

CHIPPENHAM WITHOUT PARISH NEIGHBOURHOOD PLAN: Questionnaire 1 - Reply Statistics

THE SITUATION

A group of residents from Allington, Sheldon and Lanhill, with the approval and support of Chippenham Without Parish Council, have formed a Steering Group to develop a Neighbourhood Plan for the Parish.

A Neighbourhood Plan addresses the development and use of land. Our proposals will be examined by an Examiner and placed before parishioners in a referendum and, if found to be acceptable, will become part of the statutory development plan procedure operated by the planning authority. A Neighbourhood Plan is therefore a powerful tool for local people to ensure that they get the right type of development for their area and community.

Thus through consultation with the people of the Parish, the Steering Group will establish a Vision of the Future and produce planning policies for the development and use of land in our Parish to deliver that Vision. The Neighbourhood Plan (NP) will have legal standing.

THE PARISH

We currently live in a rural enclave, which offers fast travel to London as well as the local towns and cities of Swindon, Bath and Bristol, our local airport, by excellent road and rail links. We are within five minutes of two large supermarkets in Chippenham and have our own farm shop within the Parish. We have around 150 people eligible to vote and perhaps a total population of around 275. In addition to the main business of Farming our Parish also offers employment opportunities within the Business Parks at Fowlswick and Sheldon, at Allington Farm Shop and through other SMEs (small and medium-sized enterprises) scattered within our community. It is a country Parish of rolling farmland with numbers of listed buildings, a Conservation Area and a National Scheduled Monument of a Romano British Farmstead.

THE PROCESS

Our first step in the process of developing a Neighbourhood Plan is to canvass the views of the people living here and out of your answers produce a Vision of the future. Once you are happy with this Vision we can work on the means of getting there – The Neighbourhood Plan itself. Therefore, if you could answer the following questions, your views will form the basis of that Neighbourhood Plan which, in due course, will be submitted to an Examiner to check that it is sound from a planning law perspective. Once the Examiner has approved it, the Neighbourhood Plan will then be the subject of a Referendum at Parish level and everyone on the electoral register will be asked whether they approve it. If approved, the Plan will then be submitted to Wiltshire Council to be legally made.

The Neighbourhood Plan is your chance to have an influence on shaping development in our area.

If you feel that you could assist in any way with the formulation of our Neighbourhood Plan please get in touch with the Secretary of the Steering Group, details below.

Your completed questionnaire should be returned to:- Stephen Eades - Secretary to the Steering Group, Cedar Lodge, Allington, Chippenham SN14 6LW.

Phone 01249 653972 E-mail: Stephen.marinet@btinternet.com To assist a pre-paid return envelope is enclosed.

ALLINGTON AND SHELDON NEIGHBOURHOOD PLAN: THE SURVEY

You and your household - Please provide your name and address in the box below:

Email:

Family. How many people reside at this address?

Answers:

HOMES	NUMBER ADULTS	TOTAL ADULTS	SCHOOL AGED CHILDREN		OTHER CHILDREN
2	1	2	0		0
11	2	22	0		0
1	2	2	1	1	0
6	2	12	2	12	0
1	3	3	0		0
1	3	3	1	1	1
1	4	4	0		0
1	4	4	2	2	0
Total	24	52	16		1

41 Replies from 24 Homes, containing 52 Adults, 16 school-aged children and 1 other child.

Is this your main home?

YES
 NO

How many years have you lived in Chippenham Without Parish?

Under a year
 1-2yrs
 3-4yrs
 5-9yrs
 10-14yrs
 15-19yrs
 20+yrs

How would you describe your home? Farmhouse House Cottage Bungalow Flat/Apartment Other (please describe)

How many bedrooms does your home have? 1 2 3 4 5+

Has anyone from your family moved away from the Parish in the past 5 years due to difficulty in finding a home they could afford locally? YES No

Answer g. One only.

Answers to c, d, e and f.

Answer c.	RESIDENCES	MAIN HOME		%	MAIN HOME		%	TOTAL
	24	Yes		96%	No		4%	
Answer d.	Length of Domicile	1-2yrs	-4yrs	-9yrs	0-14yrs	15-19yrs	20+yrs	24
		1	4	2	3	4	10	
Answer e.	Type of Dwelling	Farmhouse	House	Cottage	Bungalow	Flat	Other	24
		5	9	8	1		1 (Manor)	
Answer f.	No of Bedrooms	1	2	3	4	5+		24
			3	4	10	7		

Map We provide here a Map to enable you, when answering any of the questions in this questionnaire, to record on it any matters or places which you value, any changes you would like to see, anywhere you think new development might be suitably located both for housing, business and any other feature, and indeed any other issue you would like to raise.

Question: What do you like about living in the Parish?

Answers:

FEATURE	COMMENTS	%
Rural setting	35	41.2%
Proximity of Chippenham Amenities	16	18.8%
Peace and quiet.	15	17.6%
Transport Links within and without Wiltshire.	10	11.8%
Education. Proximity of good schools.	3	3.5%
Access to City of Bath and other nearby towns	1	1.2%
Availability of Farm Work	1	1.2%
Medical Services	1	1.2%
Access to Sports Facilities	1	1.2%
Access to Field Sports	1	1.2%
Availability of footpaths leading to woods.	1	1.2%
TOTAL COMMENTS	85	

Comment: This produced multiple choices, e.g. rural setting, transport links etc. Each choice of feature is shown as a percentage of the total features to aid understanding.

Question: What don't you like about living in the Parish?

Answers:

FEATURE	COMMENTS	%
Traffic Levels. Use of Lanes as "Rat Runs"	20	35.7%
The uncertainty over strategic development being imposed on the Parish (by WC) across the A350	7	12.5%
Poor State/Upkeep of Lanes/Roads including the verges	6	10.7%
Poor Broadband Speeds	6	10.7%
Lack of safe cycling/walking routes including footpaths	5	9%
Main Roads through Parish	2	3.6%
Rubbish left in Lanes	2	3.6%
Pollution - Air (because of Traffic), Light (from Chippenham)	2	3.6%
No social centre e.g. pub, church or hall	2	3.6%
Rural Nature (isolation)	2	3.6%
High Cost of Parish Housing	1	1.8%
Unsuitable Businesses*	1	1.8%
TOTAL COMMENTS	56	

Comment: Unsuitable Businesses* This is to do with the support a business needs in terms of unsightly buildings, unusual power requirements, large HGV (other than farming related) too big for the lanes and hours of work (deliveries out of hours).

Question: What would you like to change?

Answers:

FEATURE	COMMENTS	%
Increase Traffic Management to discourage Rat Runs and have less air pollution e.g. Calming, Passing Places, Speed Limits, a 'Quiet Lane'.	20	30.7%
To have the A350 confirmed as the Western Boundary of Chippenham for Strategic Development of any kind.	13	20.3%
Upgrade to faster Broadband speeds	9	14%
To have more permanent Reinstatement and Maintenance of Lanes	5	7.8%
Acquire a Parish Hall (build, buy, hire)	5	7.8%
More safe cycling/walking routes through the Parish	4	6.2%
Add signage for Lanhill	2	3.1%
More low cost housing	1	1.5%
More and diverse businesses	1	1.5%
To have a Neighbourhood Plan	1	1.5%
No deliveries by HGVs to Business Parks especially out of hours	1	1.5%
To have better Liaison with WC	1	1.5%
To have the Farmland protected	1	1.5%
TOTAL COMMENTS	64	

Housing Question: Would you like to see more housing in the Parish?

Answers:

	NUMBER	%
YES - Housing Development (HD) Positive (Pos)	27	66%
NO - Housing Development (HD) Negative	14	34%
TOTAL	41	

If YES, what sort of housing would you like to see?

Answers:

TYPE OF HOUSING	NUMBER	% OF TOTAL
Rural cottage style	20	31%
Conversion of existing farm buildings	18	27.7%
Extensions to existing houses	13	19.5%
Affordable social housing	10	15%
High density modern housing	1	1.5%
Other, please specify. Unique, Contemporary	1	1.5%
Quality larger properties	1	1.5%
Dual Use – Housing + Work Space	1	1.5%
Flats	0	0%
TOTAL	65	

Question: If you would like to see more housing, where would you like to see this located?

Please make use of the Map if this is appropriate.

Answers: This would have produced a very cluttered map. In essence, site selection was entirely based on existing groupings of houses or farm complexes. There were no green field sites recommended.

A THRIVING ECONOMY - The major land use in the Neighbourhood Plan area is farming.

Question: Do you have any thoughts or views about the future of farming?

Answers:

VIEW	HD Pos	HD Neg	%
Support	21 +	12	80.5%
Diminish/No view	6 +	2	19.5%
TOTAL	27 +	14	100%

Correlation to Housing Development:

(1). Of those that favoured more housing development:

HD Pos (27), the number that **supported Farming = 21** while those that did not support or have a view about Farming = **6**.

(2). Of those that were against housing development, **HD Neg (14)**, the number that **supported Farming =12** while those that did not support or have a view about Farming= **2**.

Comments on farming:

COMMENT - SUBJECT	NUMBER	%
Diversification - General	4	25%
Production/Use of Green Energy	4	25%
Promotion of Mixed Farming	3	19%
Diversification of Methods: Organic	2	12.5%
Diversification -Community Farms	1	6.25%
Promotion of Farming for School Leavers	1	6.25%
Horticulture	1	6.25%
TOTAL	16	

Question: What other type of business would be most suited to the parish?

Answers:

BUSINESS GROWTH - TYPES	NUMBER	%
Small Rural Crafts – Bee Keeping (Honey), Pottery, Wood Carving, Dry Stone Walling, Tree Surgery, Bakers/Confectioners, local artists	14	39%
High Tech/IT (SMEs)	6	16.5%
Small Office based – finance, legal, architects, consultancies of all types, service industries	6	16.5%
Tourism including: Archaeology – Visitors Centre Holiday Lets	4	11%
Light Industrial	3	8.25%
Kennels (dog/cat)	1	2.7%
Stabling (livery),	1	2.7%
Recreational Services - Cycling	1	2.7%
TOTAL	36	

Comment: It should be noted that there are nearly 50 businesses operating in the NP area. Also, it was thought that New Businesses need to be in keeping with the setting and current infrastructure; a limit on the size of vehicles involved – e.g.10 ton max?

ii. Correlation with views on Housing Development:

	BUSINESS DEVELOPMENT	NO BUSINESS DEVELOPMENT
HD Pos - 27	24	3
HD Neg - 14	6	8
TOTALS - 41	30 - 73%	11 - 27%

INFRASTRUCTURE

Question: What type of infrastructure) should the parish and Neighbourhood Plan focus upon?

For example; roads and lanes, access, cycle-ways, public rights of way, etc. Please make use of the Map if this is appropriate.

Answers:

TYPES OF INFRASTRUCTURE	NUMBER of COMMENTS	%
Development of Cycle-ways, footpaths, bridle-paths	15	23%
Maintenance of Rural Lanes	13	20%
Traffic Management Quiet Lanes	8	12%
Traffic Management Speed Limits	7	10.5%
Traffic Management Traffic Calming Methods e.g. speed bumps	6	9%
Restoration of Rural Lanes	6	9%
Traffic Management Size/Weight Restriction (other than Farm vehicles)	4	6%
Improve Broad Band Speeds	2	3%
Public Transport – more/better through the Area	2	3%
Traffic Management Car sharing	1	1.5%
Other: Pedestrian Xing at Farm Shop	1	1.5%
TOTAL COMMENTS	65	

NATURAL, HISTORICAL AND BUILT ENVIRONMENT

Question - Do you see any issues under this heading as being important in the Plan Area?

Please make use of the Map if this is appropriate.

Answers:

IMPORTANT ISSUES	NUMBER	%
Historical Features – Roman Farm, protection, promotion	14	36%
Protection/Expansion of Conservation Areas	8	20.5%
General Setting – maintaining the present Rural Nature of and Scale of Building in the Area	7	18%
Historical Features – General, protection, promotion	5	13%
A Rural Amenity – maintenance, promotion	3	7.7%
Incorporating Green Energy into the area through sympathetic design	1	2.5%
Flood awareness, prevention	1	2.5%
TOTAL COMMENTS	39	

OTHER ISSUES

Question - If you think there are other issues which the Neighbourhood Plan should address which have not been covered in this questionnaire, please record these below?

Answers:

OTHER ISSUES	NUMBER	%
Promote the Community - Request for Parish Hall	3	75%
Promote the Community - An Annual Parish Event	1	25%
TOTAL COMMENTS	4	

DEDUCTIONS FROM THE SUMMARY OF ANSWERS TO QUESTIONNAIRE 1

INTRODUCTION

1. The next stage in the Neighbourhood Plan Process is to produce a draft Vision Document for consultation and this Deductions paper has been produced to ensure linkage between the answers to Questionnaire 1 and the draft Vision.
2. The results from each section of the Questionnaire Summary have been reviewed to produce deductions which should advise the formulation of the draft Vision.
3. It must be understood that a Neighbourhood Plan is to manage the future development of the designated area be it for housing or employment. The broad nature of this first Questionnaire inevitably attracted comments which while being acknowledged by the plan, cannot be directly dealt with under the plan.

PERSONAL STATISTICS

4. There were 41 replies from 24 homes containing 52 Adults, 16 school-aged children and 1 other child.
5. Of the 52 adults, 31 live in houses without children.
6. Only one home was not the Main Residence and of the remainder, 17 homes had been occupied for 10 years or more indicating a stable, residential community.
7. There was a mix of mainly farmhouses, cottages and houses with 17 out of the 24 homes having 4 bedrooms or more.
8. It would appear that there is little stock available for single occupancy or starter homes i.e. one or two bed-roomed properties.
9. Only one home reported that a child had to move out of the area through a lack of suitable/affordable housing.

PERSONAL STATISTICS - DEDUCTIONS

10. The 52 adults living in the 24 homes which answered the Questionnaire represent an approximate third of the population in the Parish of Chippenham Without (Allington, Sheldon and Lanhill).
11. The homes represented a sound cross-section of those dwellings in the NP Area – farmhouses, cottages, houses with a mix of detached and semi-detached.
12. The permanency of much of the householders suggests that there is little mobility of people although there is little movement in the housing market and to stay in the area means longevity of tenure.
13. Overall and from a housing type and occupancy standpoint, the Questionnaire was answered by a representative cross-section of people in the NP Area.

GENERAL - LIVING IN THE PARISH

14. Like Comments.
 - a. Nearly 60% of the comments liked the Rural Setting (41.2%) and the Peace and Quiet (17.6%) which went with it.
 - b. This was followed by comments on the proximity to Chippenham's amenities (18.8%) and the excellent transport links (road and rail) within and without the area (11.8%).

15. Don't Like Comments.

- a. The usage (35.7%) and state (10.7%) of the lanes attracted most adverse comments but poor broadband and the need to improve the state and safety of all forms of public byway in the area also drew significant comment.
- b. The lack of certainty over the Strategic Development Status of the A350 also concerned some (12.5%) but this should be cleared up by the Spring once the Inspector's report on the Chippenham Sites Allocation Plan (CSAP) has been delivered. Following the Examination in Public, Wiltshire Council has proposed that it be stated in the CSAP that the A350 be recognised as the Western Boundary of Chippenham for Strategic Development.

16. Change Comments.

- a. In addition to wanting certainty over the status of the A350, the main comments reflected the "Don't Like" answers and sought better traffic management and maintenance of the lanes plus faster Broadband. Secondary comments sought a wide variety of changes for the better including such things as a Parish Hall, signage for Lanhill and more low cost housing.

GENERAL - LIVING IN THE PARISH - DEDUCTIONS

17. The NP Vision must safeguard the people's enjoyment of the Rural Setting and way of life plus the 'peace and quiet' which accompanies that setting. All subsequent answers must be viewed from this standpoint.
18. The Neighbourhood Plan must provide certainty regarding future development.
19. The lanes must be maintained to a good standard with access commensurate to the needs of the rural businesses (largely farming) and the people who clearly enjoy the good access to Chippenham with its amenities and excellent road and rail links.
20. Change Comments were not to affect the nature of the NP Area but only to improve it from an infrastructure (including Broadband) and amenity point of view.

HOUSING

21. The split here was roughly 2/3 in favour of Housing Development with 1/3 against more building. Of those in favour, the types of housing development proposed were cottages, extensions and (barn) conversions. This seems to suggest small rather than big; development would be within the existing framework rather than of the existing framework. Numbers favoured affordable housing and this could also fit within the types of housing recommended.

HOUSING - DEDUCTIONS

22. The NP must reflect the wishes of the majority of consultees and reflect a vision of housing growth within the existing framework where possible rather than in addition to. Extensions, conversions and infill around existing buildings is the preferred development methodology and it is to be hoped that this sensitive approach to more housing will become acceptable to the 1/3 of responders who were against any more housing development.
23. Housing Development must be mindful of the need to tie in with and if possible improve the Green Infrastructure.
24. The NP must seek to provide single occupancy and affordable housing for the future and encourage and enable young people working in the area to also live in the area.

THRIVING ECONOMY

25. Farming. A large majority (over 80%) of replies were in favour of Farming in the area and of the 8 replies not actively pro, most had no view. The follow on correlation with views on housing development not surprisingly showed that out of the 14 replies against housing, 12 were in favour of Farming while only 6 out of the 27 pro housing were not actively in favour of Farming. The subsequent comments on farming, all pro, were making helpful suggestions e.g. about the type (mixed) and manner (organic).
 26. Other Businesses.
 - a. The development of businesses in the area was well supported with 73% in favour and 27% against. Again the correlation with support for housing saw only 3 out of the 27 in favour of housing against more business, while 8 out of the 14 against housing were also against more businesses.
 - b. The types of business recommended very much mirror the breadth and diversity of the nearly 50 businesses already in the area and so essentially were for maintaining the existing model. In addition to farming, rural crafts remain favourite but there was also a desire for small high tech, light industrial and IT based businesses. A recurring theme was that businesses must blend in with their surroundings in both size of premises and equipment, size of vehicles required and limits on pollution – air, light and noise.
- NB. It is accepted that in a rural community where the main business is farming, limits on farm buildings and equipment (tractors, combines etc) would not apply in most cases.

THRIVING ECONOMY - DEDUCTIONS

27. Farming This is regarded as the key business in the area and therefore the NP must ensure that farming continues to thrive with opportunities for growth, diversification and innovative uses of the land all within the context of the rural setting and green infrastructure.
28. Other Businesses There is a positive endorsement of the existing businesses in the area and a desire for more of the same. The NP therefore must facilitate the growth of businesses in both size and numbers within the need to sustain the rural setting and not be to the detriment of the Green Infrastructure. Limits on size of support vehicles and pollution (air, noise and light) should be set.

INFRASTRUCTURE

29. The answers here centred on the management of traffic and the state of the roads and lanes through the area. They were to be appropriate to a Rural Community but must continue to support the growth of small businesses and small housing developments. Again improving Broadband speeds gets a mention as it is necessary for the businesses in the area and the increasing number of people who work from home.

INFRASTRUCTURE - DEDUCTIONS

30. While not the prerogative of any NP it should be acknowledged in the plan that any improvements to infrastructure as a result of housing or employment development within the plan must be funded by the development while staying within the need to sustain the rural setting and not be to the detriment of the Green Infrastructure. (e.g. a Business needing deliveries from a large (over 20 tons) HGV will not be approved within the plan even if the necessary infrastructure changes could be paid for).

NATURAL, HISTORIC AND BUILT ENVIRONMENT

31. The answers were for maintaining the status quo; in favour of protecting the setting, the historic (listed) buildings and especially discovering and promoting the Roman Archaeology on Manor Farm. Protecting and expanding the Conservation Area was also mentioned but also recognising and encouraging the use of the area as an amenity for the people of Chippenham just across the A350.

NATURAL, HISTORIC AND BUILT ENVIRONMENT - DEDUCTIONS

31. The NP must ensure that future development supports the maintenance of the Rural Setting, including preservation of both Historic Buildings and the Allington Conservation Area.

OTHER ISSUES

32. There was little new in this section apart from the desire for a Hall to act as a focus for the people of the area.

OTHER ISSUES - DEDUCTIONS

33. The desire expressed for an Area Hall should be recognised in the NP as the need to be a community and developments within the plan should be approached with that need in mind.

DEDUCTIONS SUMMARY

34. The requirement for a NP was identified as a result of fending off an unplanned and unwanted industrial development of huge proportions. The Chippenham Sites Allocation Plan (CSAP), now adopted, then went on to declare the A350 as the western boundary for any strategic development to the west of Chippenham for the Plan Period (till 2026). The need for certainty over development in the NP Area, especially strategic development, will however remain beyond 2026 and providing this is a

prime aim of the NP. Currently, the foot paths and at times very quiet lanes which criss-cross the NP Area are an attractive draw to the people of Chippenham who have on their doorstep access for walkers, cyclists and riders in a peaceful rural setting. The NP must continue through its development plans to provide this Green Lung or Green Infrastructure for the people of Chippenham and by so doing change the views of Council Planners from regarding the NP Area solely as a source of greenfield sites for future strategic development.

35. Development of both housing and employment is to be encouraged within the NP provided it supports the continuation if not enhancement of the Rural Setting and Green Infrastructure. Nothing detrimental to the landscape, the National Monument, historic buildings and their settings and the Conservation Area will be allowed in the plan.