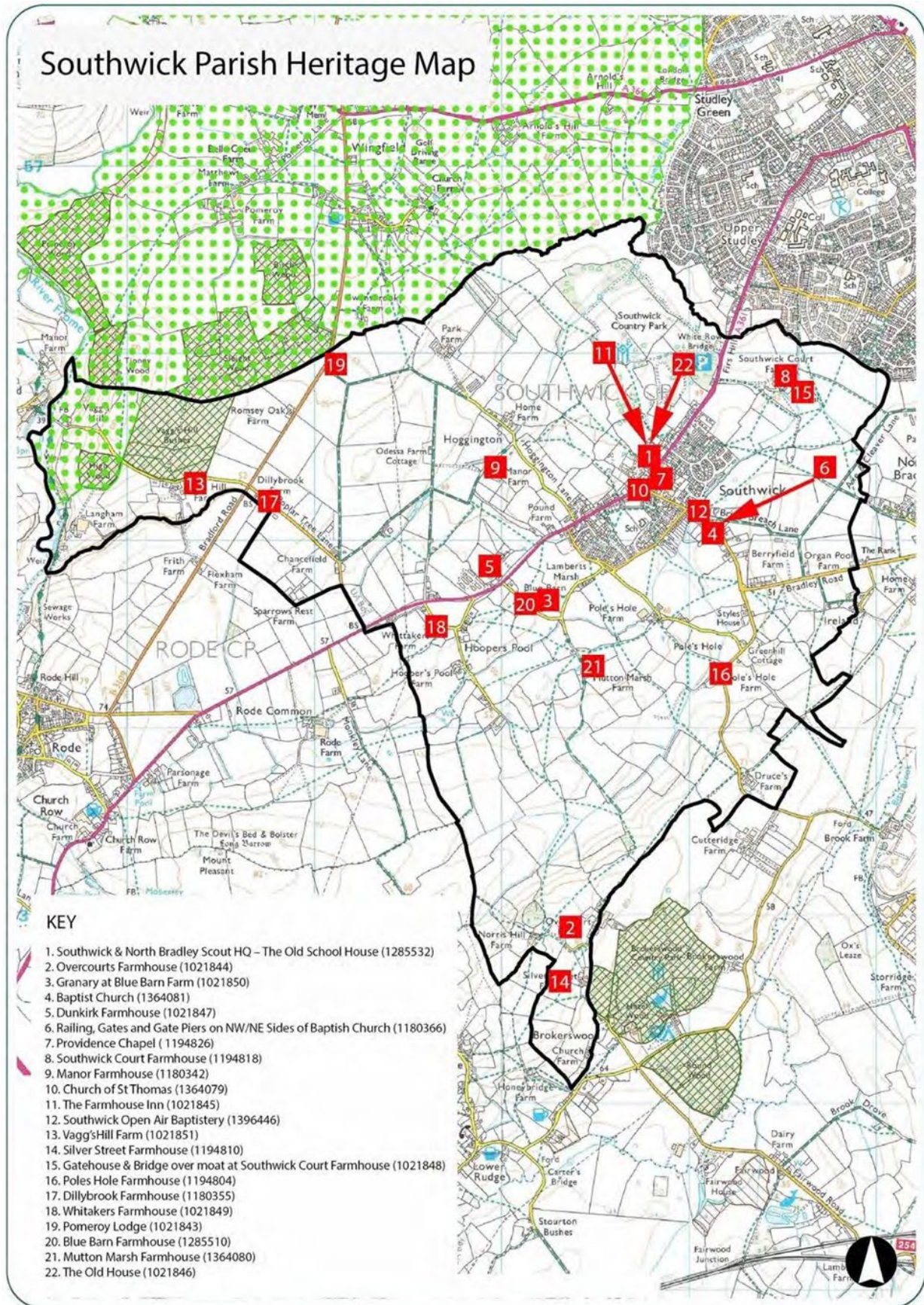
Wiltshire Historic Landscape Assessment 2012

Wiltshire Infrastructure Delivery Plan 2011-2016

Wiltshire and Swindon Biodiversity Action Plan Steering Group (2013) Landscape Biodiversity Areas: A landscape-scale framework for conservation in Wiltshire and Swindon

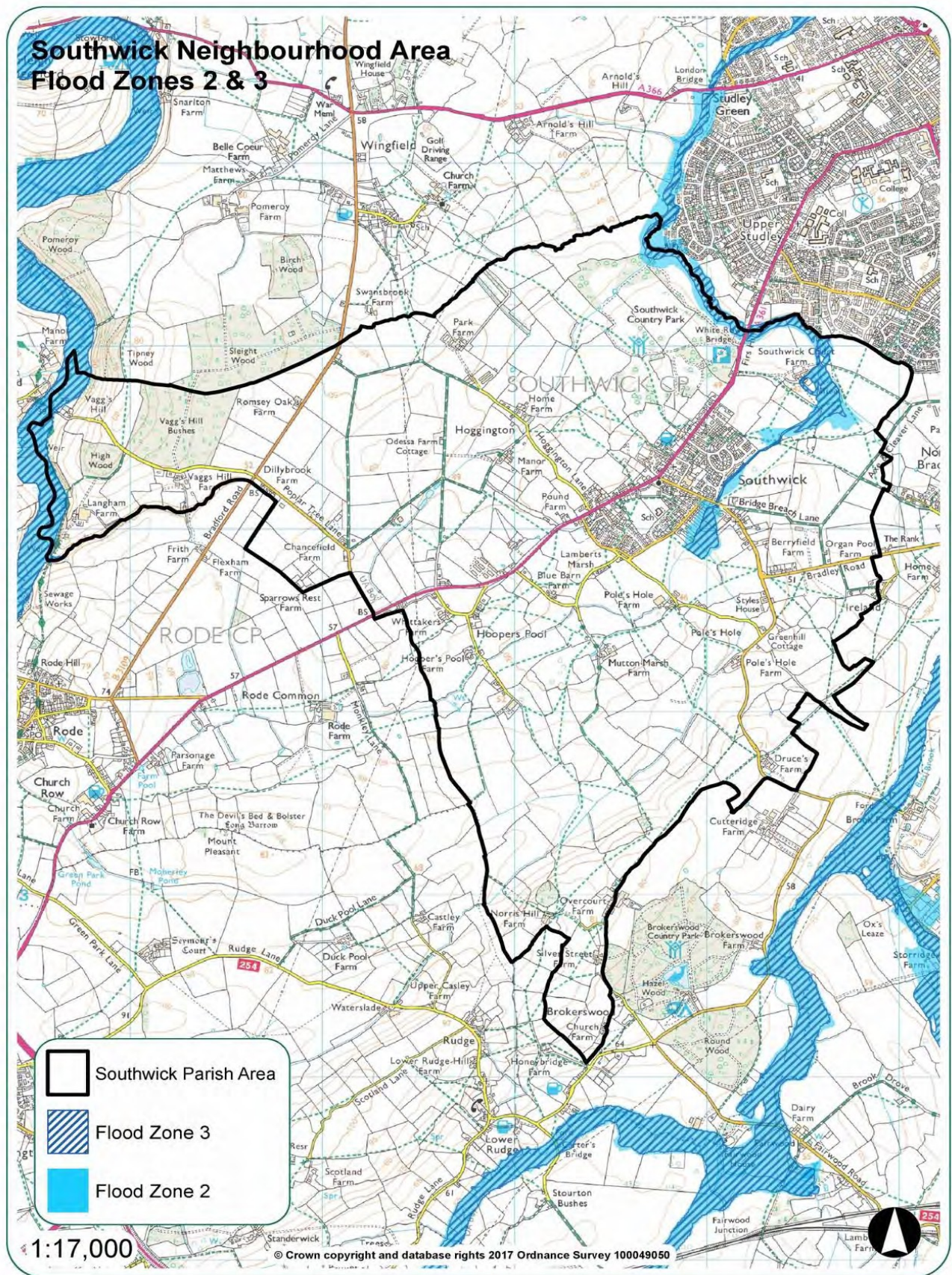
Wiltshire and Swindon Historic Environment Record Wiltshire and Swindon Economic Strategy 2003 – 2008

Appendix B – Southwick Heritage and Archaeological Assets



[illegible]

Appendix C – Southwick Flood Risk



Appendix D – Southwick Researchers

The plan was led by the Parish Council but produced with and by the local community. The following people contributed to the research for the Southwick Neighbourhood Plan.

The Steering Group includes:

- John Eaton
- Josh Heydon
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- Barbara Johnson
- Joan Jones
- Janet Player
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- Philip Harcourt
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