

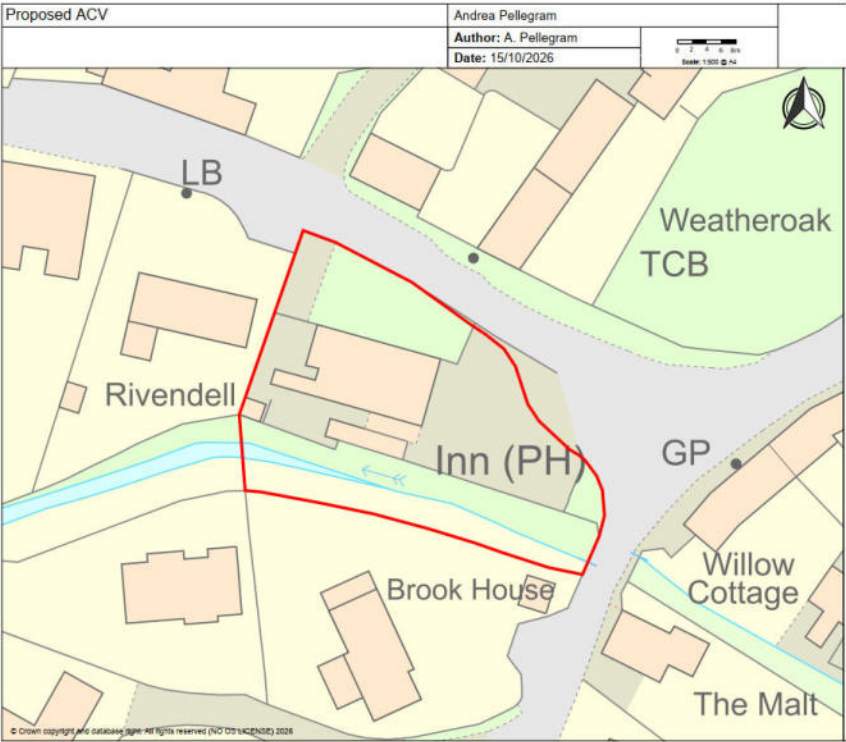
Nomination for listing as an Asset of Community Value

Nominated land

The area to be covered is the Swan Inn, Wilton, SN8 3SR

It is the building and the land associated with Land Registry title number WT104557

Please see map below



Area to be covered
Please describe the nominated land including its proposed boundaries and exact location, address, postcode and a map attachment.

Ownership Please state all the information you have on: (i) the names of current occupants of the land, and (ii) the names and current or last known addresses of all those holding a freehold or leasehold estate in the land; Please include a copy of the land registry entry.	Land Registry title number = WT104557. It is an absolute freehold title The owner of the Swan Inn = Mr Ramon Conrad Witan, [REDACTED] The tenant (publican) = Mr William Clemence, [REDACTED] Please note: we wrote to the owners of the Swan Inn to inform them that we are proposing to nominate the pub as an Asset of Community Value in April 2024, the letter sent and proof of postage is attached.
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Community value Your reasons for thinking that Wiltshire Council should conclude that the land is of ‘community value’, having regard to the definition in the Localism Act: • current primary use of the building/ land or use of the building/ land in the recent past furthers the social well-being or social interests (cultural, recreational, or sporting interests) of the local community • it is realistic to think that now or in the next five years there could continue to be primary use of the building/land which will further the social well-being or social interests of the local community (whether or not in the same way as before)	The Swan Inn was identified as part of the development of Grafton Neighbourhood Plan development as a highly valued community asset. It is located in the heart of Wilton Village and is considered by Grafton parishioners to be a valuable community asset that we would not wish to lose. Not only does it provide a social setting for the community to meet, eat and drink but is also a significant draw for visitors to the area. • During the plan development process it was highly cited during the original Neighbourhood Plan community survey in 2022 with 96% of respondents requesting that the Swan Inn be protected for community use • In the Regulation 14 consultation survey in May 2025, Policy 2 - Community Infrastructure received 94% support. • In the Neighbourhood Planning Meeting on August 26th 2025 it was agreed that we would register the Swan as an Asset of Community Value (Meeting Minutes attached). • At the Neighbourhood Plan Referendum on July 16th 2026, 30% of the parish turned out to vote and voted 64% in favour of the plans. See page 41 onwards in NP document attached.
Eligibility to nominate Please provide evidence that you meet the definition of a community nominator as set out in the regulations (i.e. a parish council or voluntary or community body with a local connection). If an unincorporated group please provide a list of 21 names on the local electoral register.	This application is being submitted by Grafton Parish Council, following the successful referendum and making of the Grafton Neighbourhood Plan See final decision statement attached from Wiltshire Council

Your details

Parish	Grafton
Community area	Pewsey
Your organisation	Grafton Parish Council
Contact name	Richard Pash
Position held	Chair of Grafton Neighbourhood Plan group
Address	Mill Farm, Marten, Marlborough, Wiltshire. SN8 3SJ
Telephone	[REDACTED]
Email	[REDACTED] clerk@graftonparish.com

I confirm that all information provided is accurate and complete

Name	[REDACTED]
Date	

Please return to assetsofcommunityvalue@wiltshire.gov.uk (scanned attachments can be accepted).

**Minutes of Grafton Parish Neighbourhood Planning Meeting held at Thatched Barn,
Wilton on Tuesday 26 August 2025 at 19:30 hours**

Item	Topic and Actions
	Attendees: Mr Richard Pash (Chair), Mr Mike Hatherell, Mr David Lemon, Mr George Hosier, together with Members of the Public: Mr Jonathan Lyle. Apologies for absence: Mr Edward Nelson, Mrs Emma Dawney, Mrs Ellen Harris, Mr Bill Clemence, Mr Peter Lemon.
1.	Matters arising from Neighbourhood Planning Meeting held on 28 April 2025: The minutes of the meeting were approved. The meeting planned for 23 June was cancelled as not needed.
2.	Update on Regulation 14 Consultation: Mr Pash explained that the Parish Council meeting on May 12th, the PC agreed to launch the Section 14 Consultation, which ran from May 19th until July 7th. He announced positive results from the Community Survey (68 responses). Results to each question range from 75% to 94% in support, together with helpful criticism. Statutory responses were also received. Matters arising: Policy 1 - Housing (75% support). The group discussed access to the triangle of land opposite machinery field. Mr Lemon confirmed he was planning access from Hungerford Road. He also explained he was planning access to bridleway GRAF2 by extending the pavement next to machinery field. The group confirmed the work done on housing design in the parish should be included in the Neighbourhood Plan https://www.yumpu.com/en/document/read/23206544/grafton-parish-village-design-statementpdf-13mb-wiltshire-council. Policy 2 - Community Infrastructure (94% support). Mr Pash asked for support to register the Swan as an Asset of Community Value. Policy 3 - Green Space. Mr Pash explained he will be contacting landowners of all Local Green Space sites to notify them of the designation, keeping proof that each person has been contacted. Policy 4 - Bakery and Cafe (75% support). The group discussed the policy document which they had first reviewed in 2023, with revisions coming from the Regulation 14 Consultation. The group were happy to support the changes, which will now be incorporated in the Neighbourhood Plan. Policy 5 - Sustainable Transport (94% support) and Policy 6 - Environment (94% support). No actions. Action: Ahead of Regulation 15 assessment by Wiltshire Council Mr Pash to prepare (a) section 14 consultation report (b) revised neighbourhood plan document (c) basic conditions statement.
3.	Budget – position: Mr Pash explained that Following the Chancellors Spring Statement, the previous grant funding streams have been closed for Neighbourhood Plans. At the August Parish Council meeting the Council agreed to provide direct support, to help finish the efforts spent so far and enable the NP. Action: Mr Nelson to provide an update at the next meeting.
4.	AOB: Mr Pash asked if there were any matters that members of the steering group wanted to raise, explaining he will continue to look through comments received from the consultation and will raise them in AOB, that do not fall into the topics above. Parish Resilience Plan: Mr Lemon shared the draft Parish Resilience Plan, looking at a number of potential risks / issues and actions taken by the parish to improve flood and climate resilience. The group commented positively on the plan and offered their support. Action: Mr Pash to present the plan at the next Parish Council meeting.

Next Grafton Neighbourhood Planning Meeting: Monday 3rd November 2025 at 19:30, Thatched Barn, Wilton
Contact: clerk@graftonparish.com
website: www.graftonparish.com

GRAFTON PARISH NEIGHBOURHOOD PLAN 2025-2040: Final Decision Statement

Date of publication: 21ST July 2026

1. Decision

- 1.1 Following an Independent Examination and a positive referendum result, Wiltshire Council has decided on 21st July 2026 pursuant to section 38A (4) of the Planning and Compulsory Purchase Act 2004, to 'make' the Grafton Parish Neighbourhood Plan (the 'Plan').
- 1.2 The Grafton Parish Neighbourhood Plan now forms part of the Development Plan and its policies will be given full weight when assessing planning applications that affect land covered by the Plan.

2. Reasons for Decision

- 2.1 With the Examiner's recommended modifications, and additional modifications made by Wiltshire Council, the Plan meets the basic conditions set out in paragraph 8(2) of the Schedule 4B of the Town and Country Planning Act 1990, is compatible with EU obligations and the Convention rights and complies with relevant provision made by or under Section 38A and Section 38B of the Planning and Compulsory Purchase Act 2004 (as amended).
- 2.2 The referendum held on 16th July 2026 met the requirements of the Localism Act 2011. It was held in the referendum area (consisting of the parish area of Grafton, and posed the question "Do you want Wiltshire Council to use the Neighbourhood Plan for Grafton Parish to help it decide planning applications in the neighbourhood area?"
- 2.3 The count took place on 16th July 2026 and greater than 50% of those who voted were in favour of the Plan being used to help decide planning applications in the neighbourhood plan area. The results of the referendum were:

Response	Votes	Percent of total
YES	110	64.7%
NO	60	35.3%
Turnout	30.14	

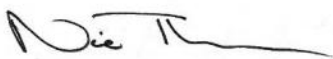
- 2.4 Wiltshire Council has assessed that the Plan including its preparation does not breach, and would not otherwise be incompatible, with, any EU obligation or any of the Convention Rights (within the meaning of the Human Rights Act 1998).

3. Background

- 3.1 The Grafton Parish Neighbourhood Plan area, situated in the central part of Wiltshire, comprises of the parish area of Grafton. The neighbourhood area was designated on 8th March 2022 as an area for the purpose of preparing a neighbourhood plan in accordance with section 61G of the Town and Country Planning Act 1990 (as amended).

- 3.2 Grafton Parish Council (the 'qualifying body'), submitted the draft Grafton Parish Neighbourhood Plan, along with supporting documents, to Wiltshire Council in 5th November 2025 for consultation, independent examination and remaining stages of the draft Plan's preparation in accordance with the Neighbourhood Planning (General) Regulations 2012.
- 3.3 Following submission of the draft Grafton Parish Neighbourhood Plan, Wiltshire Council publicised the draft Plan and supporting documents and invited representations during the consultation period 24th November 2025 to 19th January 2026.
- 3.4 In January 2026, Wiltshire Council appointed an independent examiner Ms Liz Beth, to examine the draft Plan and consider whether it should proceed to referendum.
- 3.5 The examiner's report was received in March 2026 and concluded that, subject to making the modifications recommended in the report, the draft Plan met the Basic Conditions and should proceed to referendum. The examiner also recommended that the Grafton Parish Neighbourhood Area (the parish area) would be an appropriate area within which to hold a referendum.
- 3.6 Following receipt of the examiner's report, in March 2026 Wiltshire Council published a Decision Statement to confirm that the Council was satisfied that the draft Grafton Parish Neighbourhood Plan, as modified, complies with the legal requirements and could proceed to referendum. The Council also agreed with the examiner that the Grafton Parish Neighbourhood Area (the parish area) would be an appropriate area within which to hold a referendum.
- 3.7 A referendum was held on 16th July 2026 and 64.7% of those who voted were in favour of the Plan. Paragraph 38A (4)(a) of the Planning and Compulsory Purchase Act 2004 as amended requires that the Council must make the neighbourhood plan if more than half of those voting have voted in favour of the plan. The Council are not subject to this duty if the making of the Plan would breach, or would otherwise be incompatible with, any EU obligation or any of the Convention rights (within the meaning of the Human Rights Act 1998).
- 3.8 This Decision Statement and the Neighbourhood Plan have been published on Wiltshire Council's website along with details of where they can be inspected. This information has also been brought to the attention of people who live, work or carry out business in the neighbourhood area.

Signed:



Nic Thomas
Director of Planning, Economy and Climate
Wiltshire Council

Dated: 21st July 2026

Parish Clerk
Grafton Parish Council
East Grafton
Marlborough
Wiltshire
SN8 3DB

Mr Ramon Conrad Witan
[REDACTED]
[REDACTED]
[REDACTED]

4 March 2024

Dear Mr Witan

**Localism Act 2011
The Assets of Community Value (England) Regulations 2012
The Swan Public House, Wilton, Marlborough, Wiltshire, SN8 3SR**

I am writing to inform you that the Parish Council is proposing to nominate The Swan Public House to be registered as an Asset of Community Value (Use Class Sui Generis). This is in accordance with Part 5, Chapter 3, of the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012.

The decision comes as part of the Parish Councils work on their Neighbourhood Plan, and strong feedback from the community as part of the Community Survey – 96% of respondents asking the Parish Council to protect the Swan for future use by the community.

If you require any further information, please do not hesitate to contact me.

Yours sincerely,

Maria Vonsova
Parish Clerk, Grafton Parish Council

Email: clerk@graftonparish.com

Website: www.graftonparish.com