

# Options to Policies Worksheets

NEW – V Neighbourhood Plan:  
Tockenham



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## Section 1: Facilities, Open Spaces, Shops, Cafes and Pubs

**Option 1:** Policy to require development to help fund the improvement of **general** facilities within the village

### Strengths/Opportunities

- Protect existing facilities
- Encourage healthy lifestyle
- Good quality facilities will attract young families to the village

### Weaknesses/Threats

- No real demand (as per parish plan questionnaire)
- Ageing population of village.
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### Notes/information

Current play equipment will need replacing within next 5-10 years

### Other consultation/engagement needed to progress this Option?

None

### Unknown Elements?

Level of CIL contributions still to be established.

### Notes from Common Places

Since this was not identified as a priority in the Neighbourhood Plan or the Parish Plan consultations, a policy which states what Tockenham developer contributions should support may be more appropriate.

### Questions for the Steering Group/Wiltshire Council?

### Possible policy wording

### Local group view

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To move away from specifically play facilities and to cover a broader spectrum for better flexibility.

## **Option 2: Policy to support the development of community led enterprises such as a shop or pub**

### **Strengths/Opportunities**

- Requirement shown in both parish plan and neighbourhood plan consultations
- Would help the less mobile
- Would become focal point/meeting place for community

### **Weaknesses/Threats**

- Ref Pub – insufficient demand of existing social club
- Sustainability of operation
- Ref Shop – Stock control
- Staffing
- Internet shopping

### **Notes/information**

The planned improvement of the village hall may reduce the requirement for a pub.

### **Other consultation/engagement needed to progress this Option?**

The real demand and possible volunteers to be assessed at CL-P consultation in May

### **Unknown Elements?**

The real demand and possible usage.

### **Notes from Common Places**

A policy in the Neighbourhood Plan could support this concept in the future, even if it may not be deliverable in the short term. Could the social club uses be extended? Is it known whether there is a will within the village to work together to run a community shop?

### **Questions for the Steering Group/Wiltshire Council?**

### **Possible policy wording**

The development of a community shop, either via new or existing premises, will be supported provided any traffic/transport effects are mitigated, the building is in keeping with the Tockenham street scene and residential amenity is safeguarded.

OR PERHAPS

The provision of a community shop/pub in Tockenham will be supported in order to reduce the need for residents to travel and improve the sustainability of the settlement.

**(prefer second option)**

### **Local group view**

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**That this community is too small to sustain either a shop or pub – especially as more than a third of houses in parish are from half a mile to a mile away.**

### Option 3: Policy to support the development / expansion of the village hall

#### Strengths/Opportunities

- Village Hall is the heart of the village.
- This option got excellent support in both PP and NP consultations
- Improved community facilities
- Better income from lettings

#### Weaknesses/Threats

- Only 20 years left of lease
- Need to secure Village Hall as community asset
- Current lack of support for community events
- **Parking could be a problem**

#### Notes/information

Need internet access (**Work in progress. To apply for grant for same from Area Board.**)

#### Other consultation/engagement needed to progress this Option?

Concept well supported already in consultation, so unlikely to require further.

#### Unknown Elements?

Process for securing a community asset? Implications?

**Need to consult with landlord**

#### Notes from Common Places

#### Questions for the Steering Group/Wiltshire Council?

#### Possible policy wording

Development which delivers improvements to/expansion of Tockenham Village Hall will be supported subject there being no detrimental effect on residential amenity or adverse traffic/parking issues.

#### Local group view

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**All agree to this policy**

**Option 4:** Policy to designate **play area** as of special value to the community **for its recreation value**

**Strengths/Opportunities**

- Safeguard future use
- Encourages sense of community

**Weaknesses/Threats**

- Such a rural village with immediate access to countryside – that not really needed. No demand in questionnaire

**Notes/information**

**Other consultation/engagement needed to progress this Option?**

None

**Unknown Elements?**

**Lease due to expire in approx. 20 years**

**Notes from Common Places**

**Questions for the Steering Group/Wiltshire Council?**

**Possible policy wording**

Similar to above

**Local group view**

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**It was felt that the park should be designated as an important recreational facility for the village**

## Section 2: Design, development and housing

**Option 5:** No policy on this topic in the Neighbourhood Plan, rely on the Core Strategy policies

### Strengths/Opportunities

- Policies of the Core Strategy are being tested and aim to guide development across the area

### Weaknesses/Threats

- There will not be a locally specific policy relating to Tockenham
- No CIL money coming in to achieve aspirations of village
- No control over future of village. No opportunities for new families or existing one to up size.
- Increase problems of aging community

### Notes/information

### Other consultation/engagement needed to progress this Option?

### Unknown Elements?

### Notes from Common Places

Appears from consultation that a policy is desirable to guide development in Tockenham

### Questions for the Steering Group/Wiltshire Council?

### Possible policy wording

N/A

### Local group view

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This policy was not supported as we want to have positive wording for our policies to guide development within the Neighbourhood Plan

**Option 6:** Policy to restrict development and to encourage only infill in keeping with the character of the village

**Strengths/Opportunities**

- This was preferred option in questionnaire
- Use linear character of village

**Weaknesses/Threats**

- Very few infill sites left in main village
- Could exacerbate parking problems

**Notes/information**

Need to establish where outer limits of village are and what can be considered infill

**Other consultation/engagement needed to progress this Option?**

**Unknown Elements?**

**Notes from Common Places**

Small amounts of development within the village were supported, therefore perhaps rather than using the word “infill” it would be better to describe how development could be accommodated.

**Questions for the Steering Group/Wiltshire Council?**

No settlement boundary, therefore difficult to define “infill” in this situation. Advice from WC needed?

**Possible policy wording**

Residential development within the built up area of the village will be permitted provided it does not exacerbate traffic/parking issues and designed using materials and at a scale appropriate to the village setting.

**Local group view**

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**Could be too restrictive**



**Option 7:** Policy to promote the development of a small amount of low cost dwellings well related to the village core.

#### Strengths/Opportunities

- Provide opportunities for young families of limited income
- Preferred type of dwelling in questionnaire
- Would bring new life into village

#### Weaknesses/Threats

- Does not allow for upsizing for existing families
- Not suitable option for developers **as need mixed housing development to be viable**

#### Notes/information

#### Other consultation/engagement needed to progress this Option?

#### Unknown Elements?

**Possible need for "Housing Needs" survey**

Notes from Common Places

#### Questions for the Steering Group/Wiltshire Council?

#### Possible policy wording

Could combine with the policy on development within the built up area of the village (above) rather than a separate policy?

#### Local group view

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**Happy to combine with previous policy, but would be limited for infill options for even a development without encroaching on open spaces**

**Option 8:** A design policy to guide development in the village, describing local character and promoting distinctiveness

#### Strengths/Opportunities

- Will help to promote good quality development

#### Weaknesses/Threats

- May not be viable for all development to follow guidelines
- Already many design types – no real consistency to follow

#### Notes/information

#### Other consultation/engagement needed to progress this Option?

#### Unknown Elements?

#### Notes from Common Places

Policy could require high quality design and build, rather than specifying design if the village has a mix of styles and materials. Could combine to form one housing policy taking account of location, house types and styles if desired?

#### Questions for the Steering Group/Wiltshire Council?

#### Possible policy wording

All development in Tockenham will be expected to be constructed from the highest quality materials, taking account of local design and scale as appropriate.

#### Local group view

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Agree with proposed policy wording

**Option 9: Policy to promote high standards of development such as Lifetime Homes/ecological criteria**

**Strengths/Opportunities**

- Green option enhances sustainability

**Weaknesses/Threats**

- This may be harder to achieve with a 'low cost housing' only policy

**Notes/information**

**Other consultation/engagement needed to progress this Option?**

**Unknown Elements?**

**Notes from Common Places**

Recent advice from Wiltshire Council suggests that Lifetime Homes criteria may not be used in the long term as a measure, advice being sought on an appropriate requirement in terms of housing suitable for all ages/physical abilities and high environmental standards.

**Questions for the Steering Group/Wiltshire Council?**

**Possible policy wording**

**Local group view**

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We felt that this policy could be disregarded

**Option 10:** Policy to guide limited development within boundaries of whole parish – in small groups of less than 5 houses to meet community needs

#### Strengths/Opportunities

- Constantly meet identified needs of community
- Framework to guide future development
- Opportunity to secure low-cost dwellings

#### Weaknesses/Threats

- Services infrastructure
- Road infrastructure
- Parking problems
- Potential to increase current road problems
- **Potential to encroach on existing open spaces**

#### Notes/information

Would need to carry out official 'Housing Needs' survey to identify current and future needs  
**Just meeting community needs would not allow for new blood**

**Other consultation/engagement needed to progress this Option?**

#### Unknown Elements?

Timescale for Housing Needs survey by Wiltshire Council for the village?

#### Notes from Common Places

Could combine with policy on scale and design of housing, to propose the volume of housing growth which would be acceptable in the village. **Happy to combine policies – but would need to assess the volume of new build that would be acceptable, bearing in mind that there are only 115 houses in parish now!**

#### Questions for the Steering Group/Wiltshire Council?

#### Possible policy wording

#### Local group view

**We feel that an option within boundaries of whole parish may be necessary, and certainly would not want more than 2 small developments of 3-4 houses each. However, we are concerned about encroaching unduly on open spaces. Could you propose some wording to cover this?**

## Section 3: Employment

### Option 11: Policy to encourage small businesses/home working in Tockenham

#### Strengths/Opportunities

- Encourages sustainability of village
- Reduce traffic movements
- Opportunity to improve broadband speed etc if sufficient requirement

#### Weaknesses/Threats

- Telecommunication infrastructure in village is poor
- Few development opportunities in village

#### Notes/information

#### Other consultation/engagement needed to progress this Option?

#### Unknown Elements?

- Any information currently on how many people work from home in the village?
- What sort of work is carried out?
- Any information on likelihood of improving broadband ?

#### Notes from Common Places

#### Questions for the Steering Group/Wiltshire Council?

#### Possible policy wording

The development of small business opportunities will be supported in Tockenham, provided there are no negative impacts on residential amenity and traffic and transport effects are mitigated.

#### Local group view

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Generally supported

## Section 4: Traffic, transport, roads, pavements and paths

**Option 12:** Policy to state that any development must take account of road safety, traffic and transport implications, mitigate negative impacts (through highway improvements **in the form of new passing places**) and promote the use of public transport.

### Strengths/Opportunities

- Reflects comments in questionnaire
- Encourages measures to reduce speed and ensure safety for all road users
- Ensure there is sufficient on-site parking provided in all new development to cater for current and future car use

### Weaknesses/Threats

### Notes/information

### Other consultation/engagement needed to progress this Option?

### Unknown Elements?

### Notes from Common Places

### Questions for the Steering Group/Wiltshire Council?

### Possible policy wording

All proposals for development must demonstrate how the road safety, traffic and transport implications of the proposal have been fully evaluated and negative impacts mitigated where necessary.

### Local group view

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On our narrow lanes, more passing places would be essential for increased traffic flow

**Option 13:** Policy to support the maintenance and enhancement of the rights of way network in Tockenham parish by both landowners and Wiltshire Council.

#### Strengths/Opportunities

- Questionnaire reflects that our footpaths are well used
- Important for safety reasons and healthy lifestyles

#### Weaknesses/Threats

#### Notes/information

Could involve landowners in dialogue with the parish council/ Rights of Way officers at Wiltshire Council to work out ways to achieve maintenance of rights of way

#### Other consultation/engagement needed to progress this Option?

#### Unknown Elements?

#### Notes from Common Places

Possibly more of a policy for the Community Led Plan, unless the aspiration would be for developer contributions to assist in providing new rights of way/pavements/safe routes/cycleways.

#### Questions for the Steering Group/Wiltshire Council?

#### Possible policy wording

#### Local group view

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Happy to include this as a policy

**Option 14:** Policy to support sustainable transport eg walking, cycling and bus use to reduce the dependence on cars

#### Strengths/Opportunities

- Tockenham is on main Wiltshire Cycle Path
- To get footpath along A3102 as per questionnaire
- Improve links to bus routes
- Improve condition of roads for cyclists

#### Weaknesses/Threats

- Main bus route is a mile out of village centre

#### Notes/information

#### Other consultation/engagement needed to progress this Option?

#### Unknown Elements?

#### Notes from Common Places

Could require developer contributions to deliver pavement/path improvements if this is a key priority?

#### Questions for the Steering Group/Wiltshire Council?

#### Possible policy wording

#### Local group view

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**We support this policy in principal, but are not sure of its feasibility.**