

New-V Neighbourhood Plan

Tockenham

Draft Issues Report

October 2013



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Context

The aim of this Issues Report is to bring together all the information gathered over the past 9 months of consultation and engagement, and to examine what it says about the aspirations of the people of Tockenham for the future of their village. Information and views have been sought by means of a facilitated community event, an online survey and drawing from the Tockenham Parish Plan being undertaken at the same time. As a result it is hoped that people of all ages have been made aware of the Neighbourhood Plan and have been given the opportunity to make their voice heard in the process.

The community engagement event in February attracted 21 individuals, who considered their aspirations for the future of Tockenham and looked at how the village could be shaped by Neighbourhood Planning in the future. The follow up online survey was available between May and September and received 5 responses.

The information received has been collated into the following theme headings;

- Facilities, schools, shops, cafes and pubs
- Design, development and Housing
- Employment
- Open Space
- Getting Around (Pavements/ Paths/Parking/Traffic/Transport/Roads)
- Sense of Place

Under each topic heading, the report summarises the comments and views received and also sets out the relevant policies, plans and evidence, to guide the Neighbourhood Planning process in terms of the framework within which it will operate.

The plans, policies and evidence underpin Neighbourhood Planning in Tockenham include:

- National Planning Policy Framework
- Neighbourhood Planning Regulations
- Wiltshire Core Strategy
- Local Transport Plan
- Strategic Housing Land Availability Assessment (SHLAA)

A Housing Needs Survey has yet to be carried out by Wiltshire Council for Tockenham; however this information will be considered when it is completed. Tockenham Parish Plan is in progress but is not yet available in draft form. However, information has been obtained from the Parish Questionnaire, and is noted under each topic heading.

Issue 2: Design, development and housing

Key Findings

Please see [Appendix 2](#) for full comments

- Tockenham residents cherish the quiet rural environment in which they live and would like to see growth limited to a small number of lower cost dwellings to support younger people and families remaining in the village.

Plans and policies which relate to the issues of development and housing

Tockenham Parish Plan Parish questionnaire found that residents identified the following housing needs for the village:

Type of accommodation	Number of Individuals
Adapted accommodation for people with disabilities	6
Accommodation for older people	8
Housing association/shared ownership	13
Large family homes (3 bed +)	12
Small family homes (1/2 beds)	16
Bungalows	8
Apartments	3
Park Homes	0
No further homes are needed	26

Those Tockenham residents who favoured some development felt it should be accommodated within the built up area of the village in small groups, utilising brownfield sites.

The **Core Strategy**: There are no Strategic Housing Allocations in Tockenham, and it is not named as either a large village or a small village in the Core Strategy. Growth will therefore be very limited in this location.

Core Policy 1: Settlement Strategy states, "Large Villages are defined as settlements with a limited range of employment, services and facilities. Small Villages have a low level of services and facilities, and few employment opportunities. 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."

Issue 3: Employment

“It is encouraging to see the growth in small businesses, good for local trade and employment.”

Just one resident responded on the issue of employment and made the above comment.

Plans and policies which relate to the issue of employment

Tockenham Parish Plan Parish questionnaire found that almost 30% of the residents who responded work within the village/from home (23 out of 77 respondents). Though most of these did not anticipate needing additional workspace in the near future, 2 felt they would need industrial space and 3 looked for office space/home office.

Core Strategy: Core Policy 34 Additional Employment Land:

“Outside the Principal Settlements, Market Towns and Local Service Centres, developments that:

- i. seek to retain or expand businesses currently located within or adjacent to the settlements identified in Core Policy 1
- ii. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification
- iii. are for new rural based businesses within or adjacent to Large and Small Villages
- iv. are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council will be supported where they:
- v. meet sustainable development objectives as set out in the policies of this Core Strategy
- vi. are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity
- vii. are supported by evidence that they are required to benefit the local economic and social needs
- viii. would not undermine the delivery of strategic employment allocations
- ix. are supported by adequate infrastructure.

Core Policy 40: Hotels, Bed and Breakfasts, guest houses and conference facilities:

“Proposals for new hotels, bed and breakfasts and guesthouses within Local Service Centres, and Large and Small Villages will be supported where the proposals are of an appropriate scale and character within the context of the immediate surroundings and the settlement as a whole.”

Issue 4: Open Space

Key Findings

Please see [Appendix 3](#) for full comments

- Tockenham residents enjoy the countryside and open space around the village and seek to retain this openness and rural feel in the village.

Plans and policies which relate to this issue

Core Policy CP52 relates to Green Infrastructure, which includes parks, open spaces, recreation areas, paths and playgrounds. The policy supports the retention and improvement of such areas. Wiltshire Council is currently preparing a Green Infrastructure Strategy to support the protection and enhancement of these spaces.



Appendix 1: Full comments on Facilities, schools, shops, cafes and pubs

- It would be lovely to have a larger village hall for everyone in the village to enjoy.
- improved social centre
- The local shop where we buy local produce
- Post/phone box, church and village hall
- Popped into the new village hall for a coffee.
- The new large village hall is well-used and the community car park makes the village hall more attractive.....we can now support a pub that does bar meals.
- My frequent visits to the village shop cum post office cum pub reminded me how little I use my car.
- Called into the new village hall last night and had a drink and chat with old friends – just like old times!
- We now have a village pub run as a community pub with a small shop and library etc, a wonderful new village hall, a village green where we continue to hold our village fair.
- Village hall, playground, recreation, green spaces and church are all appropriate for the size and demographic of village. Doctors are also fine. Youth clubs, play groups come and go as mix of children change and grow...
- Village hall is good for socialising
- Needs a decent pub
- Needs a shop that just sells the basics (bread, milk etc.)
- Green space is why most choose to live here
- Needs somewhere for youngsters to go to keep them out of mischief and off the scooters!
- On-going improvements
- Local primary and secondary schools have all been rated good or better so they are not a priority.

Appendix 2: Full comments on design, development and housing

- Mixed housing
- Although I feel some new build is required to accommodate different levels of family, older age, single first time buyers this should be restricted.
- A few more houses (small number)
- Our village is not over developed. It remains small and very rural and quiet.
- 5 more affordable houses for families to maintain our community as it is.
- Further developments would require widening of the roads which would alter the character of village status
- The addition of some houses in discrete places means that we can now support a pub.
- Ideal for all the new families who moved into the area.
- Relatively undeveloped
- The new affordable houses have provided the village with new life.
- It is still a village and has not been over developed.
- 40 new houses and households. The houses are all in keeping and have fitted in well.
- Development of housing is of little priority. Most residents don't understand what affordable housing is.... More important is the generation of wealth rather than the easy option of redistribution. This should be the focus of local authorities.
- House prices are ridiculous, need affordable houses for first time buyers to enable younger people to move to the area.
- on brown field sites or infill

Appendix 3: Full comments on Open Space

- Nice to live in a small quiet village with lots of open space and trees
- Farming is visible within the community....green spaces
- We have been lucky to keep our green open spaces and footpaths.
- The green fields where they {the young people} play are well tended.
- We have wide open spaces.
- My weekends are spent watching the local team play on the new sports pitches.
- We have wonderful countryside with a variety of fields, trees, hedges and horses. We walk everyday on a different route with friends, dogs and horses and feel privileged to be part of these spaces.
- Surrounded by areas to walk freely
- children playing on the new green

Appendix 4: Full comments on Getting Around

- I live in Tockenham Corner but we have no lights at night.
- No street lights...links to a modern road network and rail.
- I am pleased to see that roads have been improved. Passing places have been installed and some off road parking has been arranged.
- Better maintained roads. It was good to remove much of the on-road parking and improve the passing points outside the speed limit areas.
- Just walked through the village along the newly tarmacked road, the six new passing places for vehicles are well sign posted, popped into the new village hall for a coffee and intend to walk back home across the well-marked foot paths.
- The roads are clean, no potholes!
- We love walking around from place to place in the village, the roads are clean and free from mud, with passing places so that the verges aren't chewed up.
- I cycle along the cycle/footpath between Lyneham and Royal Wootton Bassett and watch the traffic flowing freely along the bypass.
- I can walk there and back even at night as the street lighting is perfectly adequate.
- Easy access to Royal Wootton Bassett – Swindon/Chippenham using the good local bus network.
- ease of access to the towns
- The only problem with the area is traffic and lack of car parking. We still have no street lights – great!
- The roads are all nice and clean and we have no potholes.
- A parking area to keep cars off the road....and a 20mph speed limit through the main village makes it safer to walk the narrow street.
- The roads are safer and cleaner.
- They've finally cracked down on the farm contractors hammering around at silly speeds and they've even managed to fix the roads properly!
- Traffic calming
- roads and verges could be improved
- England is at a standstill and is closed to business and business development. Need to increase speed restrictions on A roads to compete with other EU and Asian economies.
- Having lost four cats to road users and been very close to several collisions myself with farm contractors doing inappropriate speeds (often talking on mobile phones) we need to get a grip of this.
- Improve roads and visibility and provide footpaths where possible

Appendix 5: Full comments on Sense of Place

- Strong community spirit
- It is a safe, friendly happy and caring place to live.
- Things look a lot tidier now as you drive/walk through.
- A great community spirit and a wonderful place to live.
- I am glad to see a thriving community. There are plenty of youngsters which is what our village needed....everyone helps everyone else.
- We still have quiet country lanes, rural cottages/houses and limited services (this is how we like it!)
- We still have wonderful scenery I can still see the stars! Our neighbours are still as wonderful as ever!
- Its been great living here.
- Feeling of security, lack of crime, pure air, really know most inhabitants, hopefully caters for all interests and ages.
- A community that is small enough that everyone knows everyone if not by name then by sight. A great community, safe and secure.
- I enjoy getting together at my monthly church coffee morning and would hope it continues to be a contact and pleasure. There is a caring heart within the village and support through many local services I would like to see grow. We need to be able to support the youngsters if they want to stay living here.
- We can still see the sky and the stars. Our neighbours are still wonderful and out social life is still good!
- We have always had a fantastic community and Tockenham is an idyllic place to live. The community feels more vibrant and it feels as if everyone has benefitted.
- Quiet and peaceful here and the views are great.
- Peaceful/quiet
- Quiet village