

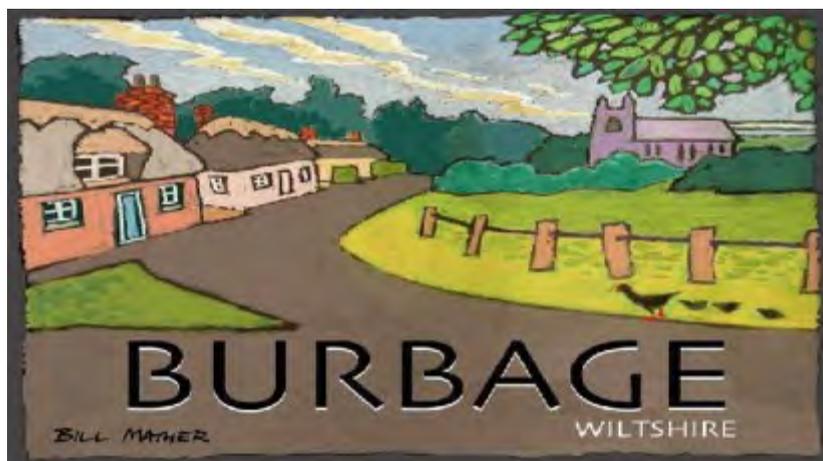
Submission FINAL Draft

# Burbage Neighbourhood Development Plan

Consultation Statement

Final Submission Draft

June 2017



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## Glossary of Terms

Acronym or Term	Definition
B1 and B2	Classes of land use from the Use Classes Order. Respectively Business and Light Industrial Uses
	Housing Needs Survey
HRA	Habitat Regulations Assessment
LDF	Local Development Framework
LoD	Limits of Development
LPA	Local Planning Authority (Wiltshire Council)
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework - 'The Framework' sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.
Qualifying Body	Body authorized by law to create a Neighbourhood Plan. Normally the Parish Council.
Reg. 14 / 15	Regulation 14 of the Neighbourhood Plan (General) Regulations 2012 requires that a formal 6-week Consultation be carried out. Regulation 15 Requires a Consultation Statement to be submitted.
SA	Sustainability Appraisal – A wide-ranging appraisal of the impacts of policy (such as this plan) to include socio-economic as well as environmental factors.
SEA	Strategic Environmental Assessment – European legislation requiring all plans to be assessed for environmental effects. In the UK compliance with the SEA Regulations can be achieved through SA or Sustainability Appraisal which takes into account socio-economic as well as environmental factors.
WCS	Wiltshire Core Strategy

# Burbage Neighbourhood Development Plan Consultation Statement

## 1.0 Introduction and Methodology

1.0 This Consultation Statement has been created primarily to demonstrate compliance with regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012, but also as an analysis exercise that has been of great value to the evolution of the Burbage Neighbourhood Development Plan (NDP). Specifically, the Statement has been means by which the plan making team has been able to collect, analyse and make sense of all community engagement and consultation data. These inputs have then been used to directly shape Plan policy in response. An account of this transformation is given here.

1.1 Engagement with the Community has effectively steered and guided the Plan from the start, and in order to reach all sections of the community a range of methods were employed.

1.2 The Consultation Statement acts as a record of all of community engagement, including early informal meetings and an online questionnaire, ongoing ad-hoc consultations throughout the plan-making process, as well as formal Regulation 14 Consultation that has been carried out during the course of the preparation of the NDP, and an additional second-round consultation before submission as this proved to be necessary. The draft plan was subjected to SEA and HRA Screening by the LPA and these events are described in the SA Report and NDP.

1.3 The three main stages of consultation before submission were:

- Early Stages Community Engagement (June 2013 - Jan 2014), and,
- Regulation 14 Formal Six-Week consultation 3<sup>rd</sup> October - 12<sup>th</sup> November 2016
- Additional 'Second Round' Consultation: three-week consultation 19<sup>th</sup> January – 9<sup>th</sup> February 2017 with a public meeting on Friday 3<sup>rd</sup> February 2017.

(In addition, the Area of the NDP was publicly consulted on by Wiltshire Council for 6 weeks in the spring of 2014 and a formal decision designating the area was issued on 14th July 2014).

1.4 The consultation methods used by the Plan Team included:

- Direct Consultation: Initial hand-delivered Survey with online response
- Public Meetings and Exhibitions (see table below for details)
- Visits to hard-to-reach groups (e.g. young, old)
- Business Lunch
- Articles in local paper (delivered to every house)
- Direct Consultation by e mail (Statutory Bodies and others – See Appendix 6)

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- Creation of a dedicated section on the Parish Council's website (May 2013) with regular updates
- Publication of the plan and supporting documents online
- Parish Council AGM and minutes published online.
- LPA Consultation via Link Officer on key policy points

1.5 The results of these different phases of consultation are given separately below, in each case an analysis section follows, showing overall themes and indicating how the plan has responded to inputs. A number of appendices give more **detailed information including** individual Reg.14 consultation responses and comments.



## 2.0 Early Community Engagement

2.0 Early (Pre-Reg.14) community engagement included the following methods

Who was Consulted?	Consultation Method?	When?	Numbers?
General Public	Meeting and Exhibition	20 <sup>th</sup> June 2013	50
General Public	Article in Burbage News	June 2013 (updated June 2014 Updated Jan 2015 March 2015)	(Delivered to every house)
General Public	Survey and online questionnaire	November 2013	Delivered to every house & business
Burbage Good Companions (over 60's)	Visits (presentations and discussions)	November 2013-January 2014	120 members
Burbage Primary School	Visits (presentations and discussions)	November 2013-January 2014	Families of 128 children targeted – approx. 50-60 families
Savernake Forest Scout Group	Visits (presentations and discussions)	November 2013-January 2014	Presentation at Executive Committee AGM – attendance 30 (including some youth)
Local Businesses	Business Lunch	12 <sup>th</sup> April 2014	12
General Public	Meeting and Exhibition	28 <sup>th</sup> May 2015	45
Parish Council AGM	Update	Annually	30
Parish Council Meetings	Monthly updates from Steering Group	Monthly since start of process	Total of 25 meetings attended by 11 councillors and 4-6 members of public
Parish Council Website	Dedicated section and Regular Updates	June 2013 - on	Website updated with monthly minutes of PC meetings and Steering Group meetings and any special meetings and articles – total 35
Parish Public Meetings – Open to whole community	Regular feedback open floor meetings on plan progress	e.g. 12 <sup>th</sup> May 2016 – Evening presentation with slides, then questions	25
English Heritage	e-mail	Nov-Dec 2014	N/A
Natural England	e-mail	Nov-Dec 2014	N/A
Environment Agency	e-mail	Nov-Dec 2014	N/A
Wiltshire Council Housing	e-mail	January-February 2014	N/A
Wiltshire Council Planning Department	SEA and HRA Screening	Sept 2014 Sept 2016	N/A

- 2.1 Arguably the most important of the early means of engagement was the initial survey. This consisted of a hand-delivered survey form to all homes and businesses in the plan area, followed by an online response questionnaire. The online questionnaire received 240 responses (the population of Burbage is around 1770 and 45% of forms represented family or business views, so this is considered to be an excellent response rate).
- 2.2 The survey probed the issues that might form the content of a plan. A more detailed analysis of the online questionnaire was undertaken using specialist software and the result are given (including Graphics) as an appendix. One thing was immediately clear; eighty-five percent of respondents felt that Burbage needed a Neighbourhood Plan.
- 2.3 It was understood at an early stage that not all groups were likely to respond to a survey, and so efforts were made to engage the community through meetings and, for the especially hard-to-reach groups – such as young people, to bring the plan to them via direct visits to the School and the Scout Group.
- 2.4 Businesses had responded well to the initial consultations, being represented at the early meetings. A further 12 business attended a Business Lunch where the plan was discussed at length. It is unlikely however that the plan managed to reach all businesses operating in the area.
- 2.5 The local free paper (delivered to every house) has also been used to encourage involvement, with articles appearing at regular intervals. A dedicated part of the Parish Council website was set aside for the Neighbourhood Plan and has been regularly updated.
- 2.6 The three main Statutory Consultees; English Heritage, Natural England and the Environment Agency as well as the LPA, Wiltshire Council (As Housing Authority) were all consulted early in the process as part of scoping the Plan. Their responses are recoded in section 3 of this report. These responses also feature in more detail in the scoping report itself. Ideas for the draft plan were modified as a result of these inputs.
- 2.7 In addition to the first phase of Community Engagement, initial site selection was carried out by the Steering Group, using results from community engagements and their own local knowledge. These locations were passed to the planning consultant for the formal technical site selection process.



### 3.0 Early Community Engagement – and scoping consultation: summary of issues and themes

#### 3.0 Statutory Consultees Comments During Initial Community Engagement

Comments from the Statutory Consultees are given below, together with the plan response.

Consultee	Method	Date	Comment	Plan Response
English Heritage	e-mail	Nov-Dec 2014	suggest that evidence base for historic environment improved. Plan team should work with conservation section of LPA.	Noted. A detailed map showing heritage assets will be added either in the full Environmental Report or in the NDP. This will help better inform the community. In addition, consideration will be given to providing further evidence and explaining this to the community. The Conservation Section of the LPA will now be directly consulted at the first main consultation stage; to ensure the overall LPA response addresses this concern.
Natural England	e-mail	Nov-Dec 2014	<ol style="list-style-type: none"> <li>1. Mention AONB</li> <li>2. Protect Best land and Soil</li> <li>3. Maintain and enhance formal footpath network</li> <li>4. Give great weight to landscape when selecting sites</li> <li>5. Set out aspirations for how environment can be improved.</li> </ol>	Agreed all. Plan will be written accordingly.
Environment Agency	e-mail	Nov-Dec 2014	Scoping Report adequately covers issues relevant to the Environment Agency. No further comment.	Noted

- 3.1 Wiltshire Council's Housing Department was consulted early on in order to obtain a **Housing Needs Survey**. This is given as appendix in the NDP. The HNS indicated that the majority of residents who responded supported more housing in Burbage (85.7%). **The most popular scale for development was between 21 and 40 homes. Of these, the survey found a need for affordable housing of all types of around 17 units.** The survey conceded that this could be an underestimate.
- 3.2 In terms of market housing, the survey also confirmed the anecdotal evidence of Steering Group members that affordability of homes was an issue for first time buyers who would otherwise have been likely to gain a mortgage. The Housing Needs Survey showed that a typical 2-bedroom house in the village cost approximately £244,300. This would require a deposit of £59,330 for a single applicant or £69,218 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in the Kennet area in 2011 was only £21,712.
- 3.3 **The initial Parish general NDP survey/ questionnaire** undertaken by the Steering Group obtained a good response rate (230 responses). Eighty-Five percent of respondents felt that Burbage needed a Neighbourhood Plan.
- 3.4 The profile of respondents indicated a bias towards older and retired people – however this does reflect the actual population profile for the village as a whole. Efforts were made to include younger groups – for example by directly visiting the school and the scout group.
- 3.5 **How the community feels about Burbage**  
It was clear from survey responses that the vast majority of residents like living in Burbage. In particular, they valued:
- The peace and quiet
  - Sense of community
  - The Shops and facilities (including the Doctors' Surgery) that helped reduce the need to travel outside the village
  - The number of open and green spaces.
- 3.6 **In terms of areas that could benefit from immediate improvement, these included:**
- The Village Hall
  - Poor Broadband speed
  - Facilities for Young People
  - Bus Services
  - Traffic speeds and volume
  - Parking
- 3.7 **Attitudes towards change**  
Generally speaking, the overall attitude was to cautious acceptance of moderate and balanced change, with a desire to safeguard what was valued about the village and improve where possible.

### 3.8 **Attitudes towards new housing**

- There was an appetite for what can best be described as ‘moderate and balanced growth’
- **42% wanted between 26 and 50 homes, but**
- **20% wanted 51-100 and 9% wanted over 100 houses.**
- It was felt important to balance new development with new infrastructure
- The majority felt that some affordable housing was needed, and, among a range of types, a significant number of one and two bedroom homes.
- There was an appetite for development ‘infilling’ within the village boundary and outside.
- The area between the village and the bypass was suggested.

### 3.9 **Attitudes towards employment**

- Seventy percent felt that more employment was needed.
- The majority preferred small scale facilities employing no more than 10 people each in preference to one or two large employers.
- The best location was felt for employment use was felt to be adjacent to existing employment, although there was some acceptance of appropriate employment development (e.g. shops) mixed in with housing.

### 3.10 **Attitudes towards green space**

It was clear that most residents appreciated the green spaces and rural setting of Burbage. The following were identified as places worthy of special protection:

- All recreational Areas
- The football and cricket pitches
- The Village Hall
- Stibbs Green
- Church Green / East Court

### 3.11 **Respondents felt that the following would have to be upgraded if Burbage grew further in terms of new housing:**

- Health facilities
- Shops
- Facilities (specifically the village Hall was mentioned)
- Sewerage
- Roads
- Parking
- Pre-School and School services
- A café / meeting place

3.12 **Summary of findings and Influence on NDP**

The overall impression from initial community engagement was that, while there were some things that needed improving, most residents like their village very much.

3.13 New employment was welcomed, although care would need to be taken in siting. Smaller scale employers were preferred People did not want to commute but preferred to work in their own community.

3.14 People felt that development should improve Burbage for existing as well as new residents and it should enhance, rather than harm the aspects of the village that the community values, including facilities such as the village hall, and green space.

3.15 Far from there being resistance to development, most residents accepted the need for more. However, the quantity that was thought to be suitable varied widely among those who accepted housing, from 25 to over 100 units.

3.16 A key message however was that the community felt that certain aspects of infrastructure were already at or beyond capacity and that these must be improved alongside any increase in the number of homes. Examples included the Doctor's Surgery, shops and parking.

3.17 The Wiltshire Local Plan Viability Study had indicated that housing viability was good, suggesting that there would be some headroom for developers to afford to contribute substantially towards local infrastructure while still being able to make a profit. Nevertheless, the Steering Group did not want to impose onerous levels of contributions on small schemes given that the economy was still emerging from recession. Employment development viability was also already poor, and this would effectively need subsidy if the employment wishes of the community were to be realised.

3.18 **The level of housing**

A key question for the plan was what level of housing development to propose. The community had indicated that it wanted:

- Affordable as well as smaller-sized market housing
- Improved infrastructure (e.g. footpaths, leisure and recreation, enhanced medical facility)
- More local employment opportunities

3.19 The HNS had indicated a level of around 40 dwellings was acceptable to the community, while the community engagement survey suggested a higher figure of around 50 – 100.

3.20 A problem immediately became apparent – it was possible that growth at these figures would not deliver all of the benefits wanted for the following reasons:

3.21 **A. affordable / small unit housing**

Affordable and / or small unit housing is effectively paid for by subsidy from other market or larger housing on the same site. At the level of affordable housing considered viable in the Wiltshire Core Strategy (40%) it would therefore take at least 44 houses to deliver the affordable part (17 houses), while the need for small market housing (on which there is less profit for the developer) would add to this, although no calculation has been made on this point. Certainly, to deliver some small units AND all of the affordable housing indicated by the HNS would need 45 plus houses

3.22 The community engagement suggested that some people preferred a few small infill sites to any larger one. However, smaller sites (less than 5 units) are exempted from the affordable housing requirement. If the plan went for lots of small infill development therefore it might not deliver any affordable housing at all. Additionally, small sites trend to produce less benefit than larger ones in terms of Section 106 benefits.

3.23 **B. Infrastructure**

The community has a desire to improve infrastructure (for example, an extension to the Doctor's Surgery). Given the state of the public finances the only realistic source for much of this would-be developer contributions. However, the still-recovering economy means that developers could have some success in negotiating down contributions on a per dwelling cost basis.

**C. Employment**

The only way of realistically deliver larger amounts of employment development - as indicated in the Wiltshire Local Plan Viability Study is by cross subsidy from housing (i.e. mixed use sites where the better return on housing pays for the development of employment facilities). Smaller, industrial sites like Harepath Farm are at capacity with a good demand existing from the growing number of micro-businesses, but bigger attempts to bring in employment have not been a conspicuous success. To get developers to build any large sites would require cross subsidy from housing.

Circumstances therefore suggested that:

- The quantum of housing chosen should be higher rather than lower
- Sites should be larger rather than smaller

3.24 After much discussion therefore, the decision was made to put forward a strategy which welcomed significant development (more than the average level proposed by the community engagement) in exchange for significant levels of infrastructure, employment development and affordable housing. The strategy was therefore radical and ambitious, but not without a rational basis.

3.25 The findings of the initial consultations directly fed through into creation of the pre-submission draft NDP, alongside the research evidence created in the SA Scoping Report. For example, it was decided to begin with the following draft Vision:

*Any future development in Burbage Parish should support the local economy, provide high quality accommodation for all our community and respect the individual character of our Parish, protecting our natural environment.*

*We want to enhance the vitality of our neighbourhood and encourage the development of employment opportunities and make sure our infrastructure is capable of supporting this development.*

*The Parish wishes to reduce its carbon footprint by encouraging greater use of local amenities and thus reducing the need to travel away from the village whilst promoting healthy life styles and well-being.*

*The BNDP intends to deliver a strong voice in local development.*

3.26 The draft Objectives were:

1. *To protect the quality, character and local distinctiveness of the natural and historic landscape and village buildings, and maintain high design quality, especially within the conservation area*
2. *To steer development to the most sustainable locations (preferably brownfield) likely to receive community support and to protect existing agricultural land use*
3. *To encourage suitable economic activity and employment, including tourism and agricultural diversification, maintaining and expanding local services and facilities, especially those for young people, in order to reduce the need to travel*
4. *To balance new housing with employment using mixed use developments if possible*
5. *To ensure that new development is matched by necessary infrastructure and that development and CIL monies are used to fill existing infrastructure gaps and to upgrade ageing facilities or improve deficiencies. To specify main infrastructure needs in the village.*
6. *To encourage healthy lifestyles, reduce car use and improve sustainable transport infrastructure such as paths, crossings and bus services.*
7. *To protect and if possible enhance the recreational green spaces of the Parish*
8. *To protect and enhance locally important habitats and species*

3.27 When creating draft policies, the Steering Group leaned heavily on the analysis of the Survey. The survey was re-read through and, where appropriate, policies were created to address the issues identified. Nevertheless, this was done within an overall view of the need for a radical pro-development strategy as discussed above in order to deliver the necessary benefits in terms of infrastructure and employment. The policies were:

- Development Strategy – reflecting overall approach to development
- Housing – reflecting answers to relevant questions, plus HNS results and need for infrastructure / employment subsidy
- Sites for consideration – comments made plus knowledge of the Steering Group
- Developer Contributions – reflecting answers to relevant questions.
- Economy – reflecting answers to relevant questions
- Green Space – reflecting answers to relevant questions
- Transport – reflecting answers to relevant questions
- Heritage – reflecting answers to relevant questions.



## 4.0 Reg. 14 Formal 6-Week Consultation October–November 2016

### 4.0 Description of consultation

Having decided on a radical high-growth / high-benefit strategy to achieve community aims, the draft plan was published 3<sup>rd</sup> October 2016 alongside the SA and Site Selection Report. The consultation was open until 12<sup>th</sup> November 2016. These documents were made available on the Parish website and available from all members of the Steering Group, available at all three public meetings and copies were provided to individuals on request. The consultation was then promoted using large red banners at entrance / exit points in the village and in the Parish Magazine. The main contact with the community though has been through a series of public events in the Village Hall - an all-day event on Saturday 15<sup>th</sup> October, a Thursday evening event on the 20<sup>th</sup> October and one on Thursday 10<sup>th</sup> November. Total attendance was over 200.

- 4.1 A response form had been designed in order make collation of the data easier and this was available to download from the Parish Council website throughout the 6-week period. It was also possible to make e-mail representations directly to the Parish Council or via the website. This proved to be a popular method of response with 55 replies being received by this method.
- 4.2 All written and e-mailed comments, those from the events and those on the response forms were then collated. A total of 30 forms was received. All of the responses are given in Appendix 5. Wiltshire Council's response was given as a full document with tracked changes. This is not reproduced here but a summary of the Council's comments is.
- 4.3 It was not considered practicable to respond directly to each and every point made by every respondent. The comments were sifted carefully to extract themes and often repeated comments. The aim was to find out what people liked or disliked about the plan and what needed to be changed, added or removed. What results therefore is a summary of the overall community view.
- 4.4 Following the crystallisation of themes from this round of consultation, the plan responds to each of these. These responses were then used to modify the plan. The overall analysis is given in the following table. It quickly became clear that, while some policies were acceptable, the level of growth proposed was not. As a result of the Reg.14 Consultation wholesale changes were made to the draft plan and an additional round of consultation planned, above and in addition to the legal requirements. It was felt that this was necessary to ensure confidence in the plan and the democratic process and to ensure that the community's wishes had been fully understood and that that residents were satisfied with the plan before proceeding to submission, examination and referendum.

## 5.0 Reg. 14 Consultation – Summary of Issues and Themes from Responses and Comments

5.0 This section takes the comments received during the 6-week Regulation 14 consultation and arranges them as emerging themes (i.e. where the comment was repeated). Example comments are then added to illustrate the point. Following that the final column indicates what response the plan has made. Full copies of both the e-mail and response form comments are given in Appendix 5.

### Overall Strategy

Plan Reference	Theme	Example Comment	Plan Response
Policy 1  Policy 3 Housing Sites	<b>Too much development is proposed</b>	<p>'...out of line with the scale of the village and could also set a dangerous precedent'.</p> <p>Burbage does not want large scale development, but sensitive small scale schemes that will enhance our community.</p> <p>I do not feel the village needs to be developed, it will put an unnecessary burden on services we currently enjoy and this would be extremely unfair on current residents.</p> <p>The increased house numbers, including infill, should be limited to around 100.</p> <p>Many people have moved to Burbage for precisely what it is – a village which still retains its village atmosphere.</p> <p>I have no suggestions for change because the people of Burbage greatly enjoy living here as it is. Therefore, if it's not broken don't fix it.</p> <p>I accept that some housing needs to be built, but not as much as proposed.</p>	<p>Understood.</p> <p>However, bear in mind the following:</p> <ul style="list-style-type: none"> <li>• The UK population will rise by almost 10 million over the next 25 years, according to official estimates (ONS)</li> <li>• Exactly the same factors that lead residents to love their village will make it attractive to newcomers.</li> <li>• It is likely that the village will experience levels of development pressure in excess of those in the Wiltshire Core Strategy</li> </ul> <p>The wishes of the community are paramount when it comes to the Neighbourhood Plan. The quantum of housing proposed with therefore be greatly reduced from 175 to 30 houses.</p>

Overall Strategy

Plan Reference	Theme	Example Comment	Plan Response
Policy 1  Policy 3 Housing Sites	<b>The number of houses specified does not agree with what the community wants</b>	The survey of residents found that 80% said that no more than 40 new homes should be built in Burbage.	This is true for the HNS. However, in the Community Engagement for NDP 42% of the village wanted between 26 and 50 homes. 29% wanted between 51 and 9% over 100. See Appendix 3.
Policy 1  Policy 3 Housing	<b>The plan proposed more development than the Wiltshire Core Strategy</b>	Since June 2015 Burbage alone has seen over 50 new houses started or completed. This completely meets Burbage's share.	Core Strategy figures are minima, not maxima. This is a common misunderstanding. Burbage is a popular place to live, and whatever the NDP proposes there is a significant risk that the village will experience development levels higher than those in the WCS.
Policy 1  Policy 3	<b>New housing should be strictly limited.</b>	The level of development should be strictly limited to that which will sustain the primary school and existing retail and other services.  Limit housing to maximum of 40.	A Neighbourhood Plan cannot legally impose a development cap or limit in terms of overall numbers. It cannot say 'no' to development.
Policy 1 Policy 2  Policy 3	<b>Affordable Housing</b>	The Housing Needs Survey suggests that only 20 affordable homes are needed, so why propose so many new houses?	The percentage of affordable homes per scheme is usually 40%. So, in order to achieve the number of 20 it would normally be necessary to build at least 50.
Policy 1 Policy 2 Policy 3	<b>Small scale developments preferred.</b>	I will strongly oppose the inclusion of plans and sites for development of significant further housing estates - i.e. anything more than 10 houses.  It should be emphasised that the purpose of identifying sites is to indicate that development elsewhere (except infill) is unacceptable.	Small scale building is not the entire answer. For example, developments of less than 5 units are exempt from building affordable housing. Smaller schemes also typically deliver fewer benefits in terms of infrastructure. The village could become more developed without gaining anything.  It is not possible to stipulate that only the sites a plan lists are acceptable. In law, all applications are entitled to be considered on their merits.

**Overall Strategy**

<b>Plan Reference</b>	<b>Theme</b>	<b>Example Comment</b>	<b>Plan Response</b>
Policy 1 Policy 2 Policy 3	<b>The plan will not deliver affordable housing.</b>	<p>Discussion on ‘affordable housing’ is absolutely understood and supported, but when a one-bedroom flat in the village sells for £130,000 (Nutley Court recently) this will be difficult; its existence in the Plan will not necessarily make it deliverable.</p> <p>It is not incumbent upon us to solve societies problems. Indeed, we cannot.</p> <p>Not enough low cost housing which the young can afford.</p>	<p>Disagree with this very negative view. Affordable housing policies in the planning system are responsible for delivering many thousands of affordable homes a year.</p> <p>Disagree. We must consider the needs of local young people.</p> <p>Agreed.</p>
Policy 1 Policy 2 Policy 3	<b>Type of Housing</b>	<p>I agree that future housing mix should prioritise smaller, affordable houses</p> <p>Housing for the elderly.</p>	<p>Noted.</p> <p>The HNS did not identify this need.</p>
Policy 1	<b>Phasing</b>	<p>Why is the development of the plan not phased?</p>	<p>It is likely that such control over a wide area like a Parish would be regarded as unreasonable by an Inspector and deleted.</p>

## HOUSING SITES

Plan Reference	Theme	Example Comment	Plan Response
Policy 3	<b>The by-pass site is unacceptable and should be removed</b>	.. the view of Burbage from the bypass is an attractive English village set in countryside. To put an ugly housing estate next to the bypass will change that view forever and it won't be for the better.  Bypass development should be considered in later years, post 2026.	noted. Site removed.
Policy 3	<b>Grafton Road Site</b>	The least controversial and possibly acceptable site.  ..a logical site to develop, given that it abuts the Persimmons site.  Density of development proposed here is too low.	Agreed.  Agreed  Noted. Capacity increased.
Policy 3	<b>Hirata I Site</b>	We think the Hirata site looks good and is sensible;	Site removed. Wiltshire Council objection regarding loss of employment land.
Policy 3	<b>Mundy's Yard and the Scout Hut</b>	to be replaced by housing and offices will only further exacerbate traffic and parking issues. Attraction beyond the relocation of Scouts and Mundys is the prospect of improving access and parking for East Sands.	Mixed Opinions. Decided to remove the site.
Policy 1 Policy 2 Policy 3	<b>SHLAA</b>	All the SHLAA sites must be addressed not just a few. Opening up new areas not in the WCS, such as the Bypass Site, is an extremely dangerous step that will cede control to opportunistic developers.	The function of a Neighbourhood Plan is not to automatically take forward houses in the SHLAA.
Policy 3	<b>Scout Hut</b>	Don't move the scout hut. Existing location offers better access to land for activities than the alternatives.	Proposal removed.
Policy 3	<b>Was there undue influence in selecting the sites?</b>	..do the site owners have connections with the Parish Council or Consultant?	No, none whatever. Ownership of the sites was not an issue during development of the plan.

## Employment

Plan Reference	Theme	Example Comment	Plan Response
Policy 5	<b>Hirata II Employment Extension</b>	No comments.	Site Removed
Policy 5	<b>Harepath Farm Industrial area</b>	Development of this facility seems appropriate – but poor sight lines onto the Pewsey Road.  The Harepath site has proved successful in this respect and is to be encouraged with similar units.	Site retained
Policy 5	<b>Hotel at Wolf Hall</b>	Is there any viability study for this?  An Hotel would be good but unlikely.  A hotel at this site would result in a significant increase in traffic through the village and along Wolfhall Road which cannot support it.  The development of the Wolf Hall site is acceptable providing that stringent planning restrictions are applied given its historic importance.  An innovative and welcome idea.	Mixed opinions. Decided to remove the site on the basis of highway issues and AONB concerns.
Policy 5	<b>People who live in the new housing will not work in Burbage.</b>	The vast majority of working occupants in any new housing will be adding to the number of commuters on Wiltshire's roads.	This is why the plan attempts to balance housing and employment.
Policy 5	<b>Why bother to try and encourage tourism?</b>	The inclusion of the potential for increased tourism in Burbage is so idealistic as to reduce the credibility of the Plan.	The AONB which attracts many visitors a year. The idea is not that the village is a destination in itself but that more accommodation could help retain some of the visitor spend in the surrounding area.
Policy 5	<b>Employment allocations will not work</b>  <b>Forget local employment...most people will commute to work.</b>	Past attempts to introduce new employment opportunities into Burbage have failed.  The Vision statement needs to recognize the fact that new houses will probably contain households with similar commuting patterns.	The village has stated that it wanted more local employment. Some existing facilities are popular and at capacity.  The plan cannot promote unsustainable travel patterns even where they already exist.

**Green Spaces**

<p>Policy 6</p>	<p><b>Green Spaces</b></p>	<p>Designating some of the key green spaces is excellent <b>EXTREMELY IMPORTANT TO PROTECT.</b></p> <p>Very valuable for well-being and aesthetics of the village.</p> <p>We support the intention to designate Barn Meadow and Red Lion Fields as green spaces.</p> <p>The extensive primary school playing field should also be listed as a Green Space unless it enjoys adequate protection under another piece of legislation.</p> <p>There should also be an aspiration to create a further green space including Seymour Pond.</p> <p>The proposed inclusion of Red Lion Field and Barn Meadow would be welcomed, in that it provides additional protection over the 'Designated Lands' future use, providing it does not, or may, in any way compromise any decisions over its use that the Parish Residents can currently make or could make at any future time. The CIO have a legal obligation to the Parish Residents to protect their (Parish Residents) interests in relation to the 'Designated Land' It is recognised that the intent within the draft NDP is also to do the same</p>	<p>Agreed. This is an important part of the Plan.</p> <p>Local Green Space is a power that must be used sparingly. Generally, a school property would not qualify.</p> <p>The area is too small and has insufficient use. This is a specific power that must be used sparingly.</p> <p>The designation will essentially apply more restrictions to development. However, the policy does allow for such minor developments as would complement the role of this Local Green Space.</p>
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## Infrastructure / Developer Contributions

Plan Reference	Theme	Example Comment	Plan Response
Policy 4	<b>Suggested Items</b>	<p>Why no allotments? Why no infrastructure for children's' play areas?</p> <p>Better bus stops.</p> <p>Visitor maps.</p>	<p>Only one response mentioned this, but it is worth considering for non-planning action. However, the Parish Council has not received any requests for allotments in the last three years.</p> <p>Possible.</p> <p>Could be considered.</p>
Policy 4	<b>Footpaths and Cyclepaths</b>	<p><u>Rights of Way Network</u> Reference is made to the importance of the rights of way network in and around the village and certainly, if tourism is to be encouraged, this will increase.</p> <p>Currently there are gaps in the network that prevent access to both the canal and Savernake Forest from Stibb Green without people having to walk on Durley Road with its fast-moving traffic and no pavement. There may be other gaps.</p>	<p>This can be improved under the Developer Contributions policy.</p>
Policy 4	<b>More clarity over developer contributions</b>	<p>...lacks absolute clarity and urgently needs greater explanation about the small print and what sites would be definitely eligible and would receive funds</p>	<p>The precise level of contribution is negotiated on a site by site basis using up-to-date figures for costs. It is not possible to give this in advance for a plan that stretches 10 years into the future.</p>
Policy 4	<b>Utilities</b>	<p>Infra-structure needs to be looked at including all utilities.</p> <ul style="list-style-type: none"> <li>• Water supplies,</li> <li>• Electricity</li> <li>• Phones and Broadband coverage</li> <li>• Drainage, sewerage, (problems have been created in the past in some areas of the village),</li> </ul>	<p>These are generally not matters covered by the land-use planning system.</p>

## Infrastructure / Developer Contributions

Plan Reference	Theme	Example Comment	Plan Response
Policy 4	<b>Infrastructure improvements should have included improved doctor's surgery / medical facilities</b>	<p>The Burbage surgery's patient list is at its maximum capacity.</p> <p>What investigations have been undertaken to ensure that should there be any increase to the parish population that the surgery is in a position to cope and deliver the full range of medical services as now?</p> <p>Were Primary Care Trust consulted?</p>	<p>Noted.</p> <p>It is recognised that this issue is a priority for residents and the developer contributions policy has been changed as a result.</p> <p>Yes.</p>
Policy 4	<b>Infrastructure priorities</b>	Replacement of village hall is not a priority.	Results of survey did indicate some support for this. However, as a consensus seems remote the proposal has been dropped from the plan.
Policy 4	<b>Why did the plan not attempt to consolidate all public venues?</b>	there are 5 venues for people to hold an event. A Neighbourhood Plan should have consolidated these?	This was part of the idea behind the proposal of upgrading the village Hall. It's worth noting that currently, the Village Hall the only one capable of taking large numbers.

## TRANSPORT

Plan Reference	Theme	Example Comment	Plan Response
Policy 4 Policy 7	<b>Speeding</b>	In the NHP Presubmission document: S5.33: the issue of 'Traffic/speeding' is not mentioned but in the Parish Council survey it was mentioned by 1 in 5 respondents. Similarly 'traffic calming' and 'parking improvements' are not mentioned. I am at a loss to understand why these points have been missed off.	Speeding is not a matter covered by the land-use planning system. These are matters for the police and the local highway authority. Nevertheless, this has been included in the non-planning actions section of the plan.
Policy 4 Policy 7	<b>Car parking</b>	Car parking facilities particularly important.	Opinions were mixed on this one and Wiltshire Council required additional evidence. Proposal dropped from plan.

## Submission Draft

Policy 4 Policy 7	<b>Road safety</b>	This needs more prominence. e.g. continuous pavement along length of the High St (which doesn't exist currently) and Traffic Calming to address speed issues.	Agreed. Developer Contributions Policy amended.
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### Other Planning Issues

Policy 8	<b>Design</b>	The plan should require developers to use only materials and designs that are in keeping with the existing fabric of the neighbouring housing.	The power of the planning system to control design is limited. The Heritage policy attempts this however.
Policy 8	<b>Heritage</b>	Heritage Important to maintain the obvious history of Burbage with its many listed and thatched buildings which will be in danger of encroachment and possible removal of the rural aspects of the Village.	Agreed. Heritage policy retained.

### Issues with the Plan

<b>Plan Reference</b>	<b>Theme</b>	<b>Example Comment</b>	<b>Plan Response</b>
Consultation Statement	<b>Is there any more chance to influence the Plan?</b>	Will the Plan now go forward to submission or will it actually be altered to reflect people's concerns?	The plan has been re-written and a completely ADDITIONAL round of consultation introduced before any plan is submitted.
Consultation Statement	<b>Working Party</b>	A NHP working party should be established and include village stakeholders, the working party should collate information and evidence continually which can be used to form strong future justification and direction.	All Parish residents were invited to join the Steering Group at its inception.
Policy 1	<b>This proposed plan only takes us to 2026.</b>	A big question is, what happens in ten years' time? If this proposal covered the next 50 years, then it could be suggested it is realistic.	This is the same time frame as the Wiltshire Core Strategy. It is unlikely that a 50-year plan would be workable.

Submission Draft

Plan Reference	Theme	Example Comment	Plan Response
Non-land use aspirations	<b>Why not have a plan that improves things without housing?</b>	<p>The Plan should be focused on improving the ascetics of the village and the amenities.</p> <p>The plan should be used to inform the parish council of non-development issues that the residents believe should be addressed.</p>	<p>See Heritage and other policies</p> <p>The purpose of a Neighbourhood Development Plan is primarily to control development.</p>
All	<b>Map Errors</b>	Map errors.	Rectified in the next draft.
N/A	<b>Plan needs executive summary</b>	lack of a summary of the key points of the Plan and the length of the document (64 pages) makes it very difficult to read.	An Executive Summary is to be included in the next draft.
N/A	<b>The plan making team</b>	<p>We have lived in the village for 38years and although recently moved feel very strongly about the future development of Burbage....We would like to say "well done" for such a good presentation on Thursday evening explaining a difficult subject in a very clear way. You made it very plain that to support the Neighbourhood Plan is by far the best option for having some control over future planning.it is clear that there will be some development within the village and that not everyone will be happy with this, however, it is better to have a plan than no plan.</p> <p>Burbage is a head of the game compared to many villages locally and thank you to the steering committee for all the hard work that has been put into producing this document.</p>	We have made adjustments suggested by the community. We will also be instating an additional round of consultation to follow, that is in addition to the legal requirements.

### 5.1 Comments from the Local Planning Authority

Wiltshire Council, as the LPA commented in detail using tracked changes on the draft plan. Some of these comments related to typing errors and matters of layout. The Steering Group much appreciates the time devoted by the Link Officer to preparing the Council's response which was most helpful.

As reproducing this here would consume a great deal of space and make the Consultation Statement unwieldy, the following summarises the main points.

Summary of Comment	Response
Various typing error and reference corrections.	Text adjusted.
Include Maps alongside Text	Agreed. This will make use of the document easier.
Delete incorrect policy references. Para 4.8.	Agreed.
Section 8.0 Make clear how many homes proposed.	Text amended.
8.2 Remove reference to 60 dwellings.	Text amended.
8.7 Developer contributions which are required over and above the usual CIL / S106 requirements are likely to lead to viability issues and may result in a reduced contribution of Affordable Housing.	The contributions are not 'over and above'. This is made clear in the Developer Contributions Policy. Text modified to clarify.
Policy 1- Development Strategy Part a does not accord with core strategy	The feeling was that this interpreted rather than contradicted WCS policy. However, agree to remove.
Policy 1 c Development Strategy Is B2 Use appropriate next to residential?	Clearly this depends on how well the scheme is designed. It is not impossible to combine these uses and the policy seeks to be as flexible as possible by specifying both B1 and B2. Amend text to indicate that impacts on residential component must be acceptable.
Policy 1d Development Strategy Where is the evidence base for the need for 1 and 2 bed homes for first time buyers?	This is to be found in the Housing Needs Survey. It is also something that the Community suggested during community engagement. Affordability is a problem locally and smaller units are likely to be more affordable.

Submission Draft

Summary of Comment	Response
Policy 1d Development Strategy. Questions sustainability of homes in the countryside. Questions scale limit on new development.	Accepted. Policy now refers only to limited economic development. Justification also added for scale limits.
8.12 Development in the countryside contrary to Core Policy 2	Disagree. Note Upper Eden Neighbourhood Plan. <a href="http://www.eden.gov.uk/planning-and-development/planning-policy-for-eden/neighbourhood-planning/upper-eden-neighbourhood-plan/">http://www.eden.gov.uk/planning-and-development/planning-policy-for-eden/neighbourhood-planning/upper-eden-neighbourhood-plan/</a>  Given the modest scale of what is proposed and the local benefits, suggest that this policy is interpreting and not breaching WCS policy. Nevertheless remove residential component.
Policy 2 a Housing Justification for requirement for 1 and 2 bed homes?	This results from the community consultation responses and from the Housing Needs Survey. Clarification of justification added.
Policy 2 c Housing Justification for working from home design?	Policy element removed.
Policy 2d Housing Who will pay for disabled access?	Clarification added.
Policy 2 Housing What is the justification for housing numbers which are larger than HNS survey?	The community engagement generated different results. For example, 29% favoured between 50 and 100+ homes. The aim was to provide sufficient development to fund substantial new infrastructure. However, housing numbers will be reduced in the revised draft plan as the community has stated that the number proposed was too high.
Policy 3 Housing Housing requirement for the area is 0.	Figures given in the WCS are minima, not maxima. The Government and local people believe that the community needs more than the minima.
Policy 3 d Housing Hirata site is one of the locally important employment sites, therefore CP 35 applies, which states that employment sites should be safeguarded for employment and a reduction in employment will only be allowed subject to a number of criteria in the policy.	The NDP seeks to interpret WCS policy at a local level, based on local level. In fact, the Hirata site is very large and despite this has failed to attract more than one business over the last several years. The NDP therefore seeks to make employment development (essential to improve the self-containment on Burbage) more viable by permitting mixed use development. The number of home specified would still allow for a substantial employment presence.
Policy 4c Developer Contributions Café is not a planning matter and would be better suited to a proposal, rather than a policy.	Agree. Remove.
Policy 4d Parking. It is not appropriate for part (d) to be dealt with via the use of developer contributions. Any new developments will need to comply with Wiltshire Council's Parking Strategy, in order to ensure that the development meets Wiltshire Council's adopted parking standards and includes the appropriate amount of car parking. Evidence?	Proposal removed due to lack of evidence.

Submission Draft

Consultee	Summary of Comment	Response
Wiltshire Council	Policy 4e Broadband This is not a planning matter and would be better suited to a proposal, rather than a policy.	Agree. Not part of Section 123 List. Remove.
	Policy 5 a Economy. Working from home may not require permission.	Adapt text.
	Policy 5 c Economy Justify limit to size of development proposed	Justification added
	Policy 5 c Economy Housing proposed does not accord with WCS policy.	Remove housing element.
	Policy 5 (3) Economy Evidence to support Wolf Hall as a tourist destination?	Evidence added. Policy may be removed.
	Policy 7 b Transport This policy is already covered in existing policies; the Core Strategy, Third Local Transport Plan and LTP3 Car Parking Strategy. As such, sustainable transport links would be looked at during the planning stage and a development would not be allowed to proceed unless it had adequate parking. It is also not appropriate or reasonable to require developers to contribute toward parking elsewhere in the village. This may be something that could be covered by CIL.	Local detail added for clarity. The Developer Contributions Policy quoted makes it clear that the list for priority investment can be met by either S 106 or CIL.
	Policy 8 Heritage The policy doesn't add any local dimension as the requirements set out in the policy are already covered in legislation and guidance	The point of the policy is to draw attention to the Conservation Area Character Appraisal and make it a <i>requirement</i> that proposals must demonstrate reflection of the guidance. This is a stronger position than currently where the Character Appraisal can be easily overlooked and is advisory only.
	Maps It has come to our attention that the Councils layer that shows the settlement framework boundary is incorrect. We can supply new maps so that the correct boundary can be shown.	Original maps were obtained in good faith from Wiltshire Council. We will obtain the corrected versions.
This map adds little value as the parish is wholly in the AONB as described in 5.1, and so could either be removed or moved to the relevant part of the document.	Disagree. Not everyone knows the precise extent of the AONB and the map makes this clear. We prefer a visual demonstration of the point.	

## 5.2 Statutory Consultees

In addition to the consultation at the Scoping Stage, the following Statutory Consultees were consulted. These bodies are required consultees by the 2012 Neighbourhood Planning Regulations if the Steering group feels that their interests may be affected.

BURBAGE NEIGHBOURHOOD PLAN List of Statutory Consultees who were consulted at the Reg.14 Stage

<b>Consultee</b>	<b>How Consulted</b>	<b>If not consulted, why?</b>	<b>No Reply or Received</b>
Local Planning Authority	e-mail	N/A	Reply Received
Nearby Parishes	email	N/A	No Reply
Homes and Communities Agency	email	Not directly relevant	No Reply
Natural England	E mail	N/A	Reply Received
Environment Agency	email	N/A	No Reply
English Heritage / Historic England	email	N/A	No Reply
Highways England	E mail	N/A	Reply Received
Mobile phone companies	Email	N/A	No Reply
Primary Care Trust	Email	N/A	No Reply
Utility - Electricity	N/A	Unable to contact	N/A
Utility Gas	N/A	No gas in area	N/A
Utility – Water Company	Email Wessex Water	N/A	No Reply
Voluntary Bodies	N/A	None Known	N/A
Religious Bodies	N/A	Not directly relevant	N/A
Ethnic Bodies	N/A	None Known	N/A
Business Bodies	In person	N/A	Reply Received
Disabled organisations	N/A	Not directly relevant	N/A

5.3 Of those Statutory Consultees that responded, these were their replies in summary.

<b>Consultee</b>	<b>Summary of Comment</b>	<b>Response</b>
<b>English Nature</b>	<p>Site selection evidence on landscape insufficient to allow comment to be made. Landscape assessments should be done due to risk to AONB. Site selection evidence base of Local Plan given as example. Bypass site quoted as being of such size and location that justified a requirement for further evidence.</p>	<p>Level of evidence for a Neighbourhood Plan does not have to be the same as for a Local Plan; it has to be 'proportionate'. Similarly, site selection criteria are not specified.</p> <p>It is accepted that on the Bypass site specifically mentioned by EN that scale of development and location clearly outside the village would justify an additional landscape report.</p> <p>However, the Bypass Site along with the following have been withdrawn.</p> <p>Of the remaining sites, none or of the same size or location and are unlikely to have such significant impacts that extensive additional evidence is required.</p> <p>In addition to the site selection report, the Scoping Report considered a range of existing evidence including the AONB Management Plan and the Landscape Character Assessment (2010) work that underpins the Wiltshire Core Strategy. With his understanding achieved and sites visits made as part of the site selection process, it was not thought that full-scale landscape character assessment or appraisal would be 'proportionate' and an appropriate use of time and government grant.</p> <p>Finally, a comprehensive SA was also undertaken. This considered landscape issues, accepting that there could be some impact. However, the conclusion of the SA was that this would be acceptable in the context of the other benefits delivered.</p> <p>It is the view of the Steering Group at this time that the remaining sites are well evidenced and that no more need to be supplied.</p>
<b>Highways England</b>	No Comment	N/A

## 6.0 Regulation 14 stage: analysis, conclusions and changes to draft policies

- 6.0 It was immediately clear to the Steering Group that, while there was satisfaction with some of the policies (Green Space and Heritage for example) and desire only to change the details of others (Transport, Developer Contributions) the consultation responses demanded a significant and even radical change to the overall approach to the housing element. The community had decisively rejected the 'high growth / high benefit' strategy the original draft plan proposed.
- 6.1 The Steering Group responded to the consultation response by completely revising the plan. The most difficult question however remained the exact number of houses. Lower growth would equate to fewer developer contributions. However, what number would still be likely to deliver a meaningful level of benefit to the community in terms of infrastructure improvements? Which sites should be retained and which ones dropped?
- 6.2 The Plan has been revised using the consultation responses as a guide to ensure that the wishes of the community are respected. The Steering Group also incorporated changes suggested by the LPA. The following sections explain why sites were retained or dropped. The site to make it through this process are then provided with additional justification in the NDP document itself.

The original policy (Policy 4) looked like this:

Developer Contributions
a. To replace or re-build the existing village hall
b. To improve sporting facilities
c. To establish a café or meeting place
d. To provide additional public off road parking as part of any development or at a suitable village centre site if one can be found. The aim is to reduce congestion and support local businesses (including tourism) by adding a small car park or car parks amounting to no more than 40 spaces.
e. To enhance local broadband services
f. To connect to or enhance sustainable transport modes, including foot or cycle paths, bus services or infrastructure to facilitate any of these.
g. To plant new trees and landscaping especially along sustainable transport links or in areas which would protect landscape from development, or as avenues. Specimen trees in prime locations as landmarks would also be welcomed.
h. To replace or upgrade the Scout Hut.

However, the revised Policy 4 is as follows:

Policy 4 - Developer Contributions
i. To extend the Doctor's Surgery and / or maintain medical facilities in Burbage.
b. To improve leisure, recreation and sporting facilities, especially for young people.
e. To connect to or enhance sustainable transport modes, including foot or cycle paths, bus services or infrastructure to facilitate any of these. A priority is the provision of a footpath along the length of the High Street to improve safety.
f. To plant new trees and landscaping especially along sustainable transport links or in areas which would protect landscape from development, or as avenues. Specimen trees in prime locations as landmarks would also be welcomed.

6.3 Following the draft policy revision, the planning consultant carried out some very basic research in terms of the main item on the infrastructure list – the Doctor's Surgery. The result is a very crude but, it is thought, adequate calculation to give a basic indication of the kind of level of housing would be required to pay for a typical extension of this type. The Steering Group are not experts in this type of calculation, nevertheless their planning consultant has consulted the relevant reference material and also discussed his interim conclusions with specialist builders of such facilities (i) before making final adjustments. The Steering Group therefore feels entitled to claim that the following is, subject to some caveats, valid for the purposes of establishing very general 'ball-park' figures. This would not be acceptable for indicating precise housing numbers, but is acceptable for indicating the general magnitude of housing that might be needed to produce a general quantum of CIL.

6.4 The first question considered was what would the cost of a hypothetical extension to the existing surgery be (assuming that this is practicable on other grounds – so far, the surgery has not responded to consultation). The assumption is that a minimum meaningful extension in square metres would include:

One consulting rooms	16.0
additional admin and corridor space	<u>12.0</u>
	28.0 square metres new internal space

add 15% to convert to gross external area = 4.2 (i)

Total = 32.2 m<sup>2</sup> approx.

Typical cost per square metre of basic construction (does not include medical equipment) is about £2000 / m<sup>2</sup> (ii)

Initial basic cost of surgery extension (without additional equipment or running and maintenance costs) would therefore be in the general order of:

$$32.2 \times 2000 = \text{£}64,400$$

This figure could be an underestimate for a number of reasons. As noted, it does not include for complex medical equipment or furniture. It does not include the salaries or running costs. It does not include the purchase of any additional land needed for planning and other associated costs. NHS England might normally be expected to fund these however they are currently under tough budgetary pressure.

- 6.5 In terms of CIL income, very crudely, the number of homes needed to deliver this one piece of infrastructure alone this would be:

Average house size 92 m<sup>2</sup> approx. (iii)

CIL Rate (Area 1) £85 (iv)

$$\text{CIL Per House} = 92 \times 85 = \text{£}7820$$

$$\text{Yield to the community per house} = \text{£}7820 \times 25\% = \text{£}1955$$

$$\text{£}64400 \div \text{£}1955 = 33 \text{ New Homes.}$$

NDP Proposed site = 30 new dwellings = approx. 3 homes shortfall.

However, these 3 homes should be provided by windfall developments (e.g. infilling).

- i. Neil Mason Associates <http://www.neilmasonassociates.co.uk/healthcare/>
- ii. Health Building Note 11-01: Facilities for primary and community care services, Department of Health.
- iii. English Housing Survey 2012/13 (DCLG)
- iv. Wiltshire Community Infrastructure Levy Charging Schedule, 2015

- 6.6 It must be emphasised that this a crude calculation – but it does indicate that lowering the housing total down to around 30 makes the main aim of improving the surgery possible – but only just. Having a housing allocation this low could also jeopardise delivery of sufficient affordable housing units. Nevertheless, it does seem to be the kind of figure the community would be more comfortable with.
- 6.7 Lastly the figures are illustrative only – **designed to indicate not absolute housing numbers needed or recommended, but roughly how much CIL is generated from a particular magnitude of development and what this equates to in terms of the infrastructure that could be provided.**
- 6.8 The broad conclusion made by the Steering Group, looking at the above figures was that an allocation of 30 units would be the minimum able to meet the main aim of enhancing the surgery. Additional housing, although not allocated was felt likely to come from ‘windfall’ development due to high demand as shown by a number of recent applications in the village.

6.9 Translating this rough figure into sites was not as difficult as might be expected. The **By-Pass** was always a large and radical option and development on this scale was unsupported by the community. It was also likely to have a significant effect on the AONB and this had been highlighted by responses from Wiltshire Council and Natural England among others. It was beyond the scale of development proposed by Wiltshire Council for Burbage in the WCS. It was therefore deleted. For the others:

**Hirata I** – This is a large site, allocated for up to 60 homes. It was considered unrealistic to subdivide this. This quantum of development was unacceptable to the community and so it was therefore deleted, although the site does have some merit and could perhaps be acceptable in future years.

**Mundy's Yard / Scout Hut** – there was significant opposition to moving the scout hut. This proposal was therefore deleted.

6.10 In terms of housing, this left only **Grafton Road** – which alone of the sites had received some support. It had been pointed out that the density proposed for this site (it is around 1 hectare) was much too low with only 15 homes proposed. Accordingly, the number to be delivered here was raised to a more normal density of 30. This level is still lower than many modern developments, however it is recognised that the community and Natural England expects the site to be delivered with substantial landscaping to offset the impact on the AONB and this is allowed for.

6.11 In terms of employment sites:

**Hirata II.** There was little enthusiasm for this – it was pointed out that the original site (the Hirata company site) had not been a success in delivering employment for residents. Additionally, the viability of stand-alone employment sites is not good in the area (Wiltshire Local Plan Viability Study). Accordingly, this site was dropped.

6.12 **Wolf Hall.** This was always a radical proposal and drew little support. Additionally, there were highway objections. Although the Steering Group still believes that tourism should be encouraged locally in order to provide jobs, the site was withdrawn.

6.13 **Harepath Farm.** This is a popular site at capacity. Many small local businesses work here. Recent economic growth has been led by small start-up companies and self-employment is popular. A modest extension here could help deliver some of the local employment opportunities that people want. The site is in the AONB but of low landscape value and no objection was received from Natural England. Site retained.

6.14 **Policy 1 Development Strategy Policy**

As a result of the Reg. 14 consultation, the Development Strategy Policy was changed to reflect the views of the community and the comments of the LPA. The original policy was as follows:

Development Strategy
a. Within the Limits of Development (LoD) of Burbage, development will only be permitted on brownfield sites or those identified in this plan unless it can be demonstrated that these possibilities are unsuitable or unavailable.
b. Other than sites identified in this plan, residential development outside the LoD will be acceptable only in exceptional circumstances. Applicants would have to demonstrate a lack of available sites within the village and show that no significant negative impact would occur in the AONB.
c. Mixed-use developments including housing and retail or B1 and B2 industrial employment uses are encouraged and will receive favourable consideration subject to compliance with other policies of the plan.
d. In all developments of greater than 5 units a proportion of homes should be aimed at first-time buyers. For the purposes of this policy, this means one and two-bedroom dwellings.
e. Development in the hamlets and outer small settlements of the Parish area will normally be limited to the conversion or extension of existing buildings and will be modest in scale. However, adjacent to existing rural 'parent' dwellings or farms, development of single dwellings or modest employment facilities such as workshops, in addition or instead of conversion, may be acceptable providing such schemes are to meet local needs for homes and employment and comply with other policies of the Plan. In these cases, footprint of the new development must be smaller than the existing 'parent' building and landscaping must be of high standard.

6.15 The original paragraph 'a' was deleted as such a restriction may be unreasonable and the site eventually recommended by the plan is itself a greenfield one. Paragraph 'b' was deleted as this adds little to Government and WCS policy. Paragraphs 'c', 'd' and 'e' were retained, but 'e' was limited to very limited rural economic development with housing deleted. There are negative sustainability aspects to the latter choice (e.g. the travelling brought about by such businesses), but these are balanced by the legitimate sustainability aim of retaining rural vitality and viability of farms and small settlements. A new paragraph 'i' was added to indicate the community's wishes regarding the type of new development that the village should accommodate. The new policy reads as follows:

### Policy 1 - Development Strategy

- i. Apart from the sites allocated in this plan, most future local housing need is expected to be met by small-scale infilling and modest schemes of up to 10 houses. Any larger non-infill schemes will have to demonstrate a clear need for development on this scale within the context of Wiltshire Core Strategy Policies 1,2 and 18.
- ii. Mixed-use developments including housing and retail or B1 and B2 industrial employment uses are encouraged and will receive favourable consideration subject to compliance with other policies of the NDP and Core Strategy and the scheme resulting in acceptable impacts from the employment uses on the occupants of the dwellings.
- iii. In all developments of greater than 5 units a proportion of homes should be aimed at first-time buyers. For the purposes of this policy, this means one and two-bedroom dwellings.
- iv. Development in the hamlets and outer small settlements of the Parish area will normally be limited to the conversion or extension of existing buildings and will be modest in scale. New buildings for small-scale employment use may be acceptable, for example, adjacent to existing rural 'parent' dwellings or farms, development of modest micro-business employment facilities such as workshops, providing such schemes comply with other policies of the Plan. In these cases, in order to minimise landscape impact and keep any new structures subservient to the main buildings, the footprint of the new development must be smaller than the existing 'parent' building and landscaping must be of high standard, with the aim of reducing visual impact on the wider landscape. A travel plan will be required to demonstrate how the business aims to reduce the need to travel and encourage the use of sustainable modes where possible.



6.16 The original **Housing(General) Policy 2** read as follows:

Housing (General)
a. Any development of 4 or more houses must include at least 1 unit of the total number of as 1 or 2 bedroom dwellings.
b. Developments for retirement housing will be looked on favourably, whether as stand-alone or as elements of a larger scheme, subject to compliance with other policies of the plan.
c. Development of 4 or more dwellings should include designs that facilitate working from home (for example home offices or home office support hubs within the development).
d. Developments of more than 25 homes should include provision of at least one home specifically design for disabled access or to facilitate care at home whether this is an affordable or open market home.

6.17 Paragraph's a and b were retained. Paragraph c was deleted as being impracticable to enforce and based on the LPA's comments. Paragraph d was retained.

Policy 2 – Housing (General)
i. Any development of 5 or more houses must include at least 1 unit of the total number of as 1 or 2 bedroom dwellings.
ii. Developments for retirement housing will be looked on favourably, whether as stand-alone or as elements of a larger scheme, subject to compliance with other policies of the plan.
iii. Developments of more than 25 homes should include provision of at least one home specifically design for disabled access or to facilitate care at home whether this is an affordable or open market home.



- 6.18 The original **Housing Sites Policy 3** was reduced down, for the reasons given above. The new policy reads:

<b>Policy 3 - Housing</b>
a. Grafton Road - Housing Development of up to 30 homes of mixed size and type is acceptable subject to: <ul style="list-style-type: none"><li>- Satisfactory highway access</li><li>- Screening of existing properties to south</li></ul>

- 6.19 For **Policy 4 - Developer Contributions** see start of this section.

- 6.20 **Policy 5 Economy, Business and Tourism – Generic Policies.** The original policy read:

<b>Economy: Business, Employment and Tourism – Generic Policies</b>
a. Working from home and small workshops not likely to impact on the amenity of neighbours by virtue of operation including traffic generation will be permitted throughout the plan area, subject to compliance with other policies of the plan.
b. Tourism related businesses will be permitted within and without the village LOD, subject to compliance with other policies of the plan.
c. Farm diversification involving conversion of existing farm buildings or extension of same to a maximum of + 50% of total floor area of the buildings will be permitted in the Parish outside the LoD, subject to acceptable impacts on the openness and scenic quality of the AONB and compliance with other policies of the plan. Where necessary for viability purposes such developments may include a small element of market housing (usually a single dwelling).

- 6.21 The policy was retained, but modified to remove the residential element and for reasons explained in the analysis of consultation responses.

<b>Policy 5- Economy: Business, Employment and Tourism – Generic Policies</b>
a. Small workshops and studios not likely to impact on the amenity of neighbours by virtue of operation including traffic generation will be permitted throughout the plan area, subject to compliance with other policies of the plan.
b. Tourism related businesses will be permitted within the Parish subject to compliance with other policies of the plan.
c. Farm diversification involving conversion of existing farm buildings or extension of same to a maximum of + 50% of total floor area of the buildings will be permitted in the Parish outside the LoD, subject to acceptable impacts on the openness and scenic quality of the AONB and compliance with other policies of the plan.

- 6.22 **Policy 5 – Economy (Business, Employment and Tourism) Sites.** The original policy read like this:

Employment will be acceptable at the following sites;

1. Hirata II (Expansion of existing facility). Subject to:
  - linking network of cycle and footpaths with rest of village
  - acceptable habitat creation and landscaping scheme
  - use of renewable or low-carbon energy in the design
  - employment uses to fall within B1 and B2 use classes.
2. Harepath Farm (Expansion of existing facility) Subject to:
  - acceptable habitat creation and landscaping scheme
  - use of renewable or low-carbon energy in the design
  - employment uses to fall within B1 and B2 use classes.
  - Provision of road crossing if required.

Tourism development including an hotel or similar facility will be acceptable at

3. Wolf Hall (Country Hotel and / or other tourism related use).

Subject to:

- Protection of AONB in terms of views in and out
- Acceptable landscape and habitat impact, to be demonstrated by an approved Habitat and Landscape Strategy
- approval of sustainable travel plan
- acceptable impact on historic building and setting of Wolf Hall by means of approved Heritage Impact Statement
- incorporation of low-carbon or renewable energy within the scheme.

- 6.23 Following the reasoning identified earlier in this Statement. The policy was amended to read as follows:

#### **Policy 5 - Economy, Business and Tourism Sites**

Employment will be acceptable at the following site;

1. Harepath Farm (Expansion of existing facility) Subject to:
  - acceptable habitat creation and landscaping scheme
  - use of renewable or low-carbon energy in the design
  - employment uses to fall within B1 and B2 use classes.
  - Provision of road crossing if required.

6.24 **Policy 6 – Local Green Spaces.**

This was supported in the Erg. 14 Consultation and is retained.

6.25 **Policy 7 Transport** was generally well supported in reg14. Consultation. However minor modifications were made. The original is:

**Transport**

a. Developers will need to demonstrate how their scheme links to the existing footpath or cycle network. Where reasonable opportunities exist to physically connect to these networks, the new schemes should include proposals to do so. Where direct connection is not possible proposals should indicate an off-site provision. Financial contributions towards enhancing the overall network are acceptable and may be sought under the Developer Contributions Policy.

b. New housing or housing development within the LOD will be required to demonstrate that sufficient parking is provided within the scheme to prevent the need for residents to park on the street. Where adequate parking cannot be physically provided on site contributions toward suitable public parking facilities elsewhere in the village will be acceptable. These additional facilities will be designed and located to reduce congestion, facilitate retail businesses and access to services (including public transport) and will be limited to an overall addition of 60 spaces for the village during the plan period.

6.26 The revised version reads:

**Policy 7 - Transport**

i. Developers will need to demonstrate how their scheme links to the existing footpath or cycle network – particularly to enable journeys across and the village including road crossings. Where reasonable opportunities exist to physically connect to these networks, the new schemes should include proposals to do so. Where direct connection is not possible proposals should indicate an off-site provision. Financial contributions towards enhancing the overall network, especially the need for a footpath along the High Street, are acceptable and may be sought under the Developer Contributions Policy.

ii. New housing or housing development within the LOD will be required to demonstrate that sufficient parking is provided within the scheme to prevent the need for residents to park on the street. Where adequate parking cannot be physically provided on site contributions toward suitable public parking facilities elsewhere in the village will be acceptable through CIL. These additional facilities will be designed and located to reduce congestion, facilitate retail businesses and access to services (including public transport) and will be limited to an overall addition of 60 spaces for the village.

6.27 **Policy 8 – Heritage.** This policy is retained unaltered.

6.28 **Non-Planning Actions.** Additions were made to reflect the Reg. 14 Consultation responses.

## 7.0 Revisions to Vision and Objectives

7.0 The original Pre-Reg.14 Consultation Vision for the Plan was:

*Burbage will flourish as a living, working village. Any future development in Burbage Parish should support the local economy, provide high quality accommodation for all our community and respect the individual character of where we live, especially in protecting our natural environment and valued green spaces.*

*The vitality of the village will be enhanced, and new housing will be matched by suitable employment opportunities and infrastructure capable of supporting this development.*

*The Parish wishes to reduce its carbon footprint by encouraging greater use of local amenities, thus reducing the need to travel away from the village whilst promoting healthy life styles, well-being and an improved physical and social environment.*

*The BNDP intends to ensure that the local community has a powerful voice in managing future change in the village and in particular a greater say in where, how, what and when development occurs.*

7.1 Taking on board the comments of the Reg. 14 Stage. The following was suggested as a replacement.

Burbage will continue to flourish as a living, working village. Future developmental growth will be in keeping with Burbage's position in the settlement hierarchy of the Wiltshire Core Strategy as a 'Large Village'.

Housing development will continue to slowly grow the village in a moderate manner, but, whenever possible, this will be matched by appropriate local employment opportunities to improve the self-containment of the village and reduce the need for out-commuting as far as is possible.

The vitality of the village will be enhanced by the provision of new infrastructure including if possible an extended doctor's surgery and better facilities for recreation and young people. Parking and road safety will be improved as will sustainable transport such as the foot and cycle path network.

The BNDP intends to ensure that the local community has a powerful voice in managing future change in the village and in particular a greater say in where, how, what and when development occurs.

7.2 The original Pre-Reg 14 Objectives were:

1. To deliver the types of housing and employment needed to sustain the village
2. To steer development to the most sustainable locations (preferably brownfield) likely to receive community support
3. To balance new housing with employment using mixed-use developments if possible
4. To encourage suitable economic activity and employment, including tourism and agricultural diversification, maintaining and expanding local services and facilities, especially those for young people, in order to improve the self-containment of Burbage and so reduce the need to travel
5. To ensure that the community benefits from new development and to specify main village needs. New development should be matched by necessary infrastructure and development and CIL monies should be used to fill existing infrastructure gaps and to upgrade ageing facilities (such as the village hall) or improve deficiencies.
6. To encourage healthy lifestyles, reduce car use and improve sustainable transport infrastructure such as paths, crossings and bus services.
7. To protect and if possible enhance the recreational green spaces of the Parish, linking them into a green network of paths and cycle ways and improving the habitat value of landscaping.
8. To protect the quality, character and local distinctiveness of the natural and historic landscape and village buildings, and maintain high design quality, especially within the conservation area
9. To protect and enhance public off-road parking by the creation of a limited number and scale of new facilities. To mitigate negative effects of any new off-road public parking by means of landscaping, SuDS and tree planting as appropriate.

7.3 The revised Objectives are:

1. To deliver the housing and employment opportunities the village needs
2. To steer development to locations that are supported by the community
3. To encourage employment, including tourism and micro and start-up businesses
4. To ensure that the community benefits in terms of improved infrastructure
5. To encourage healthy lifestyles, reduce car use and improve sustainable transport
6. To protect and if possible enhance the recreational green spaces of the Parish
7. To protect the quality, character and local distinctiveness of the natural and historic landscape and village buildings, and maintain high design quality, especially within the conservation area
8. To improve opportunities for leisure and recreation, especially for young people.

## 8.0 Additional 'Second Round' Public Consultation

- 8.0 Given the decisive rejection of the draft NDP's proposed strategy in the Regulation 14 Consultation, it was felt necessary to introduce a 'second-round' level of consultation completely additional to that required by the Regulations. In particular, it was felt advisable to have a fresh look at the sites proposals before taking the plan to submission and referendum. This was for three reasons:
- To restore confidence in the Neighbourhood Plan process
  - To confirm the democratic nature of the process
  - To ensure that the community's views had been clearly understood and were reflected.
- 8.1 Given the level of consultation that had already occurred, the 'second-round' consultation lasted 3 weeks. Dates were: 19<sup>th</sup> January to 9<sup>th</sup> February 2017, with a Public Meeting on Friday 3<sup>rd</sup> February. The consultation was advertised in advance by means of leaflets delivered directly to every home in the Parish (see Appendix 8 for leaflet).
- 8.2 Attendance at the public meeting was in the region of 100. The amended plan for the additional consultation was presented and there was the opportunity for questions. Generally, the revised plan was well received and some of those present expressed gratitude that their views had been listed to and that the original strategy of the plan had been revised. In addition to the main meeting three sessions were held where residents could come and look at the amended plan (on dates shown on the flyer) and the total number attending these sessions was 34.
- 8.3 The main output the Steering Group were looking for from the Second-Round consultation was a clear mandate to proceed to referendum. Specifically, the Group wanted to know that the revised plan, especially the level of development proposed and the sites selected, was now supported by a majority of the community.
- 8.4 Given that the consultations required the Regulations had already been completed, and that the Second Round was entirely additional, it was not considered necessary or practicable to make major changes in policy direction or introduce new policies where these were suggested.
- 8.5 The following sections of this statement therefore describe:
- The number of responses received
  - The number supporting and objecting to the revised plan
  - Main themes and topics raised by the community.
  - Responses of the Statutory Consultees
  - Brief responses from the Steering Group
  - Final changes made to the NDP before submission as a result of the above.
- Copies of the response forms and e mails received form an appendix.
- 8.6 Following Submission and Examination, the plan will, subject to being found satisfactory, proceed to Referendum, where the community will have the final say.

## 9.0 Results of additional public consultation ‘Second Round’

9.0 This section takes the comments received during the 3-week additional ‘Second Round Stage’ during January 2017, and displays them as a table. Full copies of the responses are given in Appendix 9. The table indicates the themes, gives examples of comments and indicates where and how the Neighbourhood Plan has been amended.

9.1 Responses were received by both e-mail and on the response forms provided. Some respondents used both form and e-mail, but made different points on each. These ‘double responses’ were therefore considered as valid. There was a total of 66 responses in all from 62 unique responders including the statutory consultees. Although counted within the above numbers, responses of statutory consultees are described separately (see below).

9.2 Not all responses directly expressed support or opposition to the revised plan, but of the 26 that mentioned this matter, 21 supported and 2 opposed. Overall the tone was very much supportive of the revised document. This was considered to be a reasonable mandate to proceed to submission. Further detail is given within the table below.

<b>Plan Reference</b>	<b>Theme</b>	<b>Example Comment</b>	<b>Plan Response</b>
Whole Plan	<b>Support for the revised plan</b>	21 responses directly endorsed the new plan 3 would have liked the plan to be better but did not object. 2 rejected the revised plan	A clear mandate to proceed to submission of the plan.
Whole plan, especially Policies 1 ,2 and 3	<b>Quantum of development</b>	Most people supporting the plan agreed with the new level of development  6 wanted less development 5 wanted more development than proposed 2 felt that there should be a clear an absolute limit on development 1 Objected to all housing and to immigration	There is bound to be some disagreement on this issue, but the revised plan is a compromise that has tried very hard to respected the wishes of the community as a whole.
Policies 1 ,2 and 3	<b>All SHLAA sites should have been reviewed</b>	2 in favour 2 against	It is not the role of a neighbourhood plan to automatically review or carry forward all possible sites, or those in the SHLAA.
Policy 3	<b>Grafton Road Site</b>	1 supported the Grafton Road Site, 2 Objected to the Grafton Road Site 5 felt that site should be reduced to 10 homes. 1 felt that site conflicts with WCS because it is outside settlement Boundary.	The Grafton Road site is clearly the least contentious of all those proposed.  It would not be practicable to reduce it to 10 units as this would be a density too low to be commercially viable, or sensible in terms of prudent and sustainable use of available land.  Core Policy 2 makes it clear that settlement boundaries can be reviewed through a Neighbourhood Plan. (Paragraphs 4.13 and Core Policy 2)

Submission Draft

<b>Plan Reference</b>	<b>Theme</b>	<b>Example Comment</b>	<b>Plan Response</b>
Policy 3	<b>Revise Grafton Road Map to show recent and adjacent Persimmon Development</b>	2 supporting this point	Agreed. Proximity of St Dunstan's development reinforces case for Grafton road as logical extension.
Policies 1 and 2	<b>Affordable homes</b>	2 supported affordable homes 6 felt that affordable homes should be built for young people in the village	The plan takes forward these aims.
Policies 1,2 and 3	<b>Location of Housing</b>	All housing should be on brownfield sites	Such a blanket restriction would be hard to justify and place an unreasonable restriction of the market.
Policies 1,2 and 3	<b>Phasing of Development</b>	3 thought should be phased 3 thought should not be phased	It is unlikely that an inspector would accept phasing of such as small number of homes would be commercially viable, or would produce more sustainable development.
Policies 5 and 6	<b>Employment Policy</b>	3 supported policy including Harepath Farm site	The site is at capacity and the extension is logical, supporting self-containment and overall sustainability.
Policy 7	<b>Designation of Local Green Space</b>	4 felt that more green space should be designated.  The Village Hall Trust (now CIO) expressed concerns about: - more than one ownership of land on both sites proposed  - Restrictions on possible future development of site.	Government guidance (e.g. NPPF paragraphs 77 and 77) makes it clear that this is a power that must be used sparingly. It cannot be used simply to block development.  Ownership not directly relevant to green space designation.  The Village community supports a restriction in order to preserve the open space. Additionally, some flexibility has been built in. Any future applications would be considered on their merits. Development which had the support of the community and which did not significantly undermine the Green Space designation would still be possible.
Policy 4	<b>Doctor's Surgery</b>	3 supported funding this 1 opposed 4 suggested that policy be re-worded to support re-location instead of extension if this proved easier.	This was a concern throughout the consultation. The policy remains but will be amended to permit assistance of re-location as suggested.
Policy 4	<b>Infrastructure</b>	2 wanted improved village infrastructure	The plan aims to deliver this. One of the main arguments for permitting development is the benefits in terms of infrastructure that will accrue.

Submission Draft

<b>Plan Reference</b>	<b>Theme</b>	<b>Example Comment</b>	<b>Plan Response</b>
Policy 9	<b>Design</b>	3 wanted the plan to insist on higher quality design 1 thought that homes should have traditional features such as inglenooks and thatched roofs.	Rigid control of design is not permitted through the planning system. It is possible to require higher standards in Conservation Areas and Policy 9 does this.
Various	<b>Minor changes Requested</b>	5 requested minor changes to policies or corrections to text	Spelling and other errors corrected.
Various	<b>Changes beyond scope of planning</b>	7 wanted changes that cannot be accommodated within a neighbourhood Plan or within planning law* * e.g. cap on development, control of speeding, traffic calming, parking restrictions, bus service modifications	The scope of what a Neighbourhood Plan can do is limited by law and many issues – e.g. some relating to Transport – fall outside the scope of the system.
Policies 1,2 and 3	<b>Specific new sites should be added</b>	1 request	There is no time (or funding) to introduce new sites at this stage. However, these could be considered as part of a future review.
N/A	<b>Assets of Community Value should be recorded in the Plan.</b>	1 supported this request	A Neighbourhood Development Plan is not considered to be an appropriate place for this.
N/A	<b>The size of the Consultation Statement should be reduced</b>	1 supported this point	Unfortunately, the need to be completely transparent and accountable means that the CS does need to contain all copies of responses and an appropriate record of what was done.
Policy 1	<b>Clarify policy 1 wording</b>	3 supporting this point: Policy refers to bulk of development in schemes of 10 but Grafton road is 30 homes	Agree. The wording will be clarified.
Paragraph 5.9	<b>Incorrect policy quoted</b>	1 made this point: The draft NDP quotes saved Kennet policies as being NR4, NR6, NR7, NR19 and TR20. However, only TR20 has been saved.	The policies mentioned are still showing on Wiltshire Council's website as 'saved'. However, the WCS makes it clear that they have in fact been withdrawn. The error will be corrected.
6.24-6.28	<b>Survey data wrong</b>	Survey data has been manipulated to boost case for housing.	Not the case. HNS data has been quoted in one place (6.24ff) and Consultation data in another (9.13). Both are correct.
Policy 7 Local Green Space	<b>Lions Field site boundary is incorrect</b>	Part of Local Green Space site is actually agricultural land not part of recreation area.	Re-survey confirms this error. Boundary will be corrected in submission draft to include only recreational land open to the public.

### 9.3 Statutory Consultees – Second Round Stage Consultation

The following is a list of Statutory Consultees who were consulted as part of the ‘Second Round’ Post Regulation 14 Additional Consultation in January 2017.

Consultee	How Consulted	If not consulted, why?	Consulted but no reply
Local Planning Authority	e-mail		X
Nearby Parishes	email		X
Homes and Communities Agency	email	Not directly relevant?	X
Natural England	E mail		Reply – see below
Environment Agency	email		X
Historic England	email		Reply – see below
Highways England	E mail		X
Mobile phone companies	Email		X
Primary Care Trust	Email		X
Utility – Electricity Scottish & Southern	Email		Reply – see below
Utility Gas		No gas in area	N/A
Utility – Water Company	Email -Wessex Water		Reply – see below
Voluntary Bodies		None Known	N/A
Religious Bodies		Not directly relevant	N/A
Ethnic Bodies		None Known	N/A
Business Bodies	In person		X
Disabled organisations		Not directly relevant	N/A

#### 9.4 Statutory Consultees – Second Round – Comments Summary

Of those Statutory Consultees that responded, these were their replies in summary, together with the response of the Steering Group.

<b>Consultee</b>	<b>Summary of Comment</b>	<b>NDP Steering Group Response</b>
<b>Historic England</b>	Support the plan, especially policies concerning heritage and the Conservation Area.	Acknowledged.
<b>Natural England</b>	Landscape assessment required for site proposed and alternatives.	<p>* The community fully supports the AONB designation. However, landscape concerns must be balanced with other planning objectives, including the provision of affordable homes and infrastructure. The Grafton Road site is adjacent to another recently permitted site within the AONB, and may be able to share some of its infrastructure. It reads much more as part of the village than the wider landscape. It is also well screened. The view of the Steering Group that this site is acceptable under these circumstances,</p> <p>Nevertheless, the point is taken and a professional landscape assessment will be provided for the site selected. It is not considered necessary to provide one for any of the other sites as consultation has shown that these (and the volume of development they represent) are unacceptable to the community. The evidence base for a neighbourhood plan has to be 'proportionate' and the plan is not obliged to consider any alternatives that are unacceptable or likely to be unacceptable to the community.</p>
<b>Wessex Water</b>	Comments regarding proposed site.	Sufficient capacity exists for proposed site. Map provided.
<b>Scottish &amp; Southern Electricity</b>	Questions concerning site works.	Inappropriate at this stage.

**\* The Landscape Assessment requested by English Nature is included within the Neighbourhood Plan document itself as an Appendix. The Environmental Report also refers to this.**

## 9.5 Statutory Consultees – Second Round – Comments Verbatim

### Historic England Text of E Mail:

Thank you for consulting us on the latest draft of the Burbage Neighbourhood Plan.

There are no issues of a specific nature within the Plan that we wish to comment on. We note the intention to protect the character and distinctiveness of the local historic environment (Objective 7, p23) and support this and Policy 9 (p40) aimed at preserving and enhancing the Conservation Area.

Overall therefore we would want only to congratulate your community on its Plan and the progress made to date. We wish it well in concluding the exercise through to the Plan being made.

### NATURAL ENGLAND

----- Original Message -----

From: "Routh, Charles (NE)" <[charles.routh@naturalengland.org.uk](mailto:charles.routh@naturalengland.org.uk)>

To: "[clerk@burbage-pc.org.uk](mailto:clerk@burbage-pc.org.uk)" <[clerk@burbage-pc.org.uk](mailto:clerk@burbage-pc.org.uk)>

Date: 09 February 2017 at 12:33

Subject: RE: Burbage Neighbourhood Development Plan (Wiltshire). NE ref: 206606

Dear Sir/Madam, many thanks for the above consultation. We note that the plan allocates a specific site. As set out in our response to the earlier iteration of the plan, given Burbage is in an Area of Outstanding Natural Beauty, any allocation(s) should be supported by a landscape assessment to show the landscape implications of the allocation compared with alternatives. There does not appear to be any such assessment as part of the suite of consultation documents. I attach our earlier response for information.

We have no other comments to make.

Regards

Charles Routh

Lead Advisor, Planning & Licencing, Somerset, Avon and Wiltshire Area Team, Natural England. 07990 773630

Following the above e-mail from Natural England, the consultant responded and the subsequent correspondence is given below. The result of this was a landscape report forming Appendix 4 of the NDP document itself and revised policies to reflect appropriate design matters.

**From:** David King [<mailto:hogpos@hotmail.com>] **Sent:** 09 March 2017 10:57 **To:** Routh, Charles (NE) **Cc:** Glenda Pearce; [simon.kale@npaconsult.co.uk](mailto:simon.kale@npaconsult.co.uk) **Subject:** Burbage Neighbourhood Plan Site **Importance:** High

Dear Charles,

I am writing about your e mail below regarding the emerging Burbage Neighbourhood Plan.

We have exchanged correspondence a number of times before when I was a planning officer at Wilshire Council – I am now an independent consultant specialising in Neighbourhood Planning, and am assisting Burbage with their plan which is now almost complete. Indeed, the Landscape Appraisal you request is the only remaining item to be dealt with before the plan can, after three years of hard work for the team, be submitted.

I agree that an appraisal is required – the AONB is an import consideration, and indeed, it is a designation supported by the village community. However, my inclination is that it is probably not necessary in this instance to appraise all of the possible alternatives. This is for the following reasons:

1. A Neighbourhood Plan does not have to consider all possible alternative sites, but only ones the community would be likely to support. It is not in the business of conducting a wholesale review as would be done for a Local Plan for instance. In this case, the community have indicated through consultation that the only site, out of several considered, that they will support is the one at Grafton Road. I attach an extract from the Consultation Statement which shows how this decision emerged from the responses received to various events and questionnaires over the last 3 years.
2. The evidence base for a Neighbourhood Plan has to be 'proportionate', and the Steering Group feels that it would not be proportionate to require consideration of any alternates – alternatives that the community will not support anyway.
3. The village does not want to expand dramatically, but there is a wish for slow, gradual growth in order to improve infrastructure and the viability of local businesses. This seems a reasonable aspiration to me. Some construction in the AONB would of course be inevitable even for small scale infilling because the AONB designation washes over the entire village.

I have been discussing the matter with Simon Kale of Nicholas Pearson Associates of Bath, who I have in mind for carrying out the appraisal. At this stage, considering that no site layout is available and it is really matters of basic principle that are relevant, he considers the task to be one of basic assessment, rather than comprehensive study. He is therefore thinking of a letter setting out the main points of importance for future developers. The Steering Group is quite willing to incorporate these principles into a revised policy, thereby making it completely clear to future developers the locally significant aspects of the AONB designation they would need to account for in order to make a scheme acceptable on this site. Natural England would of course be consulted again at the application stage, so a good level of control could be maintained by this means. Perhaps you could let me have your comments on this also?

Should you wish to discuss the matter directly with Simon, his telephone number is: 01225 876990

I am sure he would welcome some guidance from you.

Many Thanks

Kind regards

David King  
PlanningStreet  
0117 230 77 33



Many thanks for your email David.

Our substantive concerns are twofold:

1. To ensure the site chosen will not have significant detrimental landscape impact on the AONB. This may be very easy to demonstrate, or quite hard, depending on the nature of the site. It's quite possible a basis assessment is all that is needed. Principles of design would also be welcome for incorporation into the NP policy.
2. To ensure that landscape impact has been factored into the site selection process. If this is clearly the only acceptable site for the community, then demonstration that the site chosen will not have significant detrimental landscape impact on the AONB, I would have thought, be sufficient.

Feel free to call to discuss as needed.

Charles Routh  
Lead Advisor, Planning & Licencing, Somerset, Avon and Wiltshire Area Team, Natural England. 07990  
773630

## **WESSEX WATER**

Thank you for consulting Wessex Water on the Burbage Draft Neighbourhood Plan.

Foul flows from the village are treated at our existing Sewage Treatment Works (STW) at Pewsey. We anticipate that there is sufficient headroom at the existing STW to treat the foul flows from the additional housing proposed in Burbage as indicated within the Neighbourhood Plan (30 new dwellings over the plan period to 2026).

### **Policy 3 Housing (Site)**

Specific housing development site - Grafton Road

I have attached an extract from our asset database showing the approximate location of our infrastructure.

### **Policy 6 Economy (Business, Employment and Tourism) Site Harepath Farm**

I have attached an extract from our asset database showing the approximate location of our infrastructure. There are two existing sewers which cross the proposed development area. Statutory Easements must be observed to protect the sewers and to enable continued future access and maintenance. The presence of the sewers will need to be considered within the site layout and this may impact on the amount of development which can be accommodated on the site. In certain circumstances it may be possible to agree a sewer diversion with us. For further information please see <http://www.wessexwater.co.uk/Developers/Sewerage/Building-near-sewers/>

I trust that you find the above of use, however please do not hesitate to contact me if you require further information or clarification.

Regards

Ruth

### **Ruth Hall**

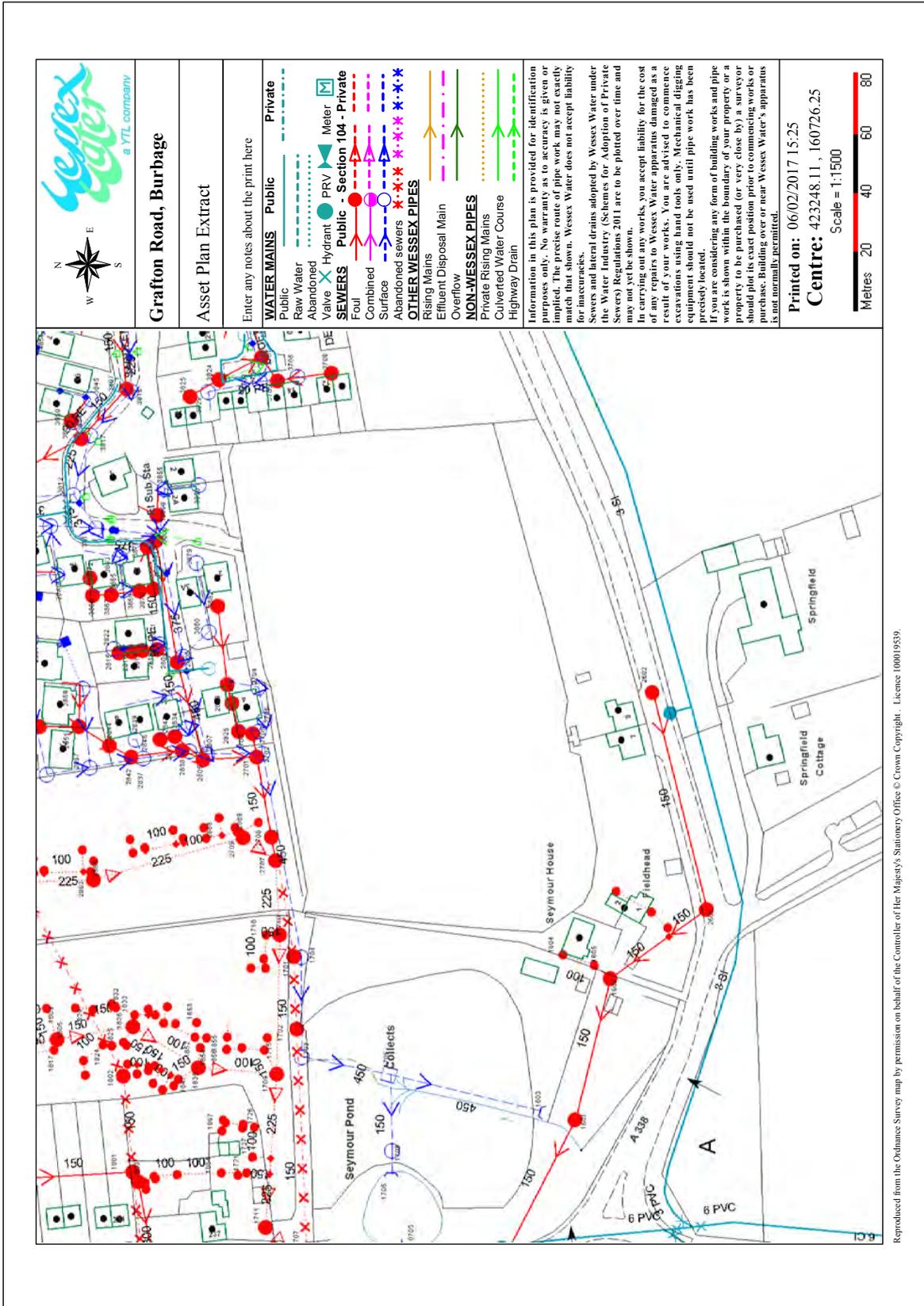
Wessex Water  
Planning Liaison

## **Scottish & Southern Electricity**

Thank-you for your recent e-mail

I have been able to forward these details to our Mapping Services team. Could you please confirm whether there are any works to be completed by us such as a Diversion (moving poles or cables) or New connections for the project ?

Map Supplied by Wessex Water



## APPENDICES

### APPENDIX 1 Initial Community Engagement Summary

#### 1.0 Initial Community Engagement

- 1.0 An article appeared in the June 2013 Issue of the Burbage News (a free publication which is delivered to every house in the Parish) explaining the process and giving contact details for questions or queries. Updates specially relating to the Plan have been published regularly.

The following articles appeared on the Parish Website.

- 1.1 *On 13th May 2013 the new Parish Council agreed to restart Neighbourhood Planning by creating a Steering Group with residents, businesses and local organisations involved. We are using the consultation process recommended by Wiltshire Council. From 7th November 2013 to 28th February 2014 we were awarded a Grant of £2,705 by the Supporting Communities in Neighbourhood Planning Programme, led by Locality in association with RTPI/Planning Aid England, CDF and partners, available through the My Community Rights website. Further grants will be requested.*
- 1.2 *Consultation and community involvement are key elements in the success of any local initiative. A survey from Nov. '13 to Jan. '14 resulted in a resounding 84.7% of respondents supporting the idea of developing a Neighbourhood Plan, with over 85% considering this should incorporate the whole Parish. These findings were presented to the Parish Council and the public in February '14. For the survey results please click here.*
- 1.3 *The residents and Parish Council decided to have a Neighbourhood Development Plan (NDP). The next step was public consultation on the Neighbourhood Area Designation for Burbage. This took place and on 14th July 2014, Wiltshire Council made the formal decision to accept the Parish Council's recommendation and approve the whole Parish as the designated Neighbourhood Area in accordance with the Town and Country Planning Act 1990.*
- 1.4 *On 18th September 2014, Wiltshire Council made the formal decision that a Strategic Environmental Assessment will be required because the Burbage Neighbourhood Plan is likely to have a significant environmental effect.*
- 1.5 *The next step is to produce the draft Neighbourhood Development Plan and the draft Strategic Environmental Assessment Report. The plan will go out for a 6-week public consultation in due course.*

## **2.0 What is Neighbourhood Planning?**

2.0 *The Localism Act 2011 came into effect in April 2012 and gives communities the power to make and agree:*

- *A Neighbourhood Development Plan – this is the focus of the Steering Group.*
- *Neighbourhood Development Orders and Community Right to Build Orders. These will be considered but are probably unlikely to be used in our Parish.*

## **3.0 What is a Neighbourhood Development Plan?**

3.0 *It's a new type of plan which focuses on local areas rather than the County as a whole and gives local people a direct say in the future development of their Parish. It gives us a chance to create a document that guides and shapes development in our area and in turn will influence what facilities are provided. A neighbourhood plan is not compulsory and is not a 'green light' for development. It can be as simple or as detailed as we want it to be and could take well over a year to develop and agree.*

3.1 *If a local referendum shows that over half of the voters support it, then it becomes part of the development plan for Wiltshire. The plan would be used by the Parish Council, Wiltshire Council planning and by third parties such as developers. Guidance could be on protecting the village from 'infill' building and from building on our Areas of Outstanding Natural Beauty (commonly referred to as AONB), to deciding where new shops, houses, schools and business premises should be built, (if any), and defining what they should look like. For more information online see [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk) and go to Home > Planning policy > Wiltshire neighbourhood planning portal. Or click here. For other guides go to <http://www.locality.org.uk/> or [www.gov.uk/neighbourhood-planning](http://www.gov.uk/neighbourhood-planning).*

## **4.0 Get Involved**

4.0 *We'd welcome your involvement and would like to ask you, as an individual resident or a representative of a local group, club or business, if you would like to be an active member of the Steering Group or be added to our list of interested parties. Throughout the process we are committed to listening to your views and keeping you informed on progress. To keep costs down and local involvement up, we are also looking for volunteers with skills in communications, surveys, planning, presenting to groups, finance, grants, photography, design, web content, managing and thinking up fun and interesting ways to ensure all sections of our community can give their views.*

4.1 *Have your say on the future of your village and Parish by contacting the Steering Group at [np@burbage-pc.org.uk](mailto:np@burbage-pc.org.uk) with your name, address, email, phone number and how you would like to be involved, or by phoning Martin Cook, Chairman of the Neighbourhood Planning Steering Group on 07966 241044.*



**Environment**

What do you feel about the following statements about Burtage Parish?

It has a good environment	Strongly agree	Disagree	Strongly disagree	Don't know
It is quiet and peaceful	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There are sufficient open spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There are good community facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other comments: \_\_\_\_\_

What do you think are the best things about living in Burtage Parish?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

What do you think are the things that could be improved about living in Burtage Parish?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Are there any areas or spaces in the Parish that you think should be protected from future development? If so, where are they?

Yes  No  Where? \_\_\_\_\_

**About you...**

Gender, are you: Male  Female

Your age group? Under 12  12-17  18-24  25-40  41-65  Over 65

Do you... Live here  Live & work here  Work here and live elsewhere

If you live here, for how many years have you lived in Burtage Parish?

Less than a year  1-5  6-10  11-25  26-40  Over 40 years

Please drag the completed form to any of the Collection Points: the Post Office or Mill Green Farm. Stop, if you would like someone to come to collect the survey or you would like help to complete it, please contact: [info@burtage.org](mailto:info@burtage.org) or call 07946 241044.

If you are happy to help in further research please provide your name and contact details:

Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

If there was to be more building for employment, where should it be located?

A. Away from existing homes	<input type="checkbox"/>
B. Integrated with existing homes	<input type="checkbox"/>
C. Alongside existing employment areas	<input type="checkbox"/>
D. One new employment area	<input type="checkbox"/>
E. Integrated with new housing sites	<input type="checkbox"/>
F. Other	<input type="checkbox"/>

If 'other' where should that be? \_\_\_\_\_

**Facilities**

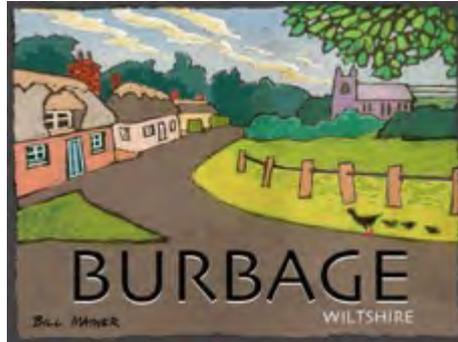
Thinking about the facilities below, please indicate which of the following might apply in Burtage Parish? (Please tick only one box per row)

	We need more of this now	We have enough now, but will need more with new development	We will not need more of this with new development	Don't know
Local Shops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pre-school facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facilities for young people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and play areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local health facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ageing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadband speed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community facilities (for all)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Starling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bus services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other - please specify	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you think Burtage Parish needs a Neighbourhood Plan? Yes  No  Don't know

Should a Neighbourhood Plan cover the whole Parish, not just the land within Burtage Village Boundary? (see the map enclosed) Yes  No  Don't know

**Appendix 3 Early Community Engagement Survey Report 'The Future of Burbage'**



# **Burbage Neighbourhood Plan**

## **Early Community Engagement Consultation**

## The Survey Process

### **2013**

June - Burbage Parish Council decided to ask the parish if it wanted a Neighbourhood Plan to be developed

November - All dwellings and businesses in the Parish were delivered a survey form

### **2014**

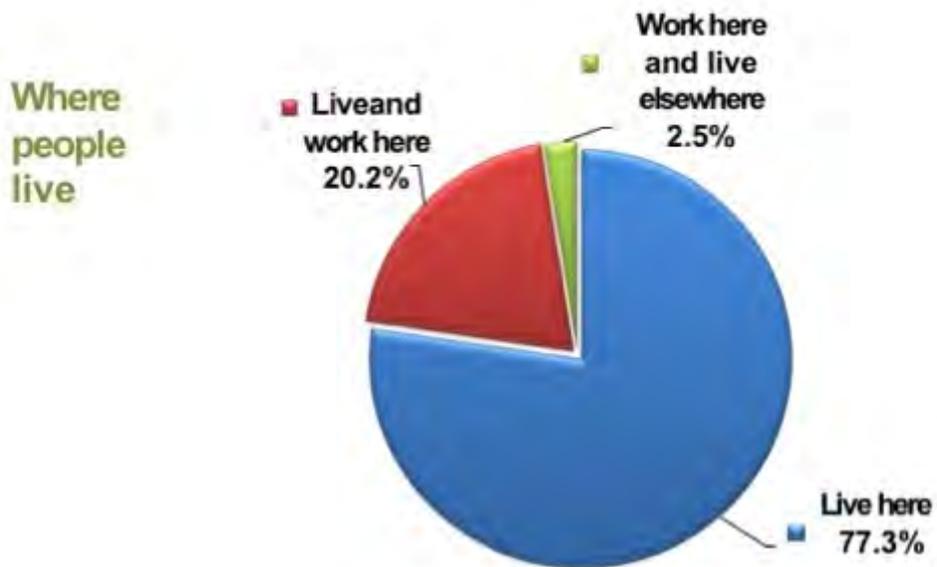
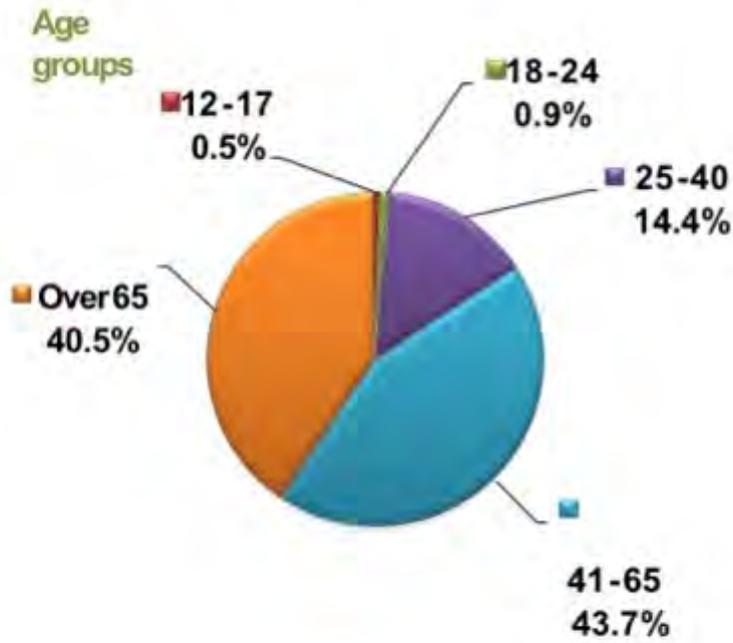
January On-line survey carried out

Nearly 230 responses were received to the Survey

Survey analysis (using Survey Monkey software)

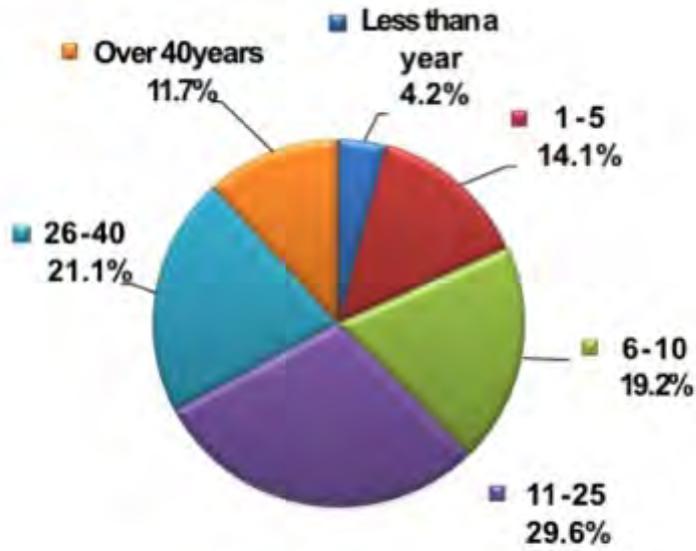
Presentation of results to Parish Council resulting in the decision to proceed to Neighbourhood Plan development

# Profile of Respondents

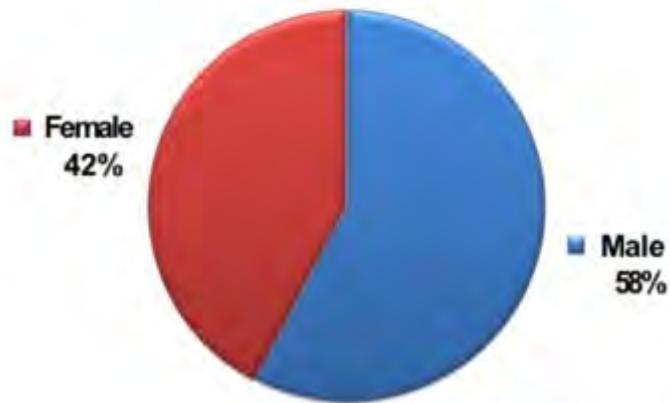


# Profile of Respondents

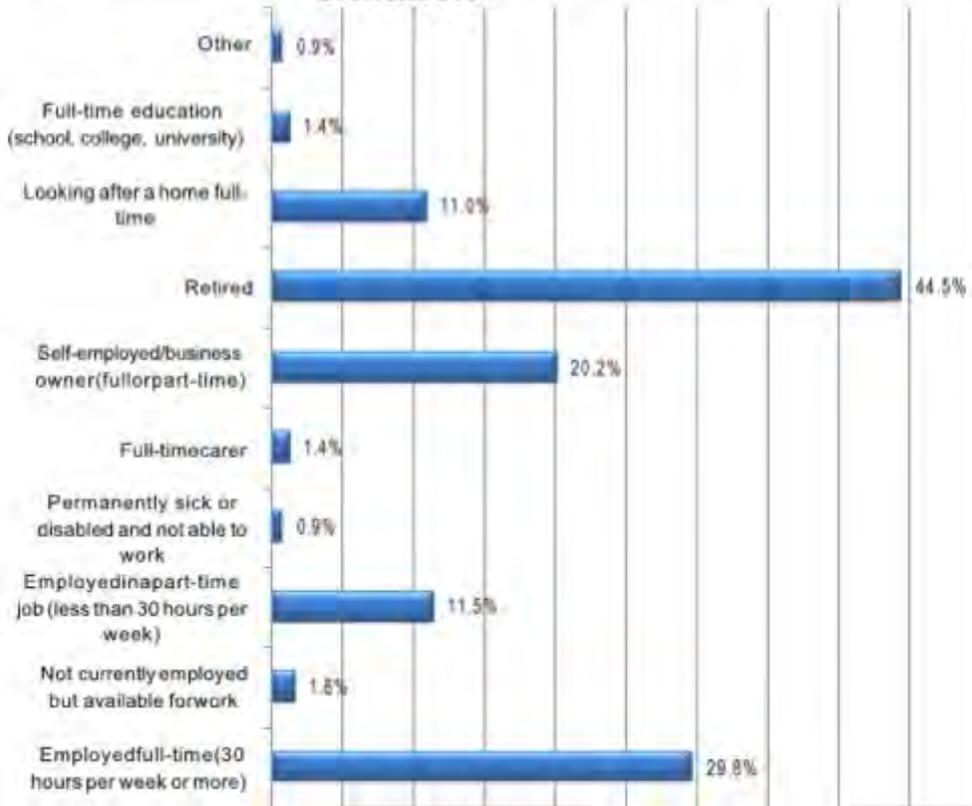
## Length of residency



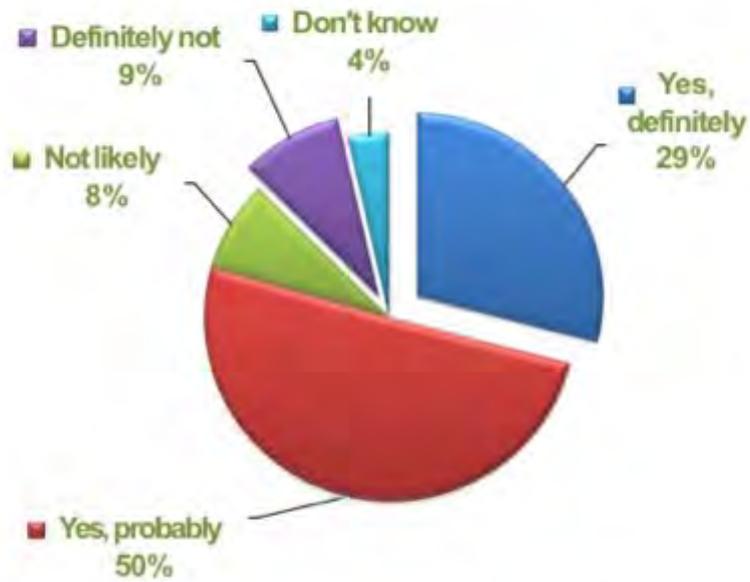
## Gender



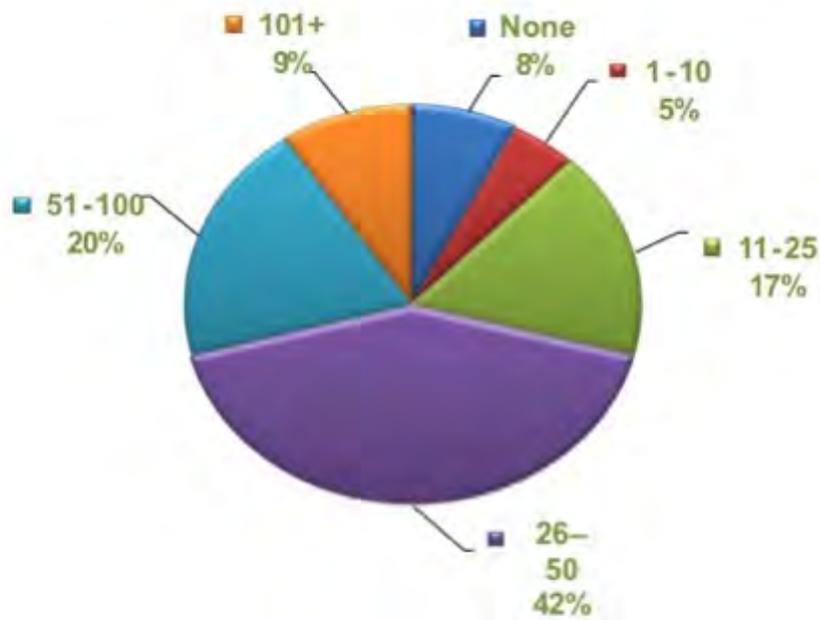
### What best describes your own occupational situation?



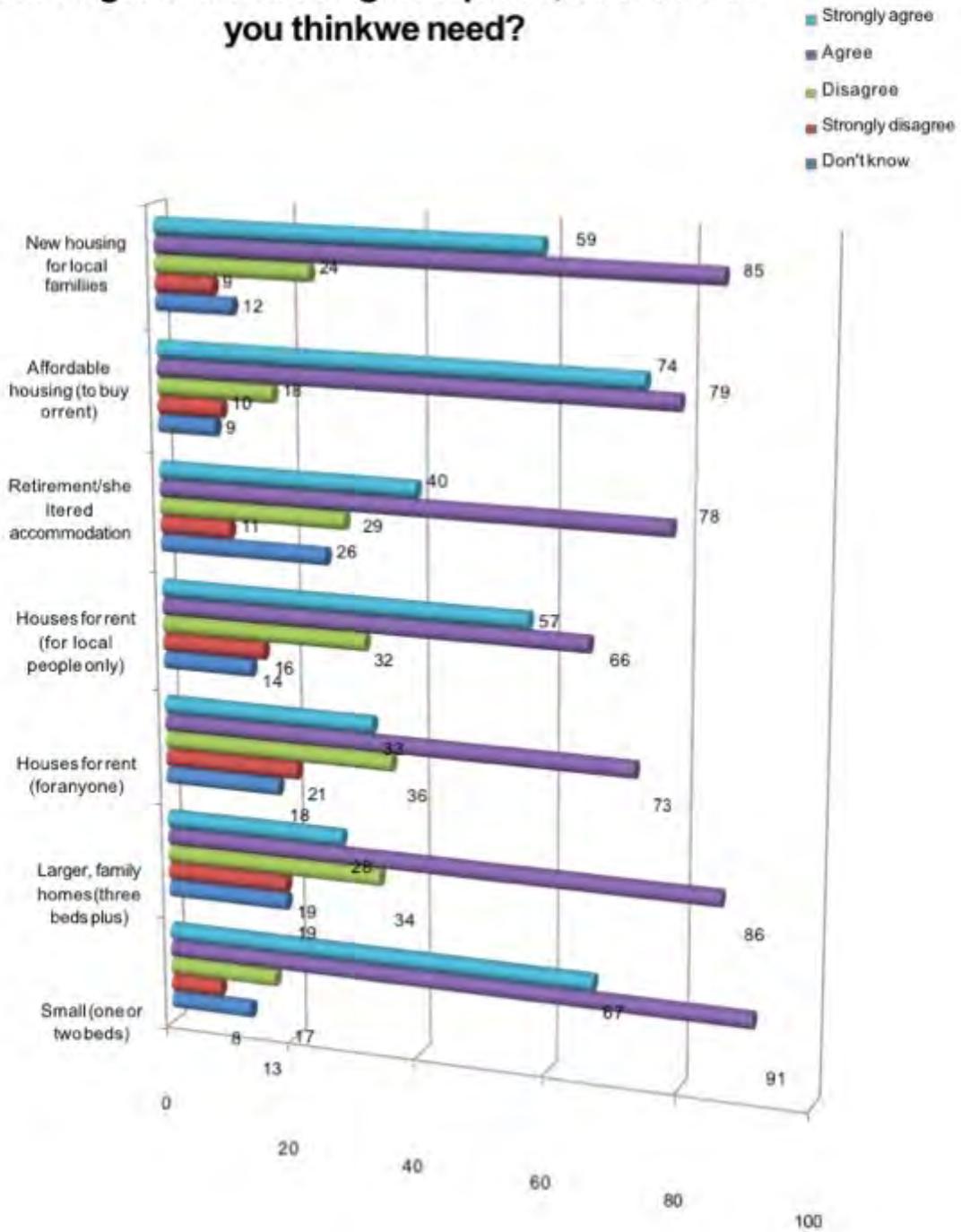
## Need for New Housing



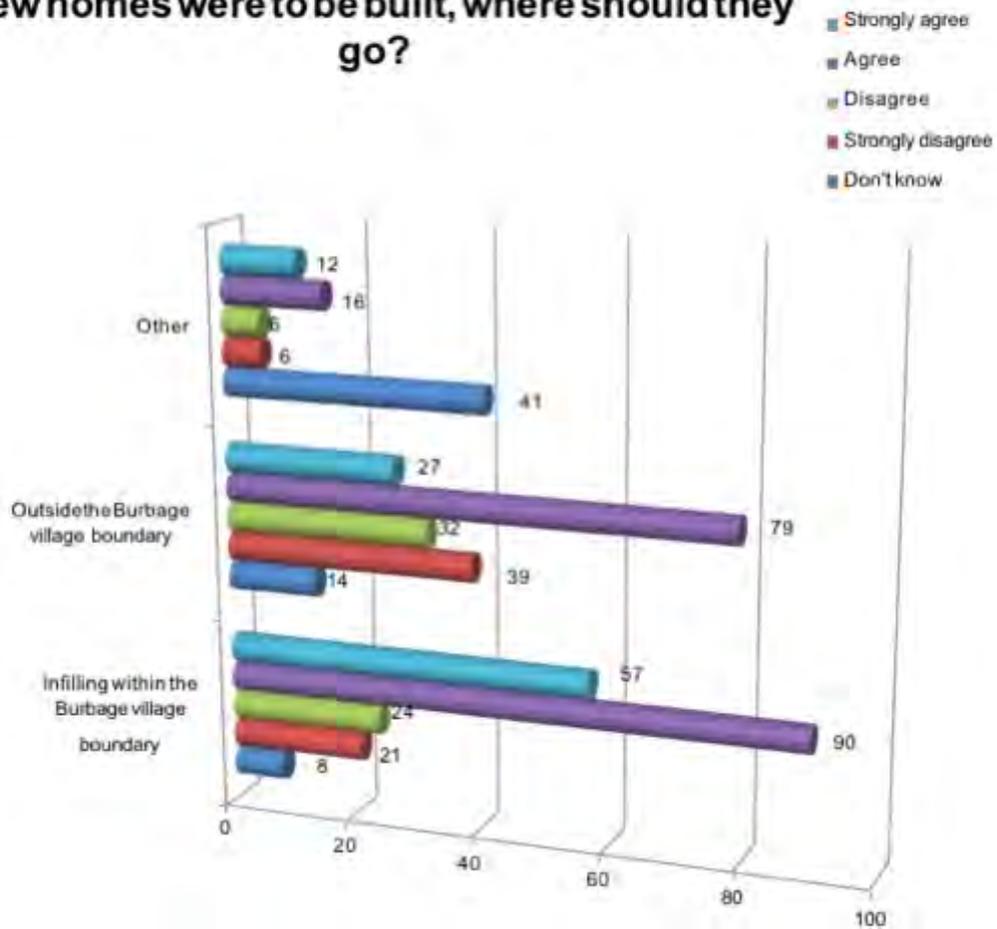
**If new homes were to be built in the next 20 years, regardless of type, how many do you think we need?**



### Housing: If more housing is required, what sort do you think we need?



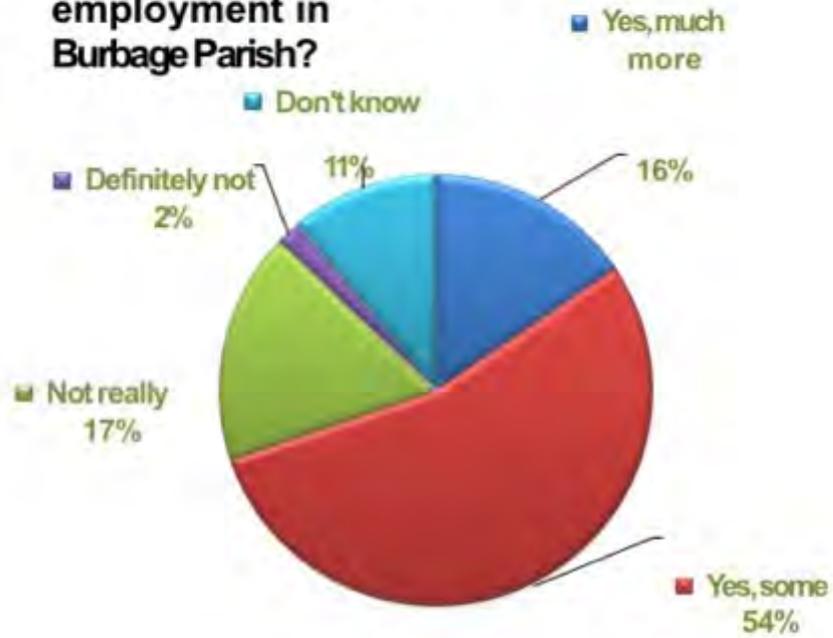
## If new homes were to be built, where should they go?



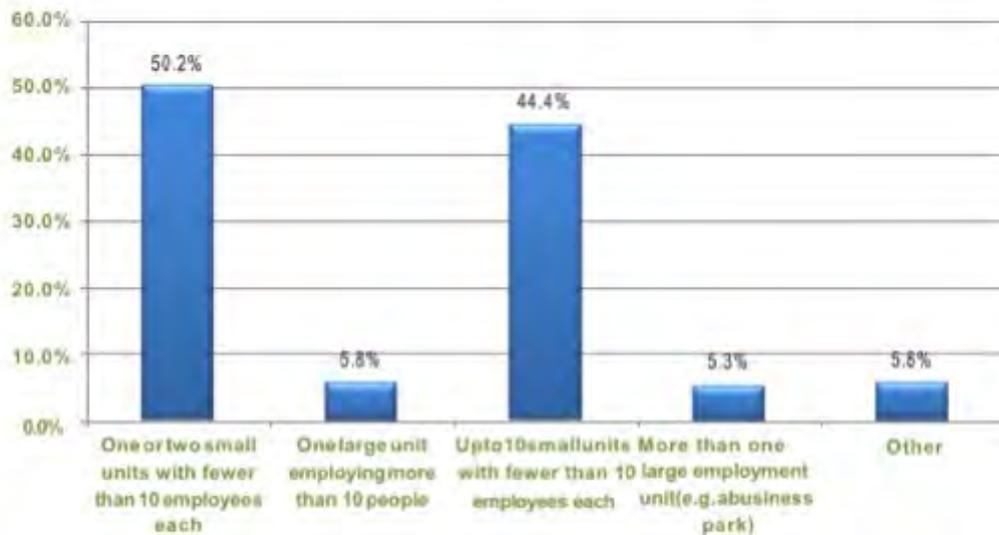
Where 'other' options were specified these included:

- Just outside the village boundary or near a modified boundary
- Brownfield sites
- Between the village and by-pass
- In hamlets—Durley, Wolf Hall etc.
- Not in green spaces

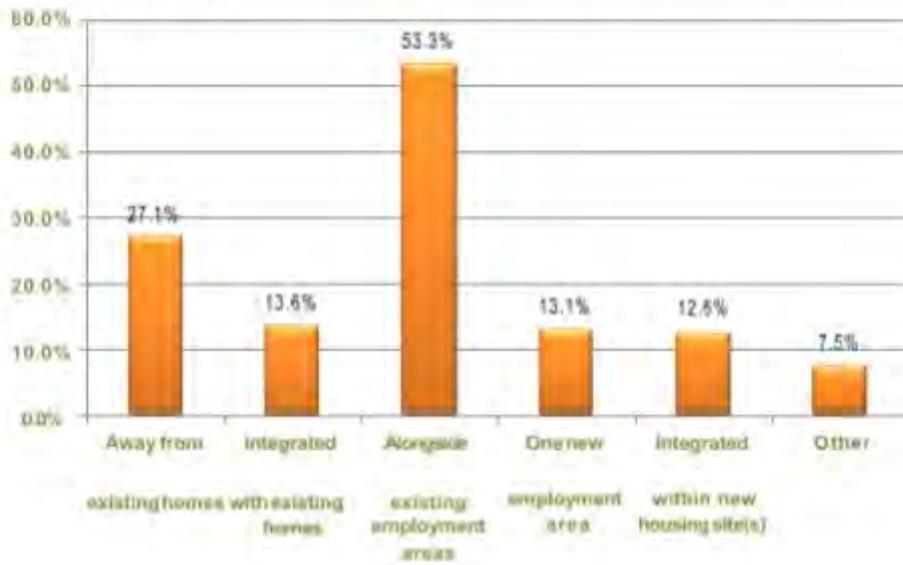
### Is there a need for more employment in Burbage Parish?



### If there was to be more employment/new businesses, what sort would suit the Parish best?

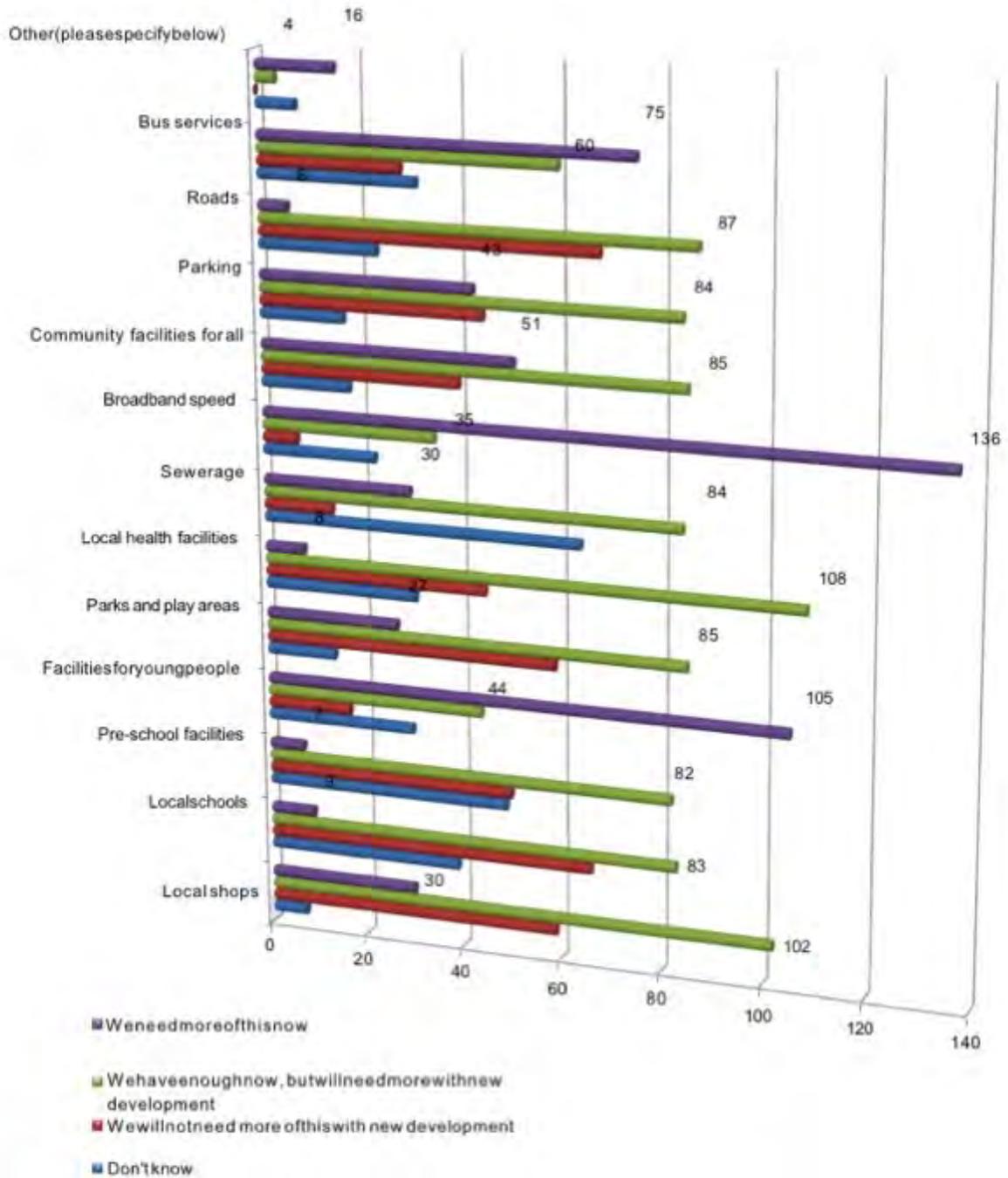


### If there was to be more building for employment, where should it be located?



Of those suggesting 'other' locations; over 75% said that it depended upon the type or nature of the business. Brownfield sites and re-use of farm buildings were also mentioned.

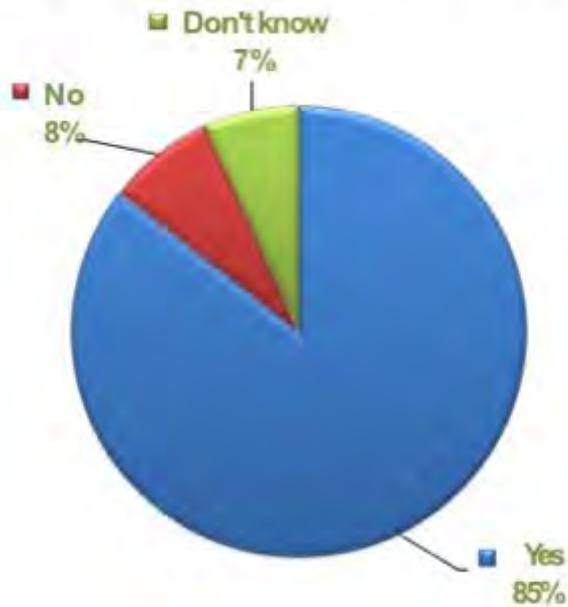
## Availability of facilities in Burbage Parish?



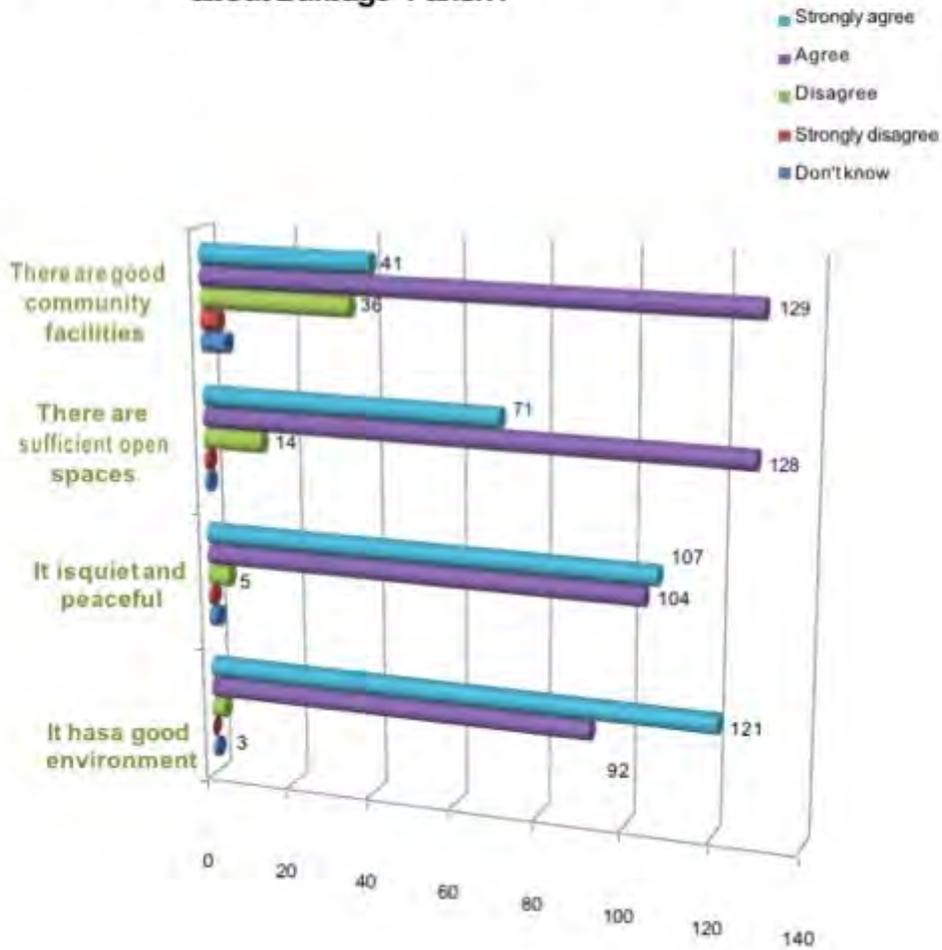
**Do you think Burbage Parish needs a Neighbourhood Plan?**



**Should a Neighbourhood Plan cover the whole Parish, not just the land within Burbage Village Boundary?**



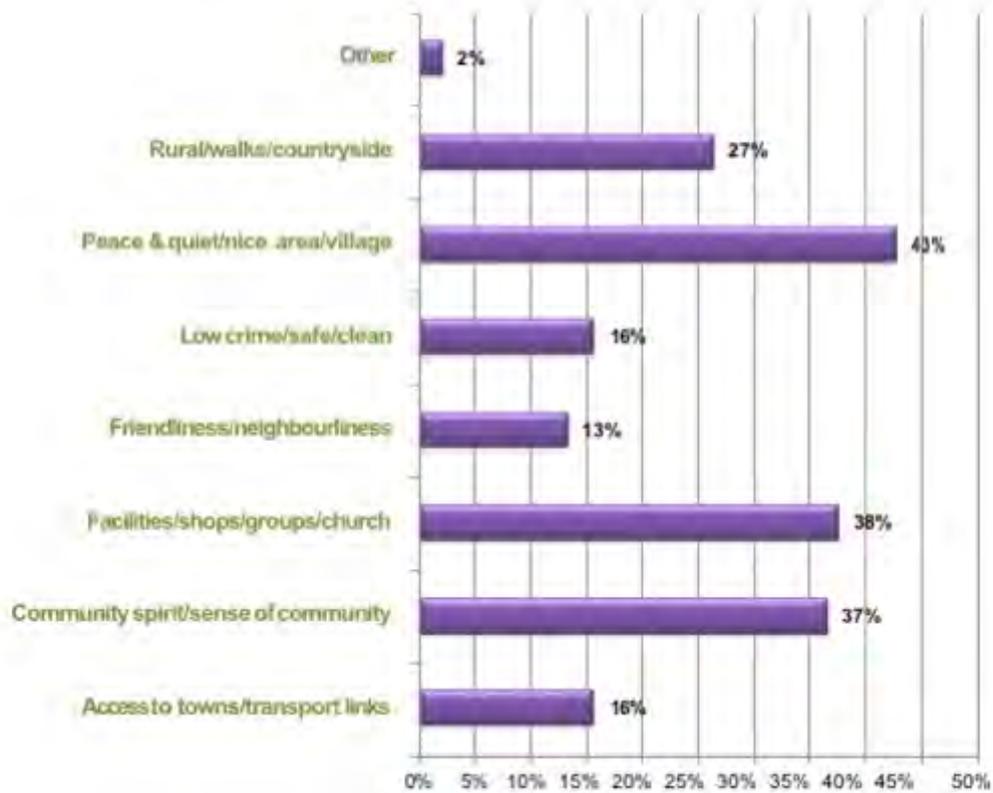
### What do you feel about the following statements about Burbage Parish?



Where comments were made – 42% of respondents stated that improvements were needed to the Village Hall or similar facilities.

A café/coffee shop/meeting place were also suggested together with more activities for teenagers and older children.

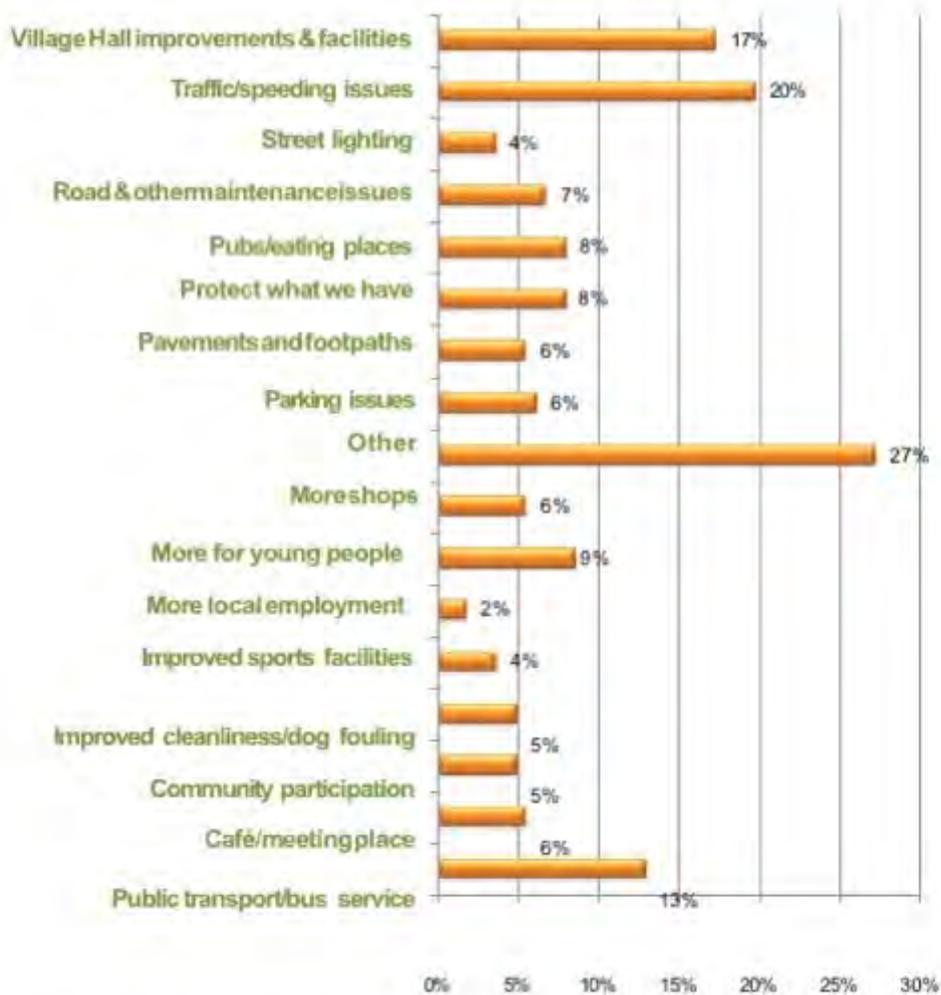
### The best things about living in Burbage Parish:



Some specific positive aspects of note included:

- Doctors surgery, Post Office and Church
- Farm shop/garage and other local facilities
- The proximity of Savernake Forest
- Easy links to other local centres
- The number of community groups and activities available for all ages
- The sense of personal safety

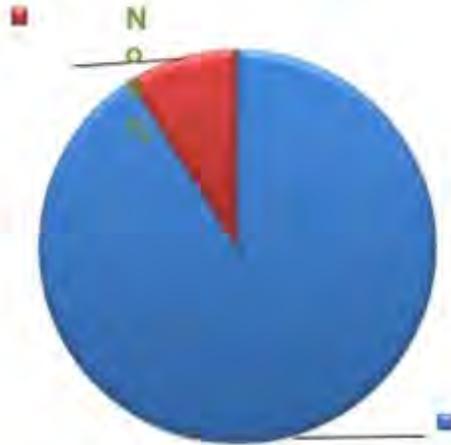
**The things that could be improved upon about Burbage Parish:**



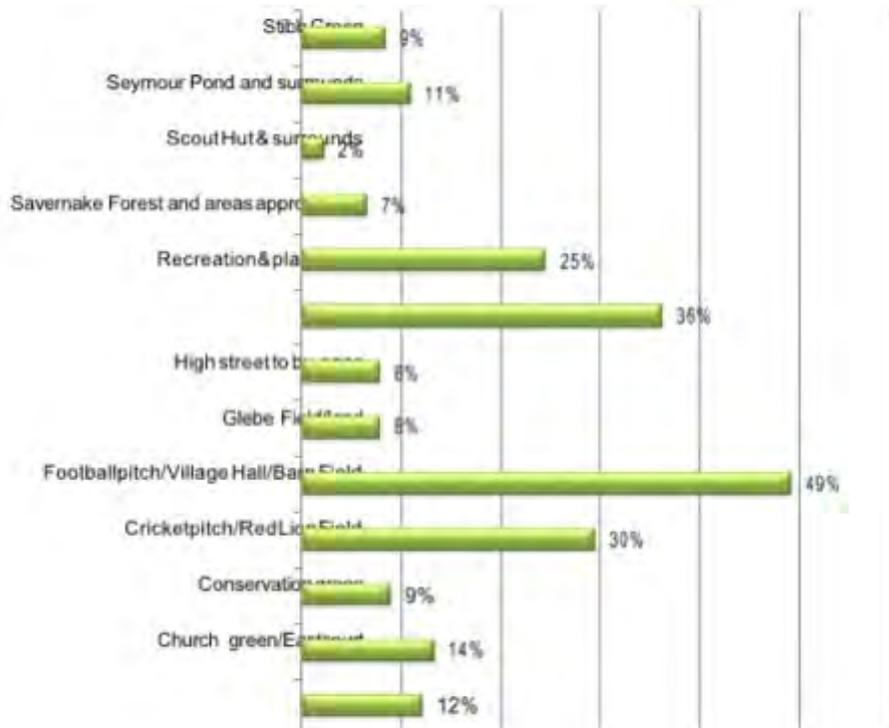
Improvements of particular note included:

- Traffic calming measures; especially along the High Street
- Gritting of pavements in winter and other general street maintenance
- Suggestions for improvements to the Village Hall to include a coffee shop and other facilities
- Parking improvements
- Somewhere to eat/meet; in particular a pub with food and/or cafe

**Are there any areas or spaces in the Parish that you think should be protected from future development?**



Y  
e  
s  
9  
1  
%



## **Appendix 4 Meetings (Summary)**

### **Initial Community Engagement**

Following the decision by the PC to go ahead with a Plan the first public consultation meeting was held on 20 June 2013 and was attended by around 50 people. Following this the survey form was delivered (November 2013) and a number of organisations were visited between November and January 2014 - The Burbage Good Companions (over 60's), Burbage Primary School, The Savernake Forest Scout Group.

A business lunch was arranged and took place on April 12th 2014 (attendance was poor only about 12 persons) but the majority of these businesses were covered at the first public meeting. A second public meeting was held on 28th May 2014 and further updates were given at the Annual Parish Meeting on 14th May 2015.

The first Meeting was organised around a presentation and slide show.

**Appendix 5** Reg. 14 consultation response form

## Burbage Neighbourhood Plan

Following extensive consultation and research, a draft Neighbourhood Plan for Burbage is ready to read and comment on in accordance with Regulation 14 of the Neighbourhood Plan (General) Regulations 2012. The plan will be available at events in the village, from the Parish Council and online at:

<http://burbage-pc.org.uk/publications.php?dir=Neighbourhood%20Planning&by=date&order=asc>

The Plan is accompanied by a Sustainability Appraisal (SA) Report and a Site Selection Report (SSR).

Responses may be made online, or in writing using this form. All comments must be received within 6 weeks of the consultation start date, that is by midnight on November 12th.

**Please return the form** either by email to [clerk@burbage-pc.org.uk](mailto:clerk@burbage-pc.org.uk), or by post to Cllr Pearce, 6 Ailesbury Way, Burbage SN8 3TD

Comments will be recorded and will form part of the Consultation Statement that has to accompany the Plan. For this reason and also to help us keep you informed of future developments, please start by giving your name and address.

Name: Jo Richardson-Stow  
 Address: Millstone House,  
 2 Eastcourt Road  
 SN8 3AT

e-mail: [jo@thechillifarm.co.uk](mailto:jo@thechillifarm.co.uk)

**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

.....  
 .....  
 .....

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
<b>Development Strategy</b>	I feel that too much area is given over to the plan and then the numebr of potential houses. The village facilities will not cope.
<b>Housing (General)</b>	A mix must be planned, to include affordable housing as well as housing for the older generation.
<b>Developer Contributions</b>	Must be proportional to the cost of the housing, but the benefactors also need to specify how the money is to be spent.
<b>Economy (Business, Employment, Tourism)</b>	Tourism would be easier to encourage and benefit more existing business and people in the village already, than new business unit development as there is no guarantee that people from Burbage will be employed.
<b>Green Spaces</b>	Agree that they should be kept, but this does not mean that any other existing green land should have planning permission granted.

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<b>Transport</b>	Highly lacking and as stated most people use their own transport. New houseing developement will only encourage more traffic on the roads.
<b>Heritage</b>	Needs to be maintained.

**SITES:** Do you have comments on any particular sites proposed in the plan?

Of the three proposed areas the only one I agree with is that near the Hirata building.....  
.....I also support the idea of Wolf Hall being a potential Hotel development to encourage tourism.....  
.....

**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

.....I support the majority of the plan, but think that it is offering too much space for potential new housing development. Other villages in the area need to be encouraged to provide their own plan as they too have facilities similar to Burbage.....  
.....  
.....  
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.....

## Appendix 6: Reg 14 e-mail responses

Name or Responder	Comments
Robert Peach 9 Well Meadow	<p>Does your letter intimate that the draft Burbage NDP means nothing to the planners and they can do as they please when it comes to proposing new sites for houses in Burbage, when the majority of the residents of Burbage have clearly stated that no more than 40 extra houses to the ones being built at Seymour Pond and that is the figure stated NDP. The 80% of residents have clear reasons for limiting the number to forty new houses in the next 10 years and I suspect each of the reasons given for this limit are logical, sound and worthy of great consideration and thought by the planners. The planners who look at the situation seem to have no idea or reason apart from acquiescing to the demands of the government and are blinded by whatever to say NO to the government.</p> <p>To carry on with proposals that they have imposed on the NDP tells me they are only out for their own ends and will use whatever means at their disposal to get their own way. <b>I will not accept the draft plan in its current format.</b></p>
Highways England	Thank you for consulting Highways England on your Neighbourhood plan. We have no comments to make on your draft documents.
Gary & Gill Rawlinson 4 The Withies	<p>Our objection primarily relates to the proposals for new housing in the village, which we believe are out of line with the scale of the village and could also set a dangerous precedent for further large scale expansion of the village in the future. In addition, the proposals ignore the expressed wishes of people who live in Burbage.</p> <p>We believe that such a plan will change the nature of the village to the detriment of the community, it becoming more akin to a larger settlement such as Pewsey rather than a 'rural' village like Great Bedwyn and Ramsbury.</p> <p>Key points underpinning our objection are as follows:</p> <p>At the last census, Burbage consisted of 728 households.</p> <p>The NDP proposes 'development' sites that will cater for up to 115 new homes. These are in addition to the approximately 45 properties being built at Seymour Pond, giving 160 new properties in total.</p> <p>Together, these represent an increase of over 20% on the existing size of Burbage, which is not insubstantial, and would pose a significant load on resources in the village such as the school and health centre. This is out of line with plans for the area as a whole, WCS foreseeing "the Pewsey Community Area as a whole (including Burbage) being envisaged to deliver only some 137 homes, and most of those in Pewsey".</p> <p>The large Bypass site lies outside of the village boundary. This could set a dangerous precedent beyond 2026. For example, developers would be interested in a Bypass site to the north of the road to Westcourt, and land bounded by the High Street and Long Drive.</p> <p>The survey of residents found that 80% said that no more than 40 new homes should be built in Burbage.</p> <p>The justification for the new housing proposal seems to be in an over-riding goal of the NDP to make Burbage more self-contained. Based on the details given of what this might mean (e.g. a new village hall, a café, a hotel and more local employment), we do</p>

## Submission Draft

	<p>not believe that these justify the expressed wishes of Burbage residents for new housing development.</p> <p>Finally, in the interests of democracy, we believe that representations made about the Plan should be placed on the Parish Council website, as is the case with planning applications on the Wiltshire Council site</p>
Philip Marsh	<p>Having now had a chance to fully read the draft for the neighbourhood plan that is available on the parish council website I have the following comments by way of feedback as a resident of the village: -</p> <p>-My summary of reading the proposed plan is that you are advocating to expand the existing village boundary for Burbage to allow for consent in principle for the development of a new housing stock of some 175 houses on 4 sites (namely Grafton Road, Mundy's Yard, Hirata &amp; Bypass Site). This to include contributions from developers for a new Scout Hut or Village Hall derived from larger schemes whilst protecting the outlying areas of the parish from any development (please correct me if this is inaccurate in any way). These numbers do not include the new development at St Dunstan's place of some additional 40 dwellings, so the revised total is 215 houses or a ca. 30% increase in the village size and this would occur or be approved before 2026.</p> <p>The draft plan notes that Burbage currently has 728 households and 1772 residents having grown by 30 dwellings since 2001. The majority of residents supported additional development in the order of 20-40 homes based on the HNS, this would already appear to be being delivered with the St Dustan development.</p> <p>The draft plan appears to me to be far and beyond the requirements of a large village (i.e. development is limited to meet housing needs of the settlement and moderate in nature). Additionally, Burbage is not expected to absorb large quantities of development as that will be focused on Pewsey where services are obviously far superior. You are advocating something like the potential for a 50% increase in population assuming 75%+ of these houses will be for families and that seems totally inconsistent with the HNS and any of the residents' views that I have heard.</p> <p>My understanding of previous concerns within the village were that developments were being granted that encroached or expanded the village boundary and that infill building was not meeting more general needs, I cannot recall a general call for large-scale housing developments in the village nor a desire to increase the size of the village boundary to allow for this, in fact I recall it was rather the opposite and a key driver for the NDP was in fact to control the nature of any infill development. As you noted the HNS provided a consensus that the residents supported something like an additional 40 houses which are new being built as noted above.</p> <p>I cannot see any reference in the draft plan as to the impact of the increases that are proposed on the surgery or the primary school. If we assume for the school alone that it will see an increase of 30% or more on the roll how will this be accommodated and has the school or pre-school been consulted on this potential impact?</p> <p>Whilst I can see that the sites for Grafton Road, Mundy's or Hirata as being logical for small scale development I have a huge objection to the potential for an 80-house development on the bypass site. I would be interested to know who owns this land and would be the primary beneficiary of housing development in this area but it defies logic that this would be a pleasant location for houses to be built due to the proximity of the bypass and the associated noise. I also think that you will receive very severe criticism and a complete lack support from any of the residents on the western side of the high street many of whom have land that adjoins this proposed site (unless of course they will become direct financial beneficiaries of such development and leave the village once the building starts as has been the case with many recent such developments).</p> <p>In summary, I am really disappointed that this draft plan has gone so far beyond my expectations for defining a sustainable approach to defining the future for development within the village. I was shocked to see the extent of the proposed change to the village boundary and feel that you are attempting something that will be ill-supported within the village once the plan is more fully understood. I could support 2 or 3 smaller</p>

## Submission Draft

	<p>developments especially if they were to offer new facilities for the Scout Hut and/or Village Hall but I fear that trying to convert the village into a mini-Pewsey is simply against the desires of many residents of the village and certainly against my own. As noted above I have a huge objection to the proposed bypass site and feel that it needs to be scratched entirely from the plan. I fully support the aspirations to improve the Scout Hut and Village Hall but feel that you must focus the objective of achieving this within a more proportionate approach. As things stand I cannot and would not support the draft plan as written and would actually be more happy with having no plan at all and rely on existing planning to govern development within the parish boundary as currently defined.</p>
<p>Luke Forrester Box Cottage, 65 High Street</p>	<p>I have read the Burbage Neighbourhood Development Plan 2014-2026, the Site selection report and the Environmental Report and wish to record an inaccuracy in the maps you have included.</p> <p>The Limit of Development Line (LOD) incorrectly cuts through the garden of 65 High Street (2nd house north of Smithy's Lane on the east side of the High Street).</p> <p>The following pages of the Burbage Neighbour Development Plan 2014-2026 are affected by this error: Page 60 Appendix 4 Page 62 &amp; 63 Appendix 6 Page 64 Appendix 7 There are maps on pages 11 and 45 which have correctly recorded the correct position of the LOD</p> <p>The following pages of the Site Selection Report are also affected by this error: Page 7, 25, 27, 28 and 29.</p> <p>The following pages of the Environmental Report are also affected by this error:  Pages 23, 24, 25, 26 and 27.</p> <p>I trust you will correct this error prior to the ratification of these draft reports.</p> <p>I will also contact Wiltshire council since the map shown appears to have been incorrectly produced by them.</p>
<p>Derrick Quick High Street</p>	<p>The strategy is wrong as the steering committee is offering too much. I believe that the number of new houses be scaled down to the minimum, say the parcel of land adjacent to that where Persimmon are currently building 44 units. Does the village need more?</p> <p>All Section 106 from developers should go to the Parish Council and then residents balloted to decide where it should be allocated, the most pressing being the Surgery. I can see no merit in developing along the bypass as the noise to new residents would be unbearable, we are approx. 150yds from the bypass near the roundabout and at times the noise is terrible.</p>
<p>Laura Hotchkiss</p>	<p>I have been informed that I need to contact the Parish Council to advise that I strongly object to the draft NDP. The number of new houses (on top of the new development at Seymour pond) should be strictly limited to a maximum of 40, not 175.</p> <p>I believe the village is big enough as it is and a large increase in the number of new houses built will alter the identity/character of Burbage. We need to keep the small, close community that we currently enjoy.</p>
<p>Martin Hamer 20 Marlborough Road</p>	<p>I recently attended a meeting on the Draft Neighbourhood Plan (DNP) proposed for Burbage.</p> <p>Can I say that, having read the documentation, it is clear that a significant amount of work has gone in to producing the draft Plan and one must congratulate those who have given of their time and effort in delivering the document.</p> <p>Having made some verbal comments on the draft at the meeting I am now, as requested by the Parish Council Chairman, submitting my comments in writing. I would make the following observations: -</p>

	<ol style="list-style-type: none"> <li>1. The Plan appears to suggest that Burbage could accommodate an additional 175 dwellings (Some 385 people) within its Parish. This is in addition to the ongoing development at Seymour Pond. The Seymour Pond development is outside the current development boundary of the village and was agreed by Wiltshire Council and Persimmon homes. Wiltshire Council Core Strategy identified a total of 137 additional new homes for the <i>whole</i> of the Pewsey Community Area until the end of the planning horizon in 2026 and, in addition, specified that these should be <i>within</i> the envelope of existing village settlement boundaries. If the Burbage DNP was executed, this would mean a 30% increase in dwellings within our community – and greatly exceed the Core Strategy target for the entire Pewsey Community Area. Why? Where is the evidence base, identified need or requirement for this justified? Nearly 80% of the respondents to the much-quoted village survey only supported a <i>maximum</i> of 40 new homes</li> <li>2. The DNP acknowledges (Section 8.2) that the Wiltshire Core Strategy reflects the fact that the WCS figures were expressed as <i>minima</i>. "... but this does not mean that large scale housing developments totaling more than 60 dwellings over the plan period <i>are anticipated or welcomed.</i>" (<i>Sic</i>) So why suggest the/any possibility of an additional 175 dwellings within Burbage? Developers will seize, with much alacrity, on this this and flock like bees around a honey pot - with the inevitable concomitants.</li> <li>3. The very first principle of any negotiation is that nothing should be offered up unless it is conditional on something(s). There is nothing in the draft that makes this explicit – either in specific or quantified financial terms or, indeed, detail. Why not? Is it presumed, for example, that the Scouts wish to relocate to Barn Meadow or Red Lion field and, if so, where is the evidence base for this?</li> <li>4. In terms of possible Developer "contributions" towards the prosecution of the proposals embraced in the DNP, where is any suggestion of enhancement to the Primary School? Are they expected to accommodate a significant increase in pupils with no additional capital expenditure? Where do those pupils go after the Primary School – they will most likely be students at St John's or Pewsey Vale schools – and where are they going to find the capital money to fund this? Of much more concern, is the complete, lamentable and total absence of any indication of a capital contribution towards the Surgery – the same applies. Do the Group who put together the DNP really think that the superb Burbage Surgery can accommodate some extra 400 patients without incurring any capital expenditure? Quite remarkable...</li> <li>5. A new "Hotel" at Wolf Hall is proposed. In conversation with a member of the Group who helped draft the plan, I was informed that the deployment of this word was a generic term to cover some sort of ill-defined leisure/tourist/recreational facility. Whilst the Parish Council do have some, albeit limited, legal powers – they surely do not embrace redefining the Oxford English Dictionary. The OED definition of "Hotel" is rather explicit – "<i>An establishment providing accommodation, meals, and other services for travelers and tourists.</i>" The plan seems to make no reference to any rationale/evidence of demand for this proposal or, indeed, any potential financial viability for this very courageous venture.</li> <li>6. The suggestion of developer contributions to fund a new Village Hall (Last published accounts with the Charity Commission show an income of £12,604 and an expenditure of £13,067, operating deficit of £463) totally ignores the essential structural issue in the village - that there are five (5) different possible venues for groups/people to choose from if they wish to hold an event. Namely, the Village Hall, Church Hall, Scout Hut, Sports Pavilion and British Legion. Surely a true Neighbourhood Plan should have had some vision of suggesting some sort of consolidation of these venues on an agreed win-win basis for all parties?</li> <li>7. Who owns the land identified for possible development in the DNP? One might assume that the sites adjacent to Hirata and Grafton Road are Crown Estate – but the land embraced by the by-pass and the rear of the High Street? And what about Wolf Hall? I think we, the people of Burbage, should know this and, if they (the owners) have any direct or indirect connection with the Parish Council.</li> </ol>
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	<p>Although I am sure that if they did, they would, of course, have long ago declared an interest. How did the remunerated Consultants come to select these sites?</p> <p>Overall, I think the plan is an interesting document, but I think it is fundamentally flawed by not explicitly articulating, justifying or identifying the rationale for its rather radical proposals.</p> <p>Much emphasis was made at the meeting on Thursday 20<sup>th</sup> October that it was a “Draft Neighbourhood Plan and subject to possible amendment before submission to Wiltshire Council” - but looking at the questionnaire presented at the meeting (Scan attached) that all participants were invited to complete, this statement could be interpreted as (at best) being somewhat disingenuous. On the form, it clearly states that comments will only be <i>recorded</i> and be embraced in a “Consultation Statement” that will go <i>with</i> the Plan to Wiltshire Council. Implicitly, this means that the Plan (As it is) will be submitted without variation. So what is the point of the public meetings in relation to the actual contents and proposals within the DNP? Has the Parish Council actually, as recorded in their formally approved Minutes, agreed the DNP as a final submission to Wiltshire Council?</p> <p>Having been invited to put down my comments on paper as a resident of Burbage I have duly done so. I have no anticipation whatsoever of any positive response, informative dialogue or constructive reflection - and I rather expect that I will not be disappointed.</p> <p>Please, please don't send me the anodyne “<i>The Parish Council has received your recent communication – the contents of which have been noted</i>” letter.</p>
<p>Chris Gray 14 Saddlers Way</p>	<p>Having read the Development Plan documents, I wish to make the following comments:</p> <ol style="list-style-type: none"> <li>1. The most contentious issue is the provision of further housing on greenfield sites. I support, in principle, the provision of further housing and other development which, in either case, would sustain the village but also maintain its essential character, so far as possible.</li> <li>2. I also support the inclusion in the Plan of a list of sites on which, in principle, development is considered to be acceptable. Over the Plan period it is, I believe, inevitable that pressures will arise from both the government and developers to release land for housing. It is in my view desirable to direct developers towards sites which are “acceptable” rather than to be complicit in a general free for all.</li> <li>3. I query, however, the wisdom of quoting potential dwelling numbers on individual sites as this will inevitably depend on a number of factors, including density, house types, layout and the provision of site amenities, and figures quoted could be misleading.</li> <li>4. A potential downside of listing “acceptable” sites for development is that , on appeal, a developer will always argue that no demonstrable harm can be caused by the development of a site which has already been earmarked in a Plan for development.</li> <li>5. This brings me to my fundamental issue with the current Plan. It contains no overarching policy governing the extent and timing of development over the plan period. It seems to me that, before the current Policy 1, a new policy should be inserted detailing the overall development policy and stating that development will only be permitted if proposals accord with that Policy and are in compliance with other policies in the Plan. I would envisage the strategy covering issues such as maintaining the existing character of the Parish/Village, phasing to ensure that existing facilities e.g. doctor’s surgery, school, sewers etc. are able to cope with demand, and developing a more sustainable settlement in an orderly manner. An indication of the number of new dwellings provided on greenfield sites likely to be acceptable over the Plan period would be useful. Without such a policy, the Plan could be interpreted by some as giving licence to develop all the identified sites.</li> </ol> <p>In relation to the proposal for an hotel at Wolf Hall, might I suggest that permission should be dependent on the improvement of the roadway from Taskers Lane by the provision of adequate and marked formal passing areas. This road is used by pedestrians, cyclists and motorists together with caravans, farm vehicles, horse boxes and large delivery vehicles and proper and safe passing places need to be provided.</p>

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	<p>7. As a resident of Saddlers Way, I have no objection in principle to the development for housing of the land near Grafton Road provided that a principal means of vehicular access is not taken from Saddlers Way, which is, I believe, unsuitable for this additional traffic. A shared drive serving possibly 3 or 4 houses might be acceptable.</p> <p>I hope these comments are helpful.</p>
<p>Gary Rawlinson 4 The Withies</p>	<p>Further to my earlier comments on the draft Burbage NDP and following a discussion with Steve Colling, I would make the following additional points.</p> <p>The lack of a summary of the key points of the Plan and the length of the document (64 pages) makes it very difficult to read.</p> <p>I would therefore recommend that a summary of no more than two or three pages be included at the start of the document. This should cover the key points under each of the major topics covered by the plan. For example: Vision, Housing, Economy, Green spaces, Transport, Heritage.</p> <p>I would suggest that this summary should be made publicly available before the Plan is sent to WCC.</p> <p>As you are aware, my biggest objection to the draft plan relates to housing. As it is written, this could be construed as suggesting that 175 properties could be built in the village over the next 10 years.</p> <p>The Plan must have a very clear statement of the maximum number of houses residents want to see built over the next ten years. <b>THIS NUMBER MUST BE CONSISTENT WITH THE RESULTS OF THE SURVEY UNDERTAKEN</b> (table on page 52, which says no more than 20 (52% of respondents) or 40 (80% of respondents)).</p> <p>The use of the description 'proposed' for the residential and other sites identified suggests that it is acceptable that these sites should be developed. A more neutral phrase would be 'possible sites'. For the residential sites, I would not put numbers against them, except when they are less than the number of houses that the plan includes.</p> <p>In other words, the Plan should talk about the maximum number of new dwellings to be built and should identify the sites as being possibilities that could accommodate some (give figure) or all of this number.</p>
<p>Ian &amp; Barbara Townsend 4 East Sands</p>	<p>LETTER OF OBJECTION TO DRAFT BURBAGE NEIGHBOURHOOD DEVELOPMENT PLAN 2014 - 2026</p> <p><i>"A village is a clustered human settlement, larger than a hamlet but smaller than a town, with a population ranging from a few hundred to a few thousand"</i></p> <p>It is quite clear that those involved in the production of the Burbage Neighbourhood Development Plan (NDP) have overlooked the most basic definition of what a village is. According to the 2011 census, Burbage has a population of 1,772 housed in 728 dwellings, 30 more dwellings than in 2001.</p> <p>The Housing Needs Survey (HNS), carried out by Wiltshire Council in 2014 at The Parish Councils request, reports a requirement for less than 20 affordable homes with 79% of respondents agreeing that some housing development is required but should be in the region of 20 to 40 houses, in line with the growth seen between 2001 and 2011. This of course doesn't include the 45 houses that are currently under construction.</p> <p>The NDP is giving developers the opportunity to build 175 houses in our village over the next 10 years, an increase of 25% or 426 people.</p> <p>Not only is the NDP opening the flood gates to developers but the majority of the housing is being placed on greenfield sites, outside the village boundary which is in direct contravention of the NDP objectives listed in para 7.1.2.</p> <p>The other noticeable trend is that virtually all of the proposed development is at the southern end of the village and not evenly distributed to act as a cohesive development. Certainly large scale development along the bypass and next to Hirata will become</p>

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	<p>satellite communities and not integrate into Burbage.          If the NDP were to focus on what the village wants and needs, small scale development on brown field sites located off the High Street, the target of 20 to 40 houses over 10 years could easily be achieved and enhance our community.          It appears that the main reason for offering huge development opportunities to developers is the misapprehension that the village will get a new village hall, maybe a new doctors surgery and some more shops, a very high price to pay for the destruction of a beautiful village.          The village community should be using and developing the amenities we currently have. Why do we think that a shiny new village hall is going to make everyone flood through the doors and use it? What percentage of people in the village use the Post Office, Shop or pub? Not many I suspect but there would be an uproar if any of them closed.          The message is clear; Burbage does not want or need large scale development but sensitive small scale schemes that will enhance our community.          We strongly object to the Burbage Neighbourhood Plan and deem it unfit to be put forward as being representative of the views of the majority of villagers.</p>
<p>Clair Doherty</p>	<p>Further to the recent correspondence received in relation to the draft NDP for Burbage, I would like to express my objection to the plan. I moved to Burbage a few years ago solely based on the size of the village and close community feel, it's a lovely village to live in and community to be part of. The development at Seymour pond has already spoilt the look and feel as you enter the village and this is just phase 1. If the proposed plan is approved for any increase to the current number of houses, I believe people will leave the village and the whole sense and feel of Burbage will be destroyed. I do not feel the village needs to be developed, it will put an unnecessary burden on the standard of services we currently enjoy and this would be extremely unfair on current residents.</p> <p>I say NO to the draft plan</p>
<p>Linda &amp; Derek Kidd          105 East Sands</p>	<p>Strategy</p> <p>The Wiltshire Core Strategy (WCS), adopted in 2015, has allocated 600 new houses to the entire Pewsey Community Area (PCA) between 2006 and 2026.          When the Pewsey Area Strategy was published within the WCS at the end of 2014, 306 houses had been completed, a further 157 had been allocated to specific sites, and 137 remained to be allocated.          The WCS states that Pewsey “lacks the critical mass in terms of population and existing employment to accommodate significant amounts of housing or employment”. In 2011 Pewsey had a population of 4679 compared to 1772 in Burbage and 1353 in Great Bedwyn.          Consequently, Pewsey is expected to take most, but not all, of the unallocated housing. The Pewsey NHP accepts 104 new houses, leaving 85 for the rest of the Community Area.          The Persimmons development – St Dunstan’s in Burbage is currently building 45 houses, which is a significant contribution to the overall requirement set out in the WCS. In addition, there has been, and continues to be, organic housing growth with infill development within Burbage and the surrounding parish area.          Development Strategy          The Development Strategy is partially at odds with the Vision of the Plan as set out in para 6.1 page 17. “The vitality of the village will be enhanced and new housing will be matched by suitable employment opportunities and infrastructure capable of supporting this development.”          Employment in Burbage is limited, and past attempts to introduce new employment opportunities into Burbage have failed.          The Wiltshire Workspace and Employment Land Review (LR) of 2011 noted that:  <i>“jobs tend to locate and grow where jobs are already located, putting allocations where jobs are already located will better reflect employer choices.”</i>          So trying to force businesses to locate into an area where minimal existing employment exists is not a sensible approach. The Hirata initiative is a case in point.          The LR also indicated that the whole PCA would need to deliver 1.9 hectares of suitable land between 2011 and 2026, and that employment development should be</p>

concentrated on the existing large settlement (i.e. Pewsey) rather than being spread across rural areas.  
 Only 2 employment development sites were identified in the PCA, and these were both in Pewsey. The Pewsey NHP has identified that the land already identified in Pewsey for employment growth exceeds this figure.

The St Dunstan's development will bring in a further 45 households, the majority of which will include employed working people who are likely to commute to their workplaces. There is no additional employment currently proposed for Burbage to support these households so already the aspiration to reduce the carbon footprint is under strain.

#### Housing

The St Dunstan's development is required to provide 40% of affordable housing = 18 homes, However the estimated price of the so-called affordable housing is circa £300,000, which for many people e.g., first-time buyers and young families is substantially beyond their price range.

Without a doubt there is a need for affordable homes to be built and also suitable quality homes for the increasing ageing population; - Homes, which offer an appropriate and suitable layout for people, who will have additional needs as they age and increasingly face health issues. If more of the same as per the St Dunstan's development is envisaged this will not match the required needs of the future.

#### Developer Contribution

This appears to be a very grey area, which lacks absolute clarity and urgently needs greater explanation about the small print and what sites would be definitely eligible and would receive funds. Within the plan there are a number of claims made that the Developer contribution will include: - a new village hall, relocation and replacement of the Scout Hut, new medical surgery and perhaps even a new school!

*"jobs tend to locate and grow where jobs are already located, putting allocations where jobs are already located will better reflect employer choices."*

as regards the Developers Contribution and what that money could / would be used for and whether there is a need for any match funding from the Councils

#### Economy

As stated above employment in Burbage is limited, and past attempts to introduce new employment opportunities into Burbage have failed. So trying to force businesses to locate into an area where minimal existing employment exists is not a sensible approach. The Hirata initiative is a case in point.

Within the Hirata 1 and Harepath farm (extended) sites there is sufficient space to accommodate additional micro and small sized businesses for the foreseeable future and no further sites seem necessary.

In addition employment development sites have been identified in Pewsey with more than adequate space to accommodate predicted demand. (See The Wiltshire Workspace and Employment Land Review (LR) of 2011).

#### Transport

Mundy's yard and the Scout Hut has been identified as a potential Mixed Use Development site and one of the site benefits is stated that East Sands road is "GOOD". This is incorrect. East Sands is a No Through Road with bungalows on one side, which have driveways and on the other side terraced cottages with street parking. At the end of the housing is Red Lion field on one side and Mundy's yard and the Scout Hut on the other. Outside Mundy's yard and the Scout Hut is a parking area, which is used during the day by customers of Mundy's, users of the Scout Hut (recreation classes) and users of Red Lion field, as well as walkers, cyclists and visitors. In addition, this area is used as a turning point for vehicles including refuse and waste collection vehicles, as East Sands then narrows and bends into a single - track lane leading out of the village and into the country.

Over the years there has been an increase in car ownership in East Sands and in the evening the parking area is used in the evenings /overnight as overspill car parking for East Sands residents when street parking outside their homes is full. It is not unusual to have the whole of East Sands with cars parked on both sides and the car parking area

	<p>full, especially if there is sporting activities on Red Lion field. This makes for difficulties for cars travelling up and down East Sands and more importantly for any emergency vehicle required to deal with an incident. Indeed Wiltshire Fire Service have confirmed that should there be an emergency at the far end of East Sands, parked cars on the road could be damaged, should the fire tender need access in an emergency.</p> <p>The proposed addition of up to twenty houses plus a small number of offices could add a further forty plus vehicles onto East Sands road. With so much recreational activity concentrated around the area of Red Lion field and the current parking arrangements there is the potential for serious traffic issues.</p> <p>The Transport policy acknowledges that parking is a problem and that there is an inadequate supply available particularly in residential areas. East Sands is a case in point and the proposed relocation of Mundy's yard and the Scout Hall to be replaced by housing and offices will only further exacerbate the situation.</p> <p><b>Sites</b>  <b>Mundy's Yard and Scout Hut</b>          See comments above regarding traffic and parking issues, which makes the site unacceptable if access is via East Sands in our view.  <b>By Pass Site and Hirata 11 Site</b>          Both of these sites are proposing very large developments of in excess of 60 homes on each site. Without doubt a development of even one sixty plus households site, which could easily mean an increase of 140 residents or more, would have a major impact on the character of Burbage. (on top of the estimated one hundred plus people expected to live in St Dunstane's). Certainly, there would not be local employment opportunities for such an influx of people. Nor would there be a reduction in the carbon footprint; quite the opposite          See comments below regarding the Burbage surgery.</p> <p><b>Grafton Road</b>          Accepting the principle that it is better to have a NDP rather than not, and that for a NDP to be accepted there must be designated development land, it would seem logical that the least controversial and possibly acceptable site would be the Grafton Road as this site is adjacent to the St Dunstane development. The proposed number of houses is also limited to less than twenty and it would be a positive outcome if any development focused on accommodation suitable for those trying to get on the housing ladder.</p> <p><b>General Comments and Suggestions</b>          There is a real issue facing the surgery's ongoing capacity to deliver medical services to the standard that we all currently enjoy. This is due to:-</p> <ul style="list-style-type: none"> <li>• a national shortage of GPs available for locum and permanent posts, which will impact on Burbage surgery when the present doctors take their annual leave and / or are themselves unable to work through illness etc.</li> <li>• the Burbage surgery's patient list is at its maximum capacity yet the surgery is under pressure to accept additional patients from the outlying areas of Pewsey and Marlborough due to their surgeries experiencing doctor recruitment difficulties; and this is before the new residents from the St Dunstane development are included on the patient list. The Patient Liaison Committee is discussing such concerns as part of its standing agenda.</li> </ul> <p>What investigations have been undertaken to ensure that should there be any increase to the parish population that the surgery is in a position to cope and deliver the full range of medical services as now? There are very difficult parking issues in the Sprays for residents currently due to patients attending the surgery. Further traffic is only going to exacerbate the current situation.</p>
<p>Peter Duke          9 Manor          Gardens</p>	<p><b>Overall comments</b>          I do not support the plan as the scale of the proposed development is not justified, risks spoiling the rural nature of the existing village and is directly against the wishes of 80% of the community who supported no more than 40 additional houses.</p> <p><b>Specific Comments per plan section</b>  <i>Plan Section – Justification</i>  <i>This policy is the approach that the community has decided to support. It is intended to achieve the following planning objectives:</i>          ■ <i>To add local detail and interpretation to policies of the Wiltshire Core Strategy</i></p>

	<p> <ul style="list-style-type: none"> <li>■ To provide more certainty for developers and residents</li> <li>■ To permit a level of development that will generate critical mass to support retail and other services in the town and which will enable contributions towards community infrastructure.</li> <li>■ To make the most efficient use of local land</li> <li>■ To protect the countryside and especially the AONB</li> <li>■ To permit limited, natural growth in the smaller hamlets and villages to prevent stagnation and allow all of the community to benefit from appropriate development</li> <li>■ To reduce the need to travel by encouraging the balancing of housing and employment.</li> </ul> <p>Comments</p> <ol style="list-style-type: none"> <li>1. The level of development should be strictly limited to that which will sustain the primary school and existing retail and other services and equally should not have any negative impact (strain) on the provision of other services such as GP services.</li> <li>2. Support for development to enable contributions towards community infrastructure is not evidenced.</li> <li>3. 80% of the HNS respondents supported a maximum of 40 houses being built – already in the process of being fulfilled with the Persimmon development. There is no community support for any development beyond these numbers other than a small number of high priority requirements.</li> <li>4. The policy to reduce the need to travel by balancing housing and employment is flawed and not directly evidenced.</li> </ol> <p>5.30 The HNS states:  <i>“These results suggest a mixed level of sustainability for new housing development in Burbage, indicated by the survey respondents. While 48.5% of households’ working members usually travel less than ten miles to their place of work, 51.5% travel more than that, suggesting a potential lack of more local sources of employment”.</i></p> <p>This conclusion is almost certainly flawed. What is the evidence base for determining the reason why residents travel more than ten miles to their place of work? A highly probable answer is that large towns such as Swindon and Newbury have numerous businesses which support high skilled and specialist jobs and such highly paid jobs will never be delivered by the preferred community development aligned to <i>“Numerous small employers were preferred rather than one or two major developments”</i></p> <p>One of the largest employers in Burbage, BDC systems employs 17 professional people. According to the Company’s joint owner, Andrew Lee, not one of them lives in Burbage. (Andrew was unaware of the fact that Burbage was preparing a village plan and has not been involved in the consultation process)</p> <p>Any development associated with attracting small companies that employ specialist Labour runs the risk that employment opportunities for local people will be extremely limited, will not fulfill the objective of reducing local travel time and will result instead in an increased consequential carbon footprint of specialist/skilled employees driving to Burbage</p> <p><i>Plan Section Policy 3 – Housing and Mixed Use Sites</i></p> <p>Comments</p> <ol style="list-style-type: none"> <li>1. In the interests of transparency, please indicate who are the current landowners in question for the nominated sites and the relationship if any to members of the parish council or any of the people involved in developing the plan.</li> </ol> </p>
<p>Jayanti Sainsbury 1 Manor Gardens</p>	<p>I believe the number of houses proposed on proposed development sites is unsustainable for a village the size of Burbage in terms of current infrastructure (school places, doctor’s services etc). Most residents when surveyed wanted not more than 40 dwellings. The Neighbourhood Plan suggests that more than 100 could be built!</p> <p>Many of the people who would move into these houses will treat the village as a commuter village and not necessarily support local businesses. The type of housing any developer will build in the current economic and legislative climate is likely to be large, expensive housing (note the Persimmon/Charles Church development). It is unlikely that small 2 or 3 bedroom open market housing will be built – the type of starter homes that young people are likely to want and be able to afford. Rather than developing four or five large sites, it would be more appropriate and sympathetic to identify small pockets of land where 10 or less houses could be built as infill</p>

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	<p>development, within the village boundaries. I am particularly concerned by the allocation of a large number of houses adjacent to the bypass.</p> <p>In addition, it is unrealistic to expect developers to fund the rebuilding of the scout hut, for example, or force Mundy's to move to another site without some sort of financial recompense (from where?).</p>
<p>John &amp; Giselle Parsons</p>	<p>Thank you for the recent opportunities to attend 'Have Your Say' community meetings on the draft Burbage Neighbourhood Development Plan, and for providing a means to offer observations and feedback. We are also well aware that the work is being carried out by unpaid volunteers and are grateful to them for their efforts, while we also remain conscious that the nature of feedback in a forum such as this is invariably negative. A vast amount of work has been completed, and a great deal of it has much to be commended. We do, however, have a number of concerns that we would like to highlight below:</p> <p>The overall intention of the plan with respect to the status of Burbage appears slightly confused. It talks of it being a 'Large Village' for development purposes, with Pewsey as the 'Local Service Centre', yet discusses many measures (more employment, more transport) that would appear to elevate Burbage beyond a village. We realise that the Plan is meant to meet the needs of the local community, but any potential small increase in employment would be more than offset by increased housing.</p> <p>Further on the subject of employment, we feel that the suggestion of increasing employment levels is optimistic at best and any implication that it can be achieved should not be used as justification to expand housing levels on its own. The vast majority of working occupants in any new housing will be adding to the number of commuters on Wiltshire's roads.</p> <p>On transport in general, cycle and footpaths are laudable but do not provide a realistic means of commuting beyond the village. The bus service is sparse and is unlikely to increase as budgets and demand are simply not there. Both local train stations involve commuting. Seeking better bus links is good – but in reality will be very hard to achieve. Developers will be able to argue that the current services are underutilised and no financial input from them is required. The High Street does, as the plan suggests, need calming measures, yet the proposed development site to the west would add significant vehicles to the road (which is already too narrow in places and lacks footpaths as well). Even if access is via the bypass, there will be an increase in vehicles driving to the school, surgery and shop. Some house owners on the High Street have to park on the road, particularly to the north of the White Hart; would it be proposed to prevent them from doing this to allow safer movement of the increased traffic? Where would their cars go? Combine this with the lack of footpaths on significant stretches, the High Street is not suitable for increased traffic levels. Why was the bypass built in the first place? As for 'noise from the bypass' – not sure how that will be reduced for the occupants of any new houses to the west of the village (even though it would provide screening for the rest of us).</p> <p>The inclusion of the potential for increased tourism in Burbage is so idealistic as to reduce the credibility of the Plan.</p> <p>Housing developments</p> <p>The proposed sites appear to create a bulge at the south of the village, leaving Stibb Green as a separate hamlet in the north (which seems to be counter to the argument earlier in the Plan, which states that the village should grow proportionally</p> <p>Developments to the east make sense when filling in spaces such as the Crown Land adjacent to the current St Dunstan's development, but those in the area of Mundy's appear to set a precedent for too much expansion</p> <p>Discussion on 'affordable housing' is absolutely understood and supported, but when a one-bedroom flat in the village sells for £130,000 (Nutley Court recently) this will be difficult; its existence in the Plan will not necessarily make it deliverable</p>

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	<p>The discussion on housing density is interesting with, for example, 40-plus on the St Dunstan's site (with a starting price in the region of £300,000 given the cost of the initial releases - link to previous point). We do not believe that developers will be interested in developments which are both low-density and cheap, such as the suggested density for the Grafton Road plot adjacent to the current development. The plot sizes are not significantly different and the proposed number of just 15 houses is unrealistic. No developer would be interested in building 15 one or two bedroom, affordable properties on this size plot</p> <p>With reference to the survey on 'how much new housing would you support', the most popular response was 21-40; the ongoing St Dunstan's development already exceeds this figure, so the 21% who indicated 40+ are the only ones left who would possibly support further increases. Although the question remains how many more than 40 would they support?</p> <p>CIL monies being talked of as developing infrastructure - £150,000 (as discussed at the meeting) for development at the school sounds a good deal of money; it is, to an individual, but in terms of delivering infrastructure it is not. We need to be very careful not to be seduced by promises of money that, in reality, will deliver limited improvements</p> <p>One major concern is timescale. This proposed plan only takes us to 2026. A big question is, what happens in ten years' time? If this proposal covered the next 50 years, then it could be suggested it is realistic, but to potentially allow the village to grow by such a significant amount in a relatively short space of time is quite concerning.</p> <p>Most of these concerns have no direct impact on us as we do not border any of the proposed sites in the Plan. We live in Martingale Road and the only open space adjacent to us is currently being built on, so we are aware of the impact that development has on individuals, though would add that we were glad to see the building get underway so that we can get used to the 'new normal'. Our reason for writing is that we feel quite strongly that the indirect effects of the Plan on the village and its character will be detrimental for us all.</p>
<p>Martin Cox 151 High Street</p>	<p>I recently attended a meeting in the Village hall on this subject.</p> <p>I would hear-by like to lodge my strong opposition to the plan on the following grounds -</p> <p>When polled as to whether the parish wanted to create a plan were people told that the central plank of this plan was to put forward a case for additional housing. I don't believe this is what people wanted.</p> <p>I do not believe the vast majority of people want to see further housing estates in the village. A small amount of infill is acceptable but I do not think residents want more significant development in the form of estates and large numbers of new housing. How have people been consulted on this?</p> <p>As a village, we are not being targeted by Wiltshire district council for development, Why on earth is the Parish Council proffering a Plan which considers and indeed seems to encourage development. Has there been a vote to ensure this is what residents want?</p> <p>The Plan should be focused on improving the ascetics of the village and the amenities.</p> <p>Why is Martin Cook chair of the council / steering group or even part of the steering group or council. He no longer lives in the village and therefore has "no skin in the game"?</p> <p>An assessment of potential development sites was made recently with a consultant. It seems it was Martin Cook who showed them around - why?</p> <p>The site adjacent to the bypass does not meet the criteria in the plan - why is it still being included.</p> <p>I am strongly opposed to any significant development and certainly any further estates and I would like to see a proper vote with all residents invited.</p>

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	<p>I will strongly oppose the inclusion of plans and sites for development of significant further housing estates - i.e. anything more than 10 houses.</p>
<p>Dr K Jones 192 High Street</p>	<p>Strategy: The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?</p> <p>The growth proposed is not moderate, nor is it necessary, and it will certainly degrade the quality of life in the village. The Pewsey NHP from June 2015 identifies 189 houses as needing to be allocated in the Community Area. Pewsey village decided to take 104 of these, leaving 85 for the remainder of the Community Area (9 per year to 2026). Since June 2015 Burbage alone has seen over 50 new houses started or completed. This completely meets Burbage's share, and Great Bedwyn should be expected to take the remainder of the allocation (some 35 dwellings).</p> <p>The Strategic Housing Land Analysis Assessment (SHLAA), which is one of the supporting studies for the WCS, identified 14 potential housing sites in Burbage. With the target quantum for <u>rural</u> areas of 30 dwellings per hectare (dph) these would support 540 new houses. The first of these sites to be developed (North Seymour) has taken 45 houses at a density of 18.75 dph (well above the Parish Council target quantum of 12 dph). The NHP Strategy should be to control the development at the remaining 13 sites, using caveats where appropriate and respecting the wishes of the local people to limit house numbers and densities. It should also prioritise the development of the sites to guide new housing onto appropriate areas of land.</p> <p>As it currently stands, the draft NHP does not do this. It only considers 4 of the 13 sites and clears all of them for building without caveat, which at SHLAA density would be 197 houses. Even at the reduced density of the Persimmon development this would still be 120 houses. If these and the other 9 sites are not brought under some sort of control then Burbage could nearly double in size in 9 years, because if a site is not defended in the NHP there is no defence when a developer registers an application.</p> <p>The identification of a completely new site (the Bypass Site) NOT in the WCS has the potential to really open the development floodgates and is completely unnecessary since all present housing targets (including affordable housing) have been met by the Persimmon development. Even worse than this is the risk that moving outside the WCS-identified areas could indicate that ALL land around Burbage is 'up for grabs' and make it very difficult to defend against speculative development applications for unsuitable areas.</p> <p>What is quite disturbing is that the Bypass Site fails most of the site selection criteria and its selection also contradicts statements elsewhere in the NHP. For example, the SSR notes that the land is rough pasture of poor land quality. The northern half of the site is indeed currently under pasture but in fact the whole site is on greensand and the 1985 agricultural land survey notes that it is of the highest quality (grade 1). The southern half of the site is not fallow at present and supports good crops every year.</p> <p>Similarly the SSR notes that there will be 'little impact on nearby properties due to deep back gardens and existing mature screening'. The reality is that in the southern half of the site the affected properties have very short back gardens (30 – 50 feet) without any mature screening at all. Also the bypass is not in a cutting towards the southern end and noise is a significant problem. It is not clear how the consultants that were used could have missed all this!</p> <p>When the NHP considers development it says that "this does not mean that large scale housing developments (totalling more than 60 dwellings over the plan period) are anticipated or welcomed". Yet the Bypass Site was stated to host 80 new houses. In fact, at the SHLAA target density it would support 250 new houses.</p> <p>Claire Perry has credited the Devizes Neighbourhood Plan with being 'crucial in the decision by the Secretary of State for Communities and Local Government, to refuse a large housing development on a greenfield site, which is contrary to the plan and not wanted by local people'. The Devizes NHP recommends smaller scale developments in</p>

order to enhance social cohesion (with new home owners moving into existing communities) and provide opportunities for local builders and their suppliers to take on the smaller developments 'which will directly benefit local employment'.

The Devizes NHP, therefore, has been held up as an example of how to control development and improve quality of life. Devizes has in the past suffered from a number of large housing developments that have resulted in overloaded transport and health facilities. The solution they have chosen is to start from a basis of minimum development at small sites, with small numbers of houses in each identified site. This allows control over what happens and future relaxation is possible if housing pressures increase.

The Burbage draft NHP starts from a basis of allowing, even encouraging large developments in order to get large developer contributions. This means that there is no control and no defence against opportunistic developers who have no long-term interest in Burbage. Large developer contributions will still only part fund the increases in infrastructure and services that such large developments would require. The lesson from Devizes is that large developments just make things worse.

The desire to increase local employment in Burbage is admirable but very difficult to achieve. The WCS notes that... "[Pewsey] lacks the critical mass in terms of population and existing employment to accommodate significant amounts of housing or employment". Burbage is about one third the size of Pewsey so the task will be that much harder. Building large numbers of new houses would not attract new employment opportunities. The employment has to come first and then either local people will be employed or suitably skilled people will move in from elsewhere.

The modern trend for many small businesses is to use working from home to reduce overheads. Typically this requires increased IT skills. This would be facilitated if suitable training courses were available locally. The trustees of the Village Hall and Recreation Grounds CIO have been evaluating the possibility of using the village hall for this type of purpose using funding from local sources and the Pewsey Area Board.

Development Strategy A "Developer's Charter" rather than a plan to improve village life in Burbage.

Housing (General) Building large numbers of houses will increase the role of Burbage as a dormitory settlement and degrade the sense of community.

Developer Contributions Are useful but never enough to compensate for the damage caused.

#### Economy

(Business, Employment, Tourism) Increased local employment is an admirable aim but difficult to achieve in a small community. Why would tourists want to view large new housing developments?

Green Spaces Designating some of the key green spaces is excellent.

Transport Is it the plan to subsidise bus services to offset the increase in carbon footprint caused by confirming Burbage as a dormitory settlement?

Heritage The character of Burbage is worth preserving, even though it has been much degraded by past housing developments.

SITES: Do you have comments on any particular sites proposed in the plan?

All the SHLAA sites must be addressed not just a few. Opening up new areas not in the WCS, such as the Bypass Site, is an extremely dangerous step that will cede control to opportunistic developers.

#### General Comments and Suggestions:

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

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	<p>I cannot support the NHP in its present form. Clearly, a great deal of work has gone into the plan but still more is required to remove contradictory statements and inaccuracies ; to ensure that it reflects the wishes of local people; to be certain that it will control development in the village to the benefit of all.</p>
Tim Hotchkiss	<p>I have been informed that I need to contact the Parish Council in order to lodge my strong objection to the draft NDP. I have lived in Burbage for two years now and have formed the considered opinion that the number of new houses (in addition to the new development at Seymour Pond) should be strictly limited to a maximum of 40 and not 175.</p> <p>Such a significant increase in the number of houses means that we run the risk of Burbage losing its identity as the village that we all enjoy living in. There is a real risk of the small community feel being lost if further houses are built and I know of a number of people in the village that would seriously consider moving elsewhere if a significant number of additional houses were to be approved.</p>
Anthony & Margaret Godson Court House, Westcourt	<p>We would like to congratulate the Working Group for tackling this daunting task so successfully.</p> <p>We are concerned, however, by the size and scale of some of the sites identified for potential housing development which are, in our view, unnecessary at this stage and offer a hostage to fortune. The Working Group has drawn heavily on the results of the 2014 Parish Housing Needs Survey (PHNS). In doing so, they note that just over 26% of those who replied to the questionnaire favoured the construction of between 21-40 new houses; or, to put it another way less than 12% of the total number of households in the Parish voted this way. The basis on which this group of respondents made their calculations is not clear but it is likely to have involved a fair degree of guesswork. The data should therefore be treated with some caution.</p> <p>In any case, the disparity between the PHNS findings and the number of new builds proposed in the draft Neighbourhood Plan is startling. The suggestion that up to 80 new houses might be built on the Bypass Site is especially worrying because, as the authors acknowledge, the implications require much more careful analysis. Moreover, the scale of potential new builds set out in the draft Plan is at odds with the assertion on page 8 that 'Burbage is not expected to absorb significant levels of development between now and 2026'.</p> <p>When completed, the Neighbourhood Plan will form the basis of the Parish Council's discussions with future developers and planners. It would be unwise to undermine the strength of the Council's hand by making extravagant concessions before negotiations have even begun.</p>
Geoff & Eileen Hill	<p>Introduction</p> <p>We should like to thank the working party for the enormous amount of work they have clearly put into preparing the draft and compliment them on the quality of the document.</p> <p>We would stress that we are very strong supporters of the idea that Burbage should have a Neighbourhood Plan and would like to see it in place as quickly as possible. However, we would only want a plan to be submitted for consideration if there is a high likelihood that it would be approved in a subsequent village vote. Unfortunately we do not feel the current plan passes this test.</p> <p>In this note, we comment on its content and also make some suggestions for additions.</p> <p>Key Points</p> <ul style="list-style-type: none"> <li>• The plan has to be agreed by local residents through a referendum. Unfortunately, we believe the current draft is far from what would be acceptable to residents and risks being rejected. A second draft should be prepared and issued for consultation.</li> <li>• There should be more emphasis on objectives to maintain the 'village' character of Burbage by avoiding sprawl and urbanising features, and to provide facilities for all age groups.</li> <li>• The possibility of allowing 200 additional houses is unacceptable. The increased house numbers, including infill, should be limited to around 100.</li> <li>• This should be done by dropping the by-pass site, which is too big and of poor quality, and by a minor adjustment to house numbers on the Hirata II site.</li> </ul>

- Sites should be identified as of potential for development only if subject to a number of specific pre-planning criteria.
- It should be emphasised that the purpose of identifying sites is to indicate that development elsewhere (except infill) is unacceptable.
- We do not consider that a new village hall is necessarily the most important use for any development funding. It could be used instead to fund informal play areas for all age groups and for the creation of allotments.
- The construction of a dedicated new scout hut is a luxury as there are two locations where the troop could meet. Accordingly, it should not receive development funding.
- The plan should be used to inform the parish council of non-development issues that the residents believe should be addressed.

#### Scale of Housing Development

If all the sites identified ended up being developed, then this would add 175 new homes to the village plus any infill development that also occurred. Based on the level of infill that has taken place over the past few years this could add a further 25 or so houses to the total stock, or 200 houses in total. This figure needs to be viewed in the context of the current housing stock of 728 dwellings (a figure which probably excludes the Persimmon's development) and would increase in the size of the village by over 25%.

We regard as unacceptable for a variety of reasons

1. The Wiltshire Council Core Strategy envisages only 137 homes for the whole of the Pewsey area. Furthermore, it has identified Burbage as a large village where only modest development would be appropriate. While we recognise that the 137 homes is set as a minimum we wonder whether Wiltshire Council would welcome such a large number of houses for Burbage, in addition to the number already approved in the Persimmon's development, given that its strategy is to develop a small number of Local Service Centres such as Pewsey, and not allow the large villages to sprawl (draft NHP para 4.5).
2. We recognise that not all of the sites identified might be developed. The fact remains that, once a site has been identified within the Neighbourhood Plan, one hurdle that any developer would have to cross has been removed. As you may be aware the two bigger sites identified have previously been identified as of interest by developers.
3. In the consultation exercise, there was a clear preference for between 21 and 40 additional homes (draft NHP para 5.25). While we personally considered this level to be lower than could be satisfactorily absorbed, we certainly did not think in terms of the much higher figure envisaged. Many people may have perceived the Persimmon development as already meeting that requirement.
4. Objective 2 in the Plan is to '*steer development to the most sustainable locations (preferably brownfield) likely to receive community support*'. Given the disparity between the draft Plan and the results of the consultation exercise, that there has to be a real risk that it will be rejected in the required referendum, unless it is subject to significant modification.
5. It appears that the inclusion of so many houses is driven by the desire to maximize developers' financial contribution to the infrastructure of the village, and specifically to fund a new village hall. This seems to be putting "the cart before the horse". It would be better to decide how many houses are appropriate/acceptable and then determine what contribution would be available from this and the uses to which this contribution could be put.
6. It is no surprise that, when asked in isolation whether a new village hall would be valued, a sizeable proportion of residents said yes. We suspect that had residents been asked whether they were prepared to accept up to 200 new houses in exchange for a new village hall their answer would have been no.

7. With such a high number of new houses, it will be extremely difficult to generate sufficient additional local employment opportunities to satisfy another key objective of the plan.

**Housing Density**

In order to maintain its character as a village, any new developments other than small-scale infill should be permitted at only a “medium density”. (No doubt there is a planning definition of what this means). This we believe is consistent with the Wiltshire Core Strategy as it applies to “large villages”. It is also consistent with the requirement that, when considering density, account should be taken of local community wishes.

**Housing Development Style**

There are some very good and very bad examples of design in recent housing developments in this area. Examples of sympathetic design are the developments on the Pewsey Road at Milton Lilbourne behind the bakery in Pewsey. The plan should require developers to use only materials and designs that are in keeping with the existing fabric of the neighbouring housing.

Similarly, excessive modern street lighting, such as that on the roundabout, should be avoided within the confines of the village.

**Development Sites**

Grafton Road

This appears to be a logical site to develop, given that it abuts the Persimmons site. However, it should not extend to the Grafton Road but only as far as the existing field boundary. Allowing a modern development to extend to the road itself would radically change the view of the village as you approach it from the Hungerford direction. On the question of access, reference should be made to the existence of a road spur onto the site from Saddlers Way.

Mundy’s yard and Scout Hut

This is also a logical site to develop. Whether there is actually a need for a new scout hut is debatable and will be discussed later.

Harepath Farm Industrial area

Development of this facility seems appropriate, although the Highways Authority may have concerns about an increase in traffic from the site, given its relatively poor sight lines onto the Pewsey Road.

Hirata I - industrial development

This again is a logical place for the construction of industrial premises. However there should be restrictions. Firstly only light industrial uses should be deemed acceptable. Secondly buildings should be restricted to one storey only since it would be difficult to achieve acceptable landscaping of the site if buildings taller than this were allowed. We challenge the description that the development would be on brownfield land as any new build would be on land not previously developed.

Hirata II - residential development

This seems a reasonable site to develop but its size should be reduced to allow for additional screening. Screening is currently good onto the Hungerford Road and between the site and the existing Hirata I development. However, one third of the boundary onto the East Sands houses is un-screened and the screening of the rest is insufficient. Additional screening should be included along the lines shown in Fig 1 and access should be via the splay that already exists on the Hirata link road. This would have the effect of creating a discrete community closely linked to the rest of the village. If the requirement on housing density is satisfied and this screening is put in place the number of dwellings probably drops from 60 to 50 (the consultant’s advice on this would be needed).

Site along the by-pass

This site is wholly unacceptable for development for a variety of reasons

1. It envisages a scheme wholly out of scale with the nature of the village.
2. There seems no logical reason why the northern boundary of the site should stop at the footpath running past Well Meadow rather than extending all the way up to the road running over the bypass to connect with the top of Westcourt. Developers would almost certainly seek such an extension under the normal planning process, probably arguing that it was necessary to ensure the viability

of the site. If they won, which given the current planning climate is likely, the potential size would rise to around 120 units.

3. Much of the character of the High Street, which is within the Conservation Area would be lost, as it would then be hemmed in with modern developments on both sides.
4. Access onto the by-pass would almost certainly be rejected by Wiltshire Highways Department, meaning that traffic flows on the High Street would increase very significantly.
5. A site visit confirms our suspicion that it would be extremely noisy. Two-thirds of its boundary is unshielded by any cutting that provides any real screening from the road. In the case of the remainder, the cutting is so shallow that noise would be heard in upstairs bedrooms. As a result, it would only attract developers seeking schemes with "low cost" and high-density housing such as is routinely seen along motorways and main roads, and which would be inappropriate for Burbage. It would also probably be require an intrusive noise fence keep disturbance to an acceptable level.
6. Once development is permitted between the High Street and the by-pass there will be increased pressure to develop the whole of the area between the roundabout and the exit from the Marlborough Road into Burbage.

#### Wolf Hall

The development of the Wolf Hall site is acceptable providing that stringent planning restrictions are applied given its historic importance.

#### Specific Restrictions on Development

There are other sites abutting the existing Burbage Limit of Development which must have been considered in the site selection process but have been rejected for some reason. To avoid any uncertainty these need to be included so the reason for rejection is clear.

The most important of these is the land either side of Long Drove from Taskers Lane to the High Street. Any development here would radically change the nature of the village and needs to be specifically rejected.

#### Infill Development

Over the past couple of years a significant number of individual houses have been built as infill. This is likely to continue, for example the small grass area halfway down the Suthmere Drive has been purchased for development. Such infill needs to be allowed for in deciding the final housing numbers. We estimate that infill could amount to 25 housing units over the period of the plan but the working party may be able to make a more reliable estimate.

#### Desired Infrastructure Developments.

In our view a number of key infrastructure needs have not been included in the plan.

#### Informal play areas

The first of these relate to the very poor provision of informal play areas for children. To address this there needs to be

1. An extension of the toddlers' play area (and replacement of the equipment within the period of the plan)
2. Replacement and extension of the 6-11 year old play area which passed its design life some years ago and is a limited by modern standards.
3. The provision of facilities for preteens and young teen children. This might include a skate park and a mountain bike/BMX track. Its location to avoid noise problems would be critical. A suggested site is proposed later.

#### Allotments

A second need is for the provision of allotments. When the need of allotments was investigated some years ago 44 people expressed a strong interest. While the people

may have changed, there is no reason to believe that the key underlying demand has disappeared over the period. (It should be noted that at as a result of the survey, the Parish Council was issued with the appropriate legal notice by six residents under the Small Holdings and Allotments Act 1908 and, as a consequence is required by law to provide allotments). To satisfy this would require an area of 1½ to 2 acres somewhere adjacent to the village with car access. The reason allotments were not mentioned as a desired infrastructure improvement was probably that the interested parties were disillusioned by the amount of work put in previously to no avail. The difference this time is that funds would be available to purchase agricultural land, with no housing development potential, at a sensible price.

#### Improved mobile phone reception

Currently many of the networks experience poor signal strength within Burbage. Adequate provision of a mobile phone network is at least as important as adequate broadband speeds.

#### Village Hall/Scout Hut

Virtually the whole of the emphasis within the plan is on achieving funding to replace the village hall. While this might be desirable, the fact remains of the village hall exists (and indeed an opportunity to renovate it with grant aid was turned down some years ago). Burbage is fortunate in having a number of facilities for public and private gatherings and other items should take priority for use of any developer funding. There are other possible sources to fund upgrading or replacing the village hall, as has been achieved by a number of the local but much smaller villages.

In recent years the Village Hall Trust has floated the idea of a replacement on at least two occasions. However, the proposals did not seem to be driven forward with any great drive and came to nothing. In our view, should money be made available for a replacement it should be on a matched funding basis, thus requiring the Village Hall Trust to show real commitment by winning alternative sources of funds.

Some years ago, the scout troop was given an extension to its lease. This must be coming towards its end and is unlikely to be extended again. Accordingly they do need to relocate. However, there does not seem to be a necessity to fund a new hut, rather they could use other existing facilities such as the (existing or new) village hall or the church room, as is common elsewhere. We suspect that the Burbage troop is unusual in having its own building.

#### Parking

We do not believe that Burbage really has a parking problem but it would appear that we are in the minority. If additional off-road parking were to be provided then there would be no point of offering it at a single location as people are extremely reluctant park away from their house and there is no single 'centre' to the village in terms of facilities.

It would be desirable to provide more parking at the doctors' surgery to avoid any annoyance that on street parking in The Sprays might be causing residents. It seems unlikely, however, that the cost could be justified, given that any land available would be seen as having development potential for infill.

One area where new off-road parking would assist the drive to encourage tourism would be at access points within the parish to the Kennet and Avon Canal. Currently such access is only available at Great Bedwyn or Pewsey or at the car park for the Crofton beam engines.

An alternative approach would be to include carefully-designed parking bays in traffic-calming schemes for the High Street and potentially other roads in the village.

#### Green Spaces

We support the intention to designate Barn Meadow and Red Lion Fields as green spaces.

The extensive primary school playing field should also be listed as a Green Space unless it enjoys adequate protection under another piece of legislation.

There should also be an aspiration to create a further green space including Seymour Pond and the scrub land between it and the first house on Grafton Road. The latter area would be an ideal location for the teenage play area as is it is easily accessible without

crossing major roads from all four housing estates while being sufficiently remote that noise would not be a problem.

#### Bus Shelters and Information

The bus stops in the village are unattractive, with poor or no shelters and limited scope to display timetable information. Improved facilities could encourage more people to use the buses and hence protect services from further reduction.

#### Visitor Information

Burbage is not a major tourist destination, but it would be useful to display attractive maps of the village, showing facilities and pedestrian routes, at various points.

#### Footpath Signage

Burbage is very fortunate in having an extensive network of footpaths linking different parts of the village. Some of these are marked with standard green 'Public Footpath' signs, but comprehensive and attractive signage showing where paths lead would enhance their value.

#### Non Land-Use Aspirations

As is indicated in paragraphs 7.4 and 7.6 within the neighbourhood plan regulations there is provision to cover matters which, while not strictly related to development, are desired by the residents. This could act as guidance to the current and future Parish Council on issues that the residents would wish it to address. A number of things come to mind.

#### Traffic Management

With though traffic using the bypass and Hungerford Road, all traffic in the village has a local origin or destination. Excessive speed has been identified as an issue, although measurement did not show average speeds to be at levels that would justify intervention by the Highways Department. Given the concern of residents, it would be appropriate to seek to develop a comprehensive traffic management plan for the village in conjunction with the Wiltshire Highways Department.

New access roads onto old lanes should avoid urbanising features such as the wide splays seen at the High Street/Taskers Lane junction, which is excessive and out of place.

#### Trees and Hedges

Much of the attractiveness of the village and its surroundings is created by the presence of mature trees or groups of trees. Currently, however, only a limited number have the benefit of tree preservation orders. An action that the Parish Council could undertake would be to carry out a comprehensive survey of the parish to identify trees or groups of trees worthy of this protection. They should then formally request Wiltshire Council to grant such protection.

The visual landscape is also enhanced by the presence of numerous hedges virtually all of which fall within the scope of the Hedgerow Regulations 1997. As such they may not be removed or damaged without planning consent. There was a recent instance where a local farmer ignored this requirement. The Parish Council should be alert to this risk and advise Wiltshire Council urgently if should there be a risk that unapproved removal might occur. As a general rule Council should oppose removal of hedges unless there are exceptional circumstances.

#### Rights of Way Network

Reference is made to the importance of the rights of way network in and around the village and certainly, if tourism is to be encouraged, this will increase.

Currently there are gaps in the network that prevent access to both the canal and Savernake Forest from Stibb Green without people having to walk on Durley Road with its fast-moving traffic and no pavement. There may be other gaps. These should be identified and Wiltshire Council requested to use its existing powers to fill them.

#### Public Transport

Transport services for residents without access to a car are a major concern in Burbage. The Parish Council needs to pursue all means of improving services, by bus, taxi or car-sharing/lift-giving initiatives.

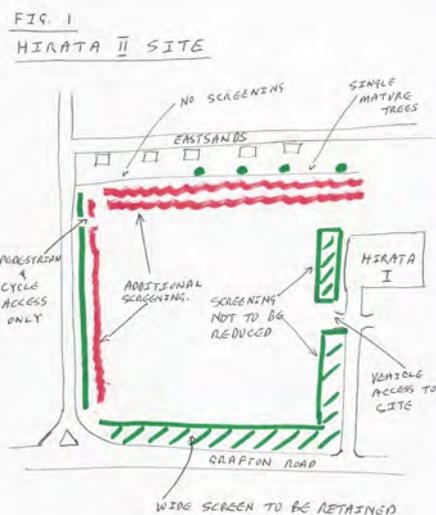
#### Eastcourt Conservation Area

Omitted from the plan is any mention of the Eastcourt Conservation Area which of course contains the church, the old school, the old vicarage and several other listed buildings. It could be argued that it is at least as important as the High Street conservation area. Historically it has suffered from inappropriate development in the form of the new vicarage (no 5), no 7 and no 40.

There remains one site between the new vicarage and Eastcourt Road/Taskers Lane, and the Church Green, though small, could also in theory be developed. Such development should be specifically prohibited.

Other Green Spaces

Although ruled out as too small to qualify as protected Green Spaces, the Seymour and Westcourt ponds and the Stibb Green triangle should also be identified as assets to be protected and managed for the benefit of the community.



Godfrey Brew  
198 High Street

**Development Strategy**  
The level of development 'to generate critical mass to support etc.' is very much wishful thinking if it is expected to produce 'contributions' on a scale It appears to anticipate and would be contrary to the community's stated wishes. Some development is acceptable but more on the scale the survey indicated. Presumably 'town' is a typo.

**Housing (General)**  
Given the two developments to the south of the Village and based on the figures available including the present Persimmon project there is not a need for the Village to take further housing development. It is therefore probably motivated by the funds that 'might' be forthcoming from developers

**Developer Contributions**  
It seems that the Plan is drafted way above the requirements of the Community as a whole with the sole aim of acquiring payments from a developer under s.106 or Cil. Whilst the aim may be admirable it cannot be right that, in the case of the By-Pass site it is likely to be achieved at considerable cost in many ways as well as monetary.

Business site would seem to be best suited to one or two man operations from small units. The Harepath site has proved successful in this respect and is to be encouraged with similar size units.

Employment is difficult and has proved to be the case in efforts already made The Surgery is often overlooked as an Employer but along with Mundys it is probably the largest employer in the Village not forgetting the School. It would seem sensible to not put too much effort in bringing an Employer of any significance to the Village.

An Hotel would be good but unlikely

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	<p>Green Spaces Should be observed at all cost</p> <p>Transport This may be a problem with the current and prospective increases in population and the location of any residential properties without direct access to the High Street</p> <p>Heritage Important to maintain the obvious history of Burbage with its many listed and thatched buildings which will be in danger of encroachment and possible removal of the rural aspects of the Village.</p> <p>GRAFTON ROAD: This appears to be the least controversial of the Sites put forward. It deals Access Density, and possible availability. 15 Houses within Village is acceptable.</p> <p>MUNDYS YARD AND SCOUT HUT: Attraction beyond the relocation of Scouts and Mundys is the prospect of improving access and parking for East Sands.</p> <p>By-Pass : Appears to be driven without regard to the effect that a development of the proposed magnitude will have on the houses on the western side of High Street . The immediate boundary will result in the houses being blighted on disclosure of the NDP. It will block out the wonderful views to the west and the outstanding sunsets. This site appears to have been proposed to provide funds for Village amenities whilst taking away the from residents of the High Street the amenity they have hitherto enjoyed and paid for.</p> <p>1. General Comments and Suggestions: The effect of the increase in population that has and is about to increase some attention needs to be given to the all-important Dr's Surgery. It is a wonderful amenity for the Village to have along with its Pharmacy. Any forward planning is going have to consider the impact on the Surgery which is presently under pressure both from the number of registered patients and the size of the Surgery Building, also the parking. Funding will be needed.</p> <p>In accepting that there is going to be a NDP for Burbage it is something that should be for the benefit and comfort of the Villagers as a whole. If there is to be criticism of the Draft as it presently stands then it appears to be capable of benefiting part of the Village. Subject to the NDP being amended in accordance with this submission, and only on that basis would we give our support the NDP as a presentable reflection of the Community's wishes.</p>
<p>Tina &amp; John Dixon 180 High Street</p>	<p>Having read through the Neighbourhood Plan for Burbage, we would like to raise our concerns over the proposed plan.</p> <p>As a lifelong resident and as a family, we have lived and owned our house for over 26 years we are concerned that this has not taken into account the views of the village residents but aimed more towards the profit and financial gains rather than viewing the village as what it is and what we need to retain.</p> <p>The current view of Burbage from the bypass is an attractive village set in countryside with lush open fields and many colleagues from afar comment as to what a beautiful village it is. To put an ugly housing estate next to the bypass will change that view forever and it won't be for the better. It will look like another 'Tidworth' built up of same looking houses all crammed in and rather unsightly.</p> <p>We have lived on the high street both before the bypass and after – the difference in quality of life due to the reduced traffic, children walking safely along the high street is un-quantifiable. The bypass was routed away from the village to protect residents from noise and vehicle pollution so why you would choose to remove this protective boundary and re-introduce MORE traffic, pollution and noise? Do you want our children exposed to yet MORE traffic in and out of the new estates – scared to walk to the school or school bus on a morning? Bearing in mind most households have at least 2 cars per house.</p> <p>The stretch between the high street and the Bypass – we were told directly from Wiltshire County Council only a few months ago, that this is an area of outstanding natural beauty – so we are a little confused how this can be a suitable candidate for housing development.</p> <p>Identifying large blocks of land only encourages large unattractive developments. This neighbourhood plan should cover the whole parish. What about other sites just on the outskirts, Stibb Green, Collingbourne road etc. etc.....? you are looking to build these</p>

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	<p>unsightly LARGE developments smack bang in the middle of our beautiful village. WHY? As well as all of the above – what about the strain it will cause on the local school and doctors surgery? Has that been considered – we are lucky enough to have an amazing doctor’s surgery and can get appointments pretty reasonably. If you speak to people in larger built up areas, they have on average a 4 – 6 week wait just to see a doctor. I don’t feel the parish has considered us as residents – speaking to people that actually live in the village would have been the best place to start. One thing I'd like to add and forgot to ask last night. why is there a huge 80 homes planned on the by-pass land? that is a massive amount in one space. the impact of potentially over 220 people in one space is massive to the locals and thier properties. not to mention the affect of the traffic average 2 cars per house. kids walk up and down that road to school and school buses!!!!</p>
<p>Nigel Cryer 145 High Street</p>	<p>According to the Burbage Parish Council website the Neighbourhood Plan Steering Group was to be created with residents, businesses and local organisations involved. Following a survey of residents 84.7 % supported the creation of a Neighbourhood Plan (NP) and some 85% of respondents considered this should incorporate the whole parish. It is therefore in my opinion completely inappropriate to have a non-resident as the Chairman of the Burbage Neighbourhood Planning Steering Group. While I have enormous respect for Martin Cook, the fact is, he moved away from the village some time ago and should have at that point resigned and been replaced by an actual resident. The proposed NP does not incorporate the whole parish, in fact, far from it as all the developments are concentrated in the southern end of the village. The NP sends the wrong message from our parish to Wiltshire County Council (WCC) that we would happily see considerable development by national housebuilders, interested only in profit and not how it will change the view of Burbage from the outside. Unless WCC specifies a number of properties that the parish has to accommodate over a period of time then any plan should not exceed the requirement set but should also take into account average numbers of properties already being built each year. Furthermore, let’s consider that you live in a nice looking property that fits well with the status of a Conservation Area and an AONB then it would be considered inappropriate to build or create something unattractive by the front gate. However, the view of Burbage from the bypass is an attractive English village set in countryside. To put an ugly housing estate next to the bypass will change that view forever and it won’t be for the better. That will undoubtedly ruin the High Street as a Conservation Area and from a distance it will spoil the view of Burbage within the AONB. Moreover, the bypass was routed away from the village to protect residents from noise and vehicle pollution so why you would choose to remove this protective boundary I cannot imagine. If anything trees and shrubs which consume CO2 and other pollutants would be a better investment. How the village looks from the outside is surely just as important as from within. You have only got to drive in to Tidworth to see how they have destroyed the approach to the town with massive inappropriate housing areas right next to the highway. If you know Chippenham then the Pewsham Estate is not something one should try to emulate even on a small scale. Putting forward blocks of land only encourages large unattractive developments and is hugely short sighted. Green fields or brown fields it is all a load of rubbish; it was all green once upon a time. Looking back on the history of the village and most of the housing which you would now call beautiful created the conservation areas of today. They were all built a very long time ago before planning officers, large scale developers and Neighbourhood Plans. With some imagination Burbage could provide more housing of all types including affordable homes (whatever affordable actually means as it is totally dependent on your income of course). This NP should cover the whole parish. I walk around the parish regularly and there are lots of areas where housing could be added in ones and twos. Providing small plots would present opportunities for local builders and would provide work for local tradesmen and the use of local materials. Houses would be individually designed and tend to look more imaginative than a ‘cut and paste’ job from a national house builder’s data base of standard units. Slightly bigger plots could be created but on condition that it created affordable housing in equally attractive settings. We live in a village where many people have a nice view from their window and everyone in the future should also be afforded the same luxury and not the view of next door’s brick wall only a few feet away. We have the scope to allow the extension of building along the roads which form the arteries and veins of our village and parish. With some careful thought we might even be bold enough to create a new hamlet or two and in so doing create conservation areas of the future. Thatched cottages already form a proportion of our housing and make this village an attractive place to live. We need to keep the percentages of</p>

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	<p>thatched and quaint properties about the same otherwise the overall impact will be lost in the years to come and we will become nothing more than a small scale Swindon. It is easy to walk the parish and identify strips of ground where a few houses might not look out of place, including affordable homes, and this would allow the Parish of Burbage to help meet the demand for new housing across Wiltshire but also make Burbage as a trend setting village with a different and better approach to development. We should say no to big developers but yes to opportunities for locals to build appropriate dwellings and provide jobs for local people. I don't want to see our beautiful countryside destroyed any more than the next person but the village of Laycock doesn't ruin the countryside it actually enhances it. It is not necessarily whether you build on land but what you build. Building should enhance the character of the parish rather than destroy it and development should provide work for locals. All dwellings in Burbage, whether new or old in style, should be in keeping with tradition and the use of thatch and traditional materials encouraged. Nothing will harm the environment and the beauty of the local area more than the view of a housing estate sat in front of the village. I wholeheartedly oppose the Neighbourhood Plan as totally inappropriate to the needs of the village and the parish. I contest that this level of housing is not required by the council nor does it spread the pain fairly throughout the community. Moreover, if you are going to propose a plan that will not only take away some resident's enjoyment of their homes and potentially devalue their property then you should have the decency to write to each resident personally to gather their view and not rely solely on a series of public meetings.</p>
<p>Peter Simmonds Stibb Green</p>	<p>Unfortunately, my wife and I were both prevented from attending this evening's meeting earlier due to an unforeseen family matter which arose just before 6 pm.</p> <p>A couple of questions arising from the notice "40 means 40" (not 175) if I may:</p> <p>Firstly: If 140 of the proposed 175 new properties will lie between the High Street and the bypass, where will the balance of 35 go?</p> <p>Secondly: forgive my ignorance but where or what is Hirata?</p> <p>Finally, are you able to formulate the outcome or result of the consultation meetings, have these produced a resounding no to the draft plan, will there be a concluding report and what happens next? Sorry, a number of final questions! We're sorry we missed the meeting.</p>
<p>Stewart Dailey 125 High Street</p>	<p>I should like to make the following comments on the draft NDP.</p> <p>Development Strategy The overall strategy is correct. However, it is essential that growth of the village is controlled so that the aim of improving the quality of life for its residents is fulfilled.</p> <p>Housing</p> <p>The draft NDP proposes 4 sites where up to 175 houses could be built. This is an unacceptably large number. A pre NDP survey of residents showed a majority in favour of around 40 new houses, in addition to those currently under development.</p> <p>These views must be taken into account.</p> <p>The result of 175 new houses would mean an estimated increase in population of 30% and many of the existing village facilities and infrastructure would be unable to cope. I understand for example that the Surgery is already at full capacity.</p> <p>More careful consideration should also be given to the location of any new developments particularly taking into account increase in traffic and access. This I think would be a particular problem for the land between the High Street and the by-pass.</p> <p>In the end Burbage will be required, either by Wiltshire Council or Central government, or both, to build new houses. However, the final plan must respect the wishes of the residents and conform to one its main aims, to improve the quality of life</p>

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	<p>Green Spaces</p> <p>Wherever possible these should be maintained.</p>
<p>Robert Eve &amp; Jacqui Roberts 12 Crosbys</p>	<p>We support the Parish Council's decision to write a NDP for the period to 2026.</p> <p>We accept the sites listed in section 3.0 of the Site Selection Report with the exception of the Bypass site which we think would be unwelcome.</p> <p>We would ask that, if and when the remaining sites are developed, they are spread out over ten year period fairly evenly to allow the supporting infrastructure to cope with the influx of new residents.</p>
<p>M &amp; L Cahill 174 High Street</p>	<p>Development Strategy</p> <p>Large housing developments are not required or wanted. Protect the village against bigger scale schemes by dividing the large parcels of land proposed up or protecting them full stop</p> <p>Housing (General</p> <p>Small developments of say up to 10 dwelling are the maximum that should be allowed.</p> <p>Developer Contributions</p> <p>It's not all about money.....Its quality of life. The developers still make their margins for the share holders</p> <p>Economy</p> <p>(Business, Employment, Tourism)</p> <p>Large development bring nothing to the table in the long term on all elements</p> <p>Green Spaces</p> <p>We are surrounded by green space....until the major developers move in and ruin it all</p> <p>Transport</p> <p>Already the main route to Marlborough is congested enough, so common sense would say more houses, more people, more cars more traffic = bad for the environment</p> <p>Heritage</p> <p>What "heritage" would new developments bring to the village. Absolutely nothing</p> <p>No we do not support the plan...It is a horrific idea that affects many and helps a few. Terrible, terrible, terrible idea. Just take a look at the development on the old St Johns School site in Marlborough. Is this what want in our village</p>
<p>Jo Richardson-Snow</p>	
<p>Philippa &amp; Ben Harvard Taylor</p>	<p>We have reviewed the village plan and would like to express our dismay at the level of additional housing planned for the village and the impact this will have on existing infrastructure and services.</p> <p>Our village is already in the process of gaining 40 new build houses at St Dunstan's &amp; we believe an additional 175 on top of this would be detrimental to the surrounding countryside &amp; the existing village dwellers. We question why this plan has not been drawn up by an independent body.</p> <p>As we live on East Sands the impact of additional traffic from 100 + houses, potentially having 2 cars each, on our already congested street would be untenable.</p> <p>The extension of the village boundary would also allow for even further development - we would lose the essence of the village &amp; have seriously stressed services, as well as the permanent &amp; devastating loss of our surrounding green spaces.</p>
<p>Colin &amp; Michelle Younger 81 High Street</p>	<p>First I must congratulate you all on your efforts and we appreciate the time taken to prepare such comprehensive documents. However, it is a shame work was not started in a more timely manner as this would have allowed the currently being constructed Persimmons Home estate to be taken into consideration when the village's future plans were being formulated.</p> <p><b>DEVELOPMENT STRATEGY &amp; HOUSING</b></p> <p>Historically, since the Pewsey RDC plans of the 1960s, Burbage has seen spurts of growth. These have largely taken the form of housing developments identified in Local Plans, plus sometimes substantial speculative infills.</p> <p>The former include the Blake's &amp; Edgeborough estates in the 1970s (Ailesbury Way etc. &amp; Burroughs Drove etc.); Rockhold in the 1980s (Ailesbury Way extension); Parish Homes in the 1990s (Martingale Road etc.).</p>

The latter mainly came in the 2000s when we saw the unplanned extension of Burroughs Drove, the development at Manor Farm and now, in 2016, the latest extension to Ailesbury Way and the Persimmons development. The Persimmons development is outside the longstanding Village Development Area but for some reason was supported by the Parish Council. Knowing a Neighbourhood Plan was to be undertaken perhaps it would have been more prudent to oppose this development until its place within that plan could have been ascertained. We fear we may live with the consequences of this oversight for years to come.

At the Village Hall meeting I attended it was stated that the Pewsey area has to find plots to build a small number of houses (125?). Given that this year Burbage is either building or has built 49 houses it seems our contribution to the number has been more than met.

The proposed Neighbourhood Plan defines a number of plots of land for development which in total far exceed the requirements for the entire Pewsey area and so we consider this proposal to be excessive and unacceptable. From the questions raised at the meeting I attended, I'm lead to believe that proposing the NP has no sites for future housing development is not acceptable and with the North Seymour site sadly withdrawn from the document, some land has to be allocated. If this is not so then the North Seymour site should be stated as the village's sole contribution and future housing development be restricted to brown field and infill as usual.

If, however, we must define land for extra housing the plot identified as Grafton Road should be the area and, if possible, a restriction placed on it only becoming available after (say) the elapse of 8 years. This will allow the village to integrate the current new estates before encountering the next onslaught. This plot is a natural extension to the Persimmons and Parish Homes estates and will probably meet with the fewest number of objections.

I agree that future housing mix should prioritise smaller, affordable houses even at the expense of a Developer Contribution.

#### DEVELOPER CONTRIBUTION

Much was said about a developer rebuilding/refurbishing the Village Hall as his Contribution. This should NOT be a priority. The NP should concentrate on the major infrastructure of the parish and effects of integration of the developments it "authorises". To sell a NP on the basis of "let's build whatever it takes to get a new village hall" is folly and will be strongly opposed and resented. Sadly, the current documents do come over a bit like this. It may be an example of what could happen if all the proposed approx.

180 houses are built but I would advise you quietly drop such comments. Unlike many villages, the village hall is not the only venue available and trying to sell mass housing development as the way to get a new one will be resented by many. May I suggest that simply stating a developer has to make a contribution to village amenities would suffice.

#### ECONOMY

This is a difficult one. The Hirata site has not been a success. The original occupiers (Hirata) initially employed only one local person (a cleaner who lived in Grafton). Who are the current occupiers and how many Burbage people do they employ? Given that after all these years Pewsey (with its far superior facilities) cannot fill the Salisbury Road Industrial site, why would anyone move their business to Burbage? Local business would find it far more affordable to move to surplus farm outbuildings than expensive purpose-build modules such as at the Hirata site. The NP promotes work-from-home offices and that is probably the way forward for a village of our size. Please note that there is no public transport to or from Burbage on a Sunday and that seriously reduces the number of environmentally conscious companies who would want to locate in Burbage.

When the then Local Plan created the employment area initially occupied by Hirata, much was said and written about the improvements this would bring to the residents of East Sands as Mundy's Yard would then be accessed from the Grafton Road. This is again being mentioned and alluded to in the draft NP and should be removed. Neither the original Local Plan nor the proposed NP can insist access to Mundy's Yard is altered or the yard is moved to a new site and to raise the hopes of East Sands residents (again) is misleading.

We would personally remove any reference to a dedicated employment area.

The concept of developing Wolf Hall as a hotel is interesting but we fear not financially possible. (Remember the bigger, better located and purpose built Savernake Hotel closed for financial reasons). However, some sort of tourist attraction there may be possible here - but has national interest in the site now passed?

A café in the village? If this was desirable surely it would be achievable now by one of the existing commercial outlets: two pubs, the Legion, the old sorting office at the Post Office, a modest extension to either the East Sand stores or the garage. If there was a demand any of the above could exploit it with minimal outlay.

	<p><b>GREEN SPACES</b> Both the Church Green and Stibb Green should be added to the protected sites. The boundary of the recent extensions to the Red Lion fields should be accurately defined.</p> <p><b>TRANSPORT</b> Apart from re-opening Savernake Station, there is really nothing to be done. Except for the school run, most busses passing our house are nearly empty and I doubt if that will change. The emphasis on all new housing having realistic car parking is to be applauded but sadly will not apply to the Persimmons estate. Another missed opportunity.</p> <p>Improving the footpaths and creating cycleways is also a very good idea. This is especially true when building estates on the periphery of the village as these are essential to allow social integration. Again, the Persimmons estate has not addressed this issue and relies on 2 existing footpaths which will no doubt become illegal cycleways (and no doubt anger those currently living near them). Another missed opportunity.</p> <p><b>CONCLUSION</b> Again, many thanks to the team for producing a very comprehensive document. As you will have gathered from the above we do not agree with the extent of developed being proposed but hope you will take our input as constructive criticism. If you need any clarification, please do not hesitate to contact us.</p>
<p>Hayley Thomas (Non-resident)</p>	<p>I am a parent of a Beaver and Cub, and former Cub, at the Savernake Forest Scout Group. I do not live in the Burbage village but have significant ties with the community through my involvement with the group. My husband is the Chairman; I am the Secretary and my father helps run beavers. We all travel to be involved in supporting this great group, my husband and I from Marlborough, and my father travels from Somerset weekly. I am aware that you received a letter from the Committee about the proposals in the Neighbourhood Plan regarding the relocation of the Scout Hut. However, in addition to this I wanted to comment from a personal perspective.</p> <p>When my eldest son came of age to join the scouting movement we selected Savernake Forest Scout Group because of the amazing facilities it has to offer. We live in Marlborough and the group there doesn't have anything like the amount of ground and open feeling on offer to the children. The concept of scouting requires space and natural habitats in my view, which is currently available at the site in Burbage. To move the Burbage Scout Hut to one of the 2 locations on offer in the plan I feel would undermine the principle of the existing group - which provides exclusive use of a safe, open space available for overnight camping, den, bug hotel and fire building amongst other things. Activities which I fear would not be popular on a cricket pitch!</p> <p>I have no concerns about the safety of my children at the current site because it is on the edge of the village, landlocked and not surrounded/overlooked by houses. The freedom to camp without being surrounded by houses is part of the beauty of the group and adds to the feeling of freedom and adventure for the children. In the neighbourhood plan I see there is reference to moving the hut to supposedly "better locations". I would like to know who came up with that idea and on what basis they are considered to be better? I do not support this proposal because I feel that the alternatives are not going to meet the needs of the group. Through their attendance at Beavers and Cubs so far I believe that my, and many other, children have had the fortune of enjoying life enhancing opportunities through adventure, participating in exciting challenges that have helped build their social communication and life skills whilst also having fun. All achieved through the range of activities the group is able to offer by the fantastic facilities available.</p> <p>I cannot see how the group would be able to continue to run its annual firework event, that I believe has been done for the past 20 years. This is the main fundraiser for the group and a significant local community event bringing everyone together. In excess of 400 people regularly attend.</p> <p>The reference in the plan to "upgrading the scout hut" is disappointing to see. Because the Committee and parents have recently spent a lot of time and money on the hut. With groups of parent having spent 2 weekends redecorating the toilet facilities, repairing windows and replacing the back-wall cladding. Significant input to the community at large which I feel should be recognised and not undermined by referring to the hut as "dilapidated" such as is in the plan.</p>

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	<p>in summary, the group is successful and well attended and supported, largely I feel as a consequence of the facilities and activities it is able to offer local children. Moving the hut to either of the proposed locations I feel would be to the detriment of the group, and I would question its longevity as a result. I would also question my family's continuing attendance and support of the group on that basis because it would no longer have the edge on what the Marlborough town group has to offer.</p>
<p>Val Clowes 7 Crosbys</p>	<p>Development Strategy Needs and opinions of existing residents need to be taken into account as well as those of the Developers and the Council Planning Dept. Results put into practice rather than just swept under the carpet, wasting both time and money</p> <p>Housing (General) Try and stick to the type of housing it is known to be needed. E.g. affordable but this should have been obvious from the replies to the Survey previously sent out to residents.</p> <p>Developer Contributions Roads – including approach roads. Amenities relevant to the development area should be protected or replaced with equal or better with consultation with the people of the village who would be affected. These should include trees and hedges to protect wildlife</p> <p>Economy (Business, Employment, Tourism) Unless facilities, transport and general amenities are protected and in some areas increased, there will be a negative impact on the Village</p> <p>Green Spaces <b>EXTREMELY IMPORTANT TO PROTECT</b></p> <p>Transport Provision of public transport may have to be reviewed. Car parking facilities particularly important as most families' have at least two cars, some as many as six and this causes problems for obvious reasons.</p> <p>Heritage Again, there are some areas of the Village that need to be protected and saved</p> <p>SITES: Do you have comments on any particular sites proposed in the plan? .....The site proposed at the side of the by-pass at the Southern end of the Village needs to be considered very carefully because of access areas.</p> <p>General Comments and Suggestions: (Have we missed anything? Do you support the Plan? Is there anything we should change?)</p> <p>I support the concept but would need reassuring that it would be relevant in future years and that our local Parish Council and the people of the Village would have some say in the proposed development for any changes. As I see it, there are a number of factors to be taken into account. Any current development should be looked at to see how this would be affected by any proposed new development so that overcrowding doesn't take place in any one area of the Village. No 'ribbon' development should be agreed to so that we start to look more like a town than a village. Middle bits of the Village that create valuable space should be protected at all costs and encroachment into green areas discouraged.</p> <ul style="list-style-type: none"> <li>• Infra-structure needs to be looked at including all utilities.</li> <li>• Water supplies,</li> <li>• Electricity</li> <li>• Phones and Broadband coverage</li> <li>• Drainage, sewerage, (problems have been created in the past in some areas of the village),</li> <li>• the school and how it would be affected and expanded if necessary without losing any of the current play area.</li> <li>• The Post Office.</li> <li>• The Doctor's surgery.</li> <li>• We are exceptionally lucky at the moment with the services we receive and we should <i>expect not to have this destroyed</i> because of overdevelopment of the Village and its surrounding areas.</li> <li>• There are many older people (and people approaching old age) who need (or will need) most of these services. Too much expansion could make life difficult for some of them especially if they don't drive. <i>These facilities</i></li> </ul>

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	<p><i>need to be considered very carefully as even though people are old, they should expect to be able to access essential facilities.</i></p> <ul style="list-style-type: none"> <li>• Roads.</li> <li>• One area in particular needs to be considered in any Village planning and that is the A346 which is a very busy road. Currently it is in an exceptionally bad state of repair and at times can take up to 45 minutes to get into Marlborough. There is planning permission in Marlborough for 250 homes and a hotel to be built at the roundabout at the bottom of Salisbury Hill with, I understand, no plans for any extra access roads. This will create a bottle-neck as the Industrial Estate, including the recycling centre is already exceptionally busy and the reason for some of the hold-up on the Southern approach into Marlborough. Any development in Burbage must be affected and will affect wear and tear on an already overused through road and on the facilities we can offer.</li> </ul>
<p>C Webster 24 Ailesbury Way</p>	<p>Having attended two of the three public meetings I am now convinced in my own mind that the plan, with regard to housing needs, needs to be more in keeping with the results of the Village Survey on this matter. Whereby the largest proportion of those that completed the survey said that over the next 20 years between twenty-five (25) to Fifty ( 50) houses ought to be built. This is in contrast to the Site Selection Report which identifies areas for the building of 175 dwellings.</p> <p>Whatever the reality of the situation is, there is now a fear that by identifying the areas for potentially building 175 dwellings over the lifetime of the plan (10 years), this will come to pass. By identifying these areas now it will make it extremely difficult or impossible in the future to rein back from what is contained in the NDP. The identified sites will be seen by developers as a 'Green Light' to build to the maximum and I am of the view that they will do so.</p> <p>Far better, to keep to the Villagers predominant views with the NDP, that being just to identify land only for the building of between 25- 50 houses. This will alleviate other fears concerning the pressures of new population put on the Doctors Surgery, the school, traffic in the High Street and the roads leading to the school, an inadequate sewage system and our general infrastructure that a large increase in population will mean, if a 175 new dwellings were to be built within the lifetime of the plan. The Village is just beginning to adjust to the Persimmons site development of about 45 new dwellings, which in itself could put another hundred or so people into the Doctors Surgery and perhaps a similar amount of cars on our village roads.</p> <p>Many people have moved to Burbage for precisely what it is – a village which still retains its village atmosphere. If they had wanted or needed large scale development they would have moved elsewhere. Further medium to large scale development, such as the Persimmons site in the High Street will help to destroy what we all appreciate.</p> <p>Yes we have to accept some development, that is inevitable, but is has to be reasonable and proportionate and in accordance with what the Village Survey said they want – that being 25-50 new homes over the next 20 years.</p>
<p>J Tuttle The Sprays</p>	<p>Any way My brief comments:-</p> <p>Is it sensible to highlight 3 major housing sites? Surely one is enough for the next 10 years the others can then be added in years 10/20, 20/30 etc.</p> <p>Any developer contributions should go to a new overdue village hall</p> <p>Many thanks should go to the hard work in presentation etc. of the plan</p>
<p>Wendy Jones High Street</p>	<p>Whilst I appreciate that there is a good case for having a Burbage Neighbourhood Plan [BNP] and that a lot of work has gone into this so far, I do not think the overall attitude or strategy of the current draft plan is right.</p> <p>I am at a loss to understand what the real benefits would be to the village? We have a good community here with sufficient resources to support the number of residents. Where is the shortfall that necessitates enlarging the village so much? My understanding is that the identified Pewsey Vale housing requirements for the next 10 years have already been covered elsewhere and additionally, including all the houses</p>

scheduled to be built on the St Dunstan's site, Burbage will see around 50 new houses built since the start of 2016.

When compared to other Neighbourhood Plans the BNP is naively constructed. It is naïve to assume that developers could be made to only build as few houses as is suggested in the BNP on the sites identified, when the rural guideline is 30 houses per hectare. Despite Parish Council objections the St Dunstan's development could not be limited to 12 houses per hectare and was permitted to go ahead at 18.75 houses per hectare. If even this ratio, rather than the 30 per hectare, is applied across all the sites identified in the Wiltshire Core Strategy and the additional bypass site in the Burbage Neighbourhood Plan [BNP] then that could present a catastrophic level of development over the 10 year period to 2026 which would destroy the character of the village and the wonderful village community we have in Burbage and fracture the infrastructure of the village.

Funding for increases to the basic infrastructure [schools and doctors' surgery and related parking] to cope with the proposed additional population resulting from residential development appear to have been completely overlooked in the BNP. There is no mention at all in the BNP of funding towards enlarging the existing GP surgery, let alone providing parking for additional patients. The Sprays, the residential road where the surgery is based, already suffers badly with overflow of patient parking and where are additional cars expected to park? Without enlarging the GP practice resource then increased population would inevitably result in poorer levels of service for the village. Does the NHS have some spare money we are not aware of that is available for enlarging the Burbage surgery? Have the surgery and the residents of The Sprays been consulted at all? I understand that the GP surgery currently has problems even getting locums to meet current patient numbers, let alone if numbers were expanded.

There is also no mention in the BNP of any funding for enlarging the Burbage primary school to accommodate extra children. Would Wiltshire County Council be funding this and what site would this be located on?

#### Development Strategy

This is flawed in the current draft BNP. The majority of sites already published in the Wiltshire Core Strategy have not been fully addressed by the BNP. Presumably this means they are all accepted for potential building and now the BNP has potentially added an additional site to the list in the form of the Bypass Site. Building on all these sites even only at the density of 18.75 houses per hectare of the St Dunstan's site, rather than the rural density of 30 houses per hectare, would vastly increase the size of Burbage.

Burbage would only need developer contributions towards infrastructure [and I stress they are only contributions as they are unlikely to fund the full cost of upgrading infrastructure] if it increased in size. The 'carrot' of developer contributions is not a bonus it is a necessity to try to keep the status quo on infrastructure having to support increased population levels, i.e. the need for increased infrastructure is completely relative to the size of development

#### Housing (General)

What housing density ratio basis has been used in calculating the figure of 175 houses the proposed sites suggested in the current draft plan? If it is less than 18.75 on any of the sites then it is not a realistic reflection of how a developer will view the site. After all space is just money to a developer and the more houses they can legally fit into a space the more profit for them.

Once sites are published in any eventual BNP is there actually any legal control that Burbage or its Parish Council can exercise over the housing density per hectare? Burbage has a larger than average older/retired population which is a great part of the reason for the lovely community spirit here. Surely the onus should be on providing appropriate sized properties for downsizing to enable existing residents to remain in the friendly community of the village whilst freeing up larger homes for more families? But is any of this actually enforceable or will developers always opt to build more 4 and 5 bedroomed houses as on the St Dunstan's site?

#### Developer Contributions

The only incentive in terms of developer contributions mentioned in the BNP is funding towards a new Village Hall. Have there been any estimates made of what a new Village Hall would likely cost? Is it correct procedure for developers to fully fund this? I suspect that a new Village Hall would fall right down the list when there is a prioritisation of what is actually needed in the way of enhanced infrastructure to support the proposed additional population.

#### Economy

(Business, Employment, Tourism)

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	<p>Employment needs to come before housing development otherwise Burbage would just be a dormitory development.</p> <p>How is it proposed that employers be attracted to Burbage? Working from home does not generate lots of extra employment opportunities for others.</p> <p>Whilst some might see it as a nice idea to capitalise on the Wolf Hall heritage of the village I do not feel this is a valid justification for enlarging Burbage to such a great extent.</p> <p><b>Green Spaces</b></p> <p>It is good to see the proposal to protect certain green spaces in the village. If such sites were 'protected' how legally binding is this as there was disturbing talk at the meeting on 10<sup>th</sup> November 2016 that indicated any development rules could be circumnavigated?</p> <p><b>Transport</b></p> <p>Have plans been costed to enhance the public transport services for Burbage if there are to be so many more commuters potentially living in the village? Who would fund this increased transport infrastructure? Or are they all expected to travel by car?</p> <p>Having been witness to various instances of speeding by vehicle drivers, especially on the High Street and the 'school run' going up Ailesbury Way, I am concerned as to what traffic calming measures are planned for Burbage now - let alone if population is increased by extra housing? Who would fund this?</p> <p>With most houses these days having at least 2 cars [potentially more if the young cannot find affordable property to move out from their parents' homes], then for 175 houses there is the potential for at least an additional 350 cars and if the hectare house density ratio is higher then there is the potential for in excess of 1000 additional cars. This would have a horrendous impact on Burbage's carbon footprint</p> <p><b>Heritage</b></p> <p>Burbage village has great character which would be changed for the worse by cramming in lots more houses. Smaller is better, allowing greater opportunity to successfully integrate newcomers into the existing community, and this should be reflected in the proposed scale of potential development.</p> <p>The Bypass Site, apart from being additional to the existing 14 sites in the SHLAA/WCS, does not meet the criteria outlined in the BNP's SSR.</p> <p>The large stretch of land where the bypass is not screened by a cutting certainly is not "rough grassland" or "poor land quality" but is good quality agricultural land where I have seen crops grown annually. This part of the site is not "well screened, some way from existing houses". The houses adjacent to that land do not meet the 'life quality' criteria that states "little or no impact on nearby properties due to deep back gardens and existing mature screening". Indeed some have gardens only around 30 feet in length from the existing house to the field fence line, and mature screening does not exist along all of these gardens. Access to the site from the High Street would have a major negative impact on Burbage village.</p> <p><b>General Comments and Suggestions:</b> (Have we missed anything? Do you support the Plan? Is there anything we should change?)</p> <p>I cannot support the BNP in its current form. I would like to see the BNP redrafted on a more realistic footing proposing only small scale developments [potentially providing local employment by enabling local builders to take on the work] contributing to sustainable infrastructure and having minimal impact on the highly-valued community feel of the village.</p>
<p>Pete &amp; Eileen Devenish</p>	<p>We have lived in the village for 38years and although recently moved feel very strongly about the future development of Burbage.</p> <p>...We would like to say "well done" for such a good presentation on Thursday evening explaining a difficult subject in a very clear way. You made it very plain that to support the Neighbourhood Plan is by far the best option for having some control over future planning, it is clear that there will be some development within the village and that not everyone will be happy with this, however, it is better to have a plan than no plan.</p> <p>Burbage is a head of the game compared to many villages locally and thank you to the steering committee for all the hard work that has been put into producing this document</p>
<p>David &amp; Megan Jackson High Street</p>	<p>I don't understand how 175 houses can be considered to be moderate growth</p> <p>1. The description of the bypass site in the site selection report gives a false impression of what is a complex site, with at least 7 different landowners and multiple land uses with limited access to the village road network and bordering multiple properties with small rear gardens.</p>

	<p>2. The total area covered by the sites seems to be approximately 35 acres. The most recent large scale developments in the village - Parish Homes and St Dunstans Place - have a housing density of between 9 and 10 properties per acre. How likely is it that a developer will be able to be restricted to 5 per acre over the three sites which is the density suggested by the plan?</p> <p>General Comments and Suggestions: (Have we missed anything? Do you support the Plan? Is there anything we should change?)</p> <p>The main element of the plan - housing development - is founded on the idea that there is substantial economic benefit for the village if sufficient development is allowed. The reason for following this line of thought appears to be based on feedback in the survey that indicates that the village is interested in investment in a number of areas. However, the survey also strongly indicated a desire to limit actual development to a modest level, a level that has already been reached by the St Dunstan's Place development. The survey did not give the village the opportunity to express a view on the relative merits of infrastructure investment vs minimal development but my many years experience on the Parish Council would suggest that the great majority of villagers would view minimal development as the priority. Historically this has always been the case.</p> <p>This tree in my field was a 50<sup>th</sup> birthday gift from my late father who has passed on to me a deep love of our natural world and who showed me how it enriches and enhances our lives in so many ways. I too have shared the wonder and love of our environment with my children and now my grandchildren. I recognise the importance of preserving special green spaces for future generations to enjoy, providing peace and tranquillity in a hectic world.</p> <p>This tree is now, once again, revealing it's amazing autumnal glory. Thank you dad.</p> <p>It shares its space with deer, foxes, hedgehogs, moles, squirrels, frogs, toads, newts, heron, green and lesser spotted woodpeckers, owls, ox eye daisies, wild orchids, shiny conkers, wispy rose bay willow herb, brimstone, peacock and holly blue butterflies, to name just a few.</p> <p>My tree, my field .....priceless.</p> 
<p>Andrew &amp; Margaret McGowan. 3, Steepe Way,</p>	<p>Set out below are our comments with respect to the Village Plan, for inclusion in the consultation.</p> <p><b>1.</b> We thought that the idea of a Village Plan was to protect the village from unwanted development being forced upon it by outside agencies, not to welcome it, i.e. protect us from exactly the sort of urbanisation that you are actually proposing.</p> <p>Why on earth do you think it appropriate to locate in our village 28% more houses than the figure proposed by Wiltshire for the entire Pewsey area?</p> <p>We should therefore like to object in the strongest possible terms to the idea that the village should expand in the way envisaged in the plan.</p> <p><b>2.</b> We particularly object to the proposed building of 80 properties alongside the by-pass.</p>

This will inexorably lead to further development along the entire length of that road with hundreds of new properties being built, all the way up to Stibb Green.

We are supposed to be a village, but what is being proposed will be the total destruction of that, in the same way that Highworth & Wootton Bassett have been.

The wishes of virtually the entire village have been totally ignored, for not only did 79% say "fewer than 40 properties", but over half believe that fewer than 20 would suffice, so you should be working with that majority. If 30 properties have been enough for the past 10 years, then 30 should be more than enough for the next ten.

It is quite clear that the villagers want to remain villagers, not suburban residents of a mini Swindon situated in the countryside. You recognise in 8.47 why people choose to live in Burbage, yet you apparently know better than we do and are setting out to totally destroy it.

**3.** You have stated that the average 2-bed house price here is £244K+, while the average Kennet salary is less than £22K, and that over half the population travels significant mileages to work, because there are few jobs.

Yet there is absolutely no need for cheap housing here, when on the market in Swindon, where the jobs are, & just 17 miles away, there are currently over 160 1 & 2-bed properties priced under £150K. Additionally in the last few months a further 230 have been sold.

The average for a 2-bed there is around £140K, over 40% cheaper than here, while for a 1-bed it is £110K.

There are plenty of good quality jobs in Swindon and Salaries on the other hand are about 20% higher.

I think the answer is that it is a "No-Brainer"

When we first came to Wiltshire from a low price housing area in the North of England we lived in Swindon, before moving to villages in the country when we could afford to. We see no reason why that should not still be applicable today.

**4.** This plan is nothing less than a very thinly veiled attempt to get a new Village Hall built at a Developer's expense. (i.e. at the expense of increasing the new properties' prices - not, we would suggest, entirely compatible with affordable housing!)

This is the same Hall that was roundly rejected by the village only a few years ago, and on which large renovation sums were lavished, yet somehow it has sneaked back onto the agenda.

We roundly reject any proposal to link a new Village Hall into this project in any way.

We are surprised that you haven't somehow found a way to include the equally objectionable Skateboard Park, so may we also take this opportunity to reject any idea of any skateboard park, anywhere, at any time. Please refer to the problems Chippenham have encountered over the past 10 years, and are continuing to face, for every good reason to not consider such a development, not least amongst them being a significant rise in vandalism & anti-social behaviour.

When all the places previously serving food in the village, and close by, have ceased doing so, apart from the Transport Café and the 3 Horseshoes, how on earth do you think you will get a new café to open, and, more importantly, to be successful?

We cannot see how many of the ideas for Developer contributions have any merit whatsoever.

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	<p>5. In the same way that the Pubs &amp; Restaurants have closed over the past 25 years so too have many of the retail businesses, including those on the High St., despite the fact that the village has been growing. This is a trend that is not likely to be reversed, and we think it is very naïve to think you can turn back the tide.</p> <p>The jobs you envisage are not high-wage, and if after all these years the "Business Park" remains virtually empty how is this likely to change?</p> <p>6. We would certainly agree that we need better transport links, (buses), but this is something that seems more at the whim and mercy of Wiltshire Council than any local plan.</p> <p>7. We can't comment on the Bio-Diversity aspects of the plan, apart from noting that nowhere in it is any recognition of the growing vermin problem of hundreds of pigeons, particularly at the Stibb Green end of the village. It should be noted that in addition to the noise &amp; mess they create, they appear to be having a detrimental affect on the local bird population as many of the smaller birds are no longer in evidence.</p> <p>8. With regard to the sites proposed, setting aside the quantities which we have already noted as massively excessive, we would like to re-iterate our objection to any consideration of land alongside the by-pass, as it will unquestionably lead to further development.</p> <p>9. Services, like the Doctor &amp; School will be totally overwhelmed by development on this scale. We are still in the very fortunate position of being able to ask for a doctor's appointment at 10.30 in the morning, to be offered one half an hour later, (as I was this week). Why would you wish to endanger this?</p> <p>Finally, apart from the entire thing being a fantasy, if you submit this plan the whole of the remainder of the County will be rubbing its hands together in glee, as you will be volunteering to take all the development they don't want and drop it on us.</p> <p>Residents for over 25years.</p>
<p>N Cryer (2<sup>nd</sup> response)</p>	<p>Development Strategy Large scale developments are inappropriate and not necessary. Gentle infilling and the extension of building along the arteries and veins that create the whole parish should be considered and in keeping with housing from previous periods in time. The view of the village from the outside is even more important than from within.</p> <p>Housing (General) Building in small clusters should better support local companies and tradesmen and ensure that individual housing is built rather than everything looking the same. Thatch should in the same proportion as the village already has in place.</p> <p>Developer Contributions Large developers should be avoided.</p> <p>Economy (Business, Employment, Tourism) Small plots would contribute better to local builders and trades.</p> <p>Green Spaces Green spaces can be enhanced by small amounts of appropriate dwellings but the overall view of the village from outside should be protected.</p> <p>Transport Transport links north and south are already congested and bringing too many new residents will only exacerbate traffic issues through Marlborough.</p> <p>Heritage Burbage is already being ruined by an ugly new development by the pond and we need to start turning back the clock in our view to what we allow to be built. I am not against housing but the right type and large house builders are profit driven and the wrong developers entirely. Allow local people develop their village a little at a time. The sites chosen are too big and all sited in a concentrated part of the parish. This is stupid and short sighted. The area between the village and the bypass should be</p>

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	<p>protected to shield residents from noise and pollution, and importantly to maintain the view of the village from the surrounding countryside. There are many areas that could be included in the Neighbourhood Plan but totally ignored. Why?</p> <p>General Comments and Suggestions: (Have we missed anything? Do you support the Plan? Is there anything we should change?) I totally oppose this short sighted plan. It gives a green light to Planners and Developers to destroy a nice Wiltshire village which is already expanding at quite a rate through infilling. Identifying small plots and even forming the odd new hamlet in the wider parish could be achieved without detriment to the countryside as long as we put tradition ahead of the developers' wealth. At the same time we could help some support local trades and businesses and still help provide affordable housing.</p>
<p>David Butler 7 Sadler's Way</p>	<p>Spread evenly and in smaller pockets. Only one remaining logical large development within field adjacent to Persimmon development. The village shape should be kept as described in village design statement, a linear village. Keep to this shape when developing, not bulge out nor cross features that currently form a logical envelope or areas which will create creep in a lateral direction. Land near Hirata and between high street and bypass should only be considered in future years beyond this NHP period. I strongly disagree with the need to build housing on the scout group land. The benefits of this organisation in this location out way the benefits of housing development here by the young generation, unless a suitable alternative location can be provided at no cost to the scout group.</p> <p>Bypass development should be considered in later years, post 2026.</p> <p>Hirata development would encourage lateral growth, not in keeping with the village shape. This land should be light industry at most.</p> <p>Developer Contributions</p> <p>Spread proportionately across the parish, a list of tactical and strategic sites and facilities identified and managed and tracked by BPC. A good understanding of existing requirements and constraints will identify tipping points and areas in need of accelerated investment. I.e, life of facility X before roof replaced, people capacity of service before infrastructure requires expansion.</p> <p>Included should be initiatives to suppress noise from the bypass using novel techniques. Any enhancement/redevelopment of the VH should be prioritised after core infrastructure needs have been addressed. School, bypass screening, footpaths, broadband.</p> <p>Economy (Business, Employment, Tourism)</p> <p>Reinforce Policy 1, 2.. Working from home or building conversions should be encouraged and promoted, reduces commuting and keeps the village alive during the day. All businesses run from the home require fast broadband, so BT fibres installed as mandatory in new development areas where infrastructure is absent.</p> <p>Green Spaces</p> <p>As stated in the NHP, protect at all costs, even small pockets. Very valuable for well-being and aesthetics of the village.</p> <p>Transport</p> <p>Policy 7. Travel plan to include provision of footpaths where absent in the village, may take the form of a coloured patch demarcation on the road or physical footpath either adjacent or set back from the road i.e. running in field edges, also to include solar/wind powered LED cats eye lighting for demarcation of footpath in low light areas or when near roads. Parking spaces to be a priority for all new houses, at least two not including the garage.</p> <p>Street lighting to be converted to LED</p> <p>Heritage</p> <p>Protect and promote landscape, forest and canal.</p> <p>Greenspace to include Persimmon, Martingale, Saddlers and Manor Farm development pockets of green.</p> <p>Don't offer land up for development that's beyond our needed growth requirements or capacity of being an effective operating village. Small extensions of land for development acceptable throughout Burbage village.</p> <p>Yes I support the plan.</p> <p>I think reflection on the feedback with tailored and focused refinement applied using a series of structured workshop sessions with village businesses, organisations and stakeholders inc WC and Pewsey Area Board. These sessions should be run by hired specialists skilled in facilitating and extracting further information.</p> <p>The objective is to get organisations taking ownership of the NHP by involvement. This will require increased levels of effort by the NHP working group, I suggest by hired</p>

	<p>specialists at a cost. A cost which is recouped by the very adoption by the community of the NHP, and secondary by CIL returning investment.</p> <p>It will also result in the capture of 'strong' evidence for tactical and strategic needs. A secondary benefit will be a mutual respect and understanding between village organisations of other's needs, for the near, mid and long term</p> <p>The NHP should not be considered as finished documents. NHP should be budgeted for as part of an ongoing piece of work, esp. to cover reviews. Planned and timetabled. A NHP working party should be established and include village stakeholders, the working party should collate information and evidence continually which can be used to form strong future justification and direction. The working party should be expected to attend specialist interest groups, monitor external progress, 'real case' and government initiatives, as well as local neighbouring NHPs to ensure Burbage NHP remains appropriate and effective.</p>
<p>Emma Butler 7 Sadler's Way</p>	<p><b>Housing (General)</b> strongly disagree with the proposal to relocate the Scout Hut. The Scout group, and others, use this land regularly. It is used for camping by other groups as well as the Savernake Forest Scout Group, including a bonfire and with no disturbance to neighbours.</p> <p>With the grounds in almost constant use during the summer months, it would make it impossible to share grounds with a sports facility such as the cricket group, who play throughout the summer months.</p> <p>As both the cricket group and the scout group are thriving, I think they should both be supported in keeping their current green space.</p> <p><b>Developer Contributions</b> am disappointed not to see the primary school, pre-school or any child care provision mentioned in the developer contributions. While the primary school currently has capacity to accept more children, which new development would bring, the current facilities include old mobile classrooms which need updating and ideally this would be with a permanent structure.</p> <p>The pre-school is also currently housed in a temporary building.</p> <p>The primary school is a key part of the village and should therefore be consulted in terms of capacity and needs if the village was to grow.</p> <p><b>Green Spaces</b> think all the public use green spaces should be protected – including the scout grounds and smaller green spaces in Martingale Road and Saddlers Way.</p> <p>As mentioned above, I seriously disagree with any proposed development of the scout hut grounds for the following reasons:</p> <ul style="list-style-type: none"> <li>• Having a site dedicated to Scouting allows the groups to hold specific activities such as camps without impacting on any other groups or neighbours.</li> <li>• The grounds and hut are used by groups other than the Savernake Scout Group.</li> <li>• The location of the grounds currently mean that it is accessible on foot,</li> <li>• The scout group is an asset to the village – helping with village events such as the Christmas Tree Sale, litter picking and many others.</li> <li>• The loss of its own grounds and the facilities could see the scout group ultimately fold.</li> <li>• It is proven that being part of a scout group or similar is beneficial for young people.</li> <li>• We should be protecting our public green spaces for future use. This will become even more important as the village grows.</li> <li>• The annual bonfire party is held at the scout hut. This event is hugely popular and the location is important to the success of the event.</li> </ul> <p>As stated previously, I am hugely concerned that education and in particular the primary school is not mentioned more throughout the plan. Capacity of the primary school needs to be a consideration in the Neighbourhood Plan. Developer contributions will also be needed to replace the old mobile classrooms that are currently in use, and this should be with a permanent structure.</p>

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<p>Neil &amp; Kirsten Almond 60 High Street</p>	<p>Against the policy sections of the plan my thoughts are as follows:</p> <p>Development strategy / Housing</p> <p>For a village with centuries of history based around the three lines of old settlement of the High Street, Eastcourt and Westcourt to look to make an increase of 10% of housing stock and alongside several areas of outstanding natural beauty does not seem to constitute a strategic approach. A very significant lower number of houses proposed for Burbage with the remainder in already significant developments like Swindon, Salisbury, Trowbridge, Pewsey, or Ludgershall. Local building style should be also considered, not just standard new build design.</p> <p>I think developer contributions are irrelevant to strategy development as they are tiny relative to total income and deflect the debate away from the core topic of strategy.</p> <p>Economy, employment, tourism These are irrelevant for development in Burbage, as the vast majority of people will work outside the village, and employment brought to the village may represent single jobs in a pub or shop long term.</p> <p>Nowhere is the impact on the local school discussed. This seems to be the biggest gap in the strategic plan. Potentially 100 to 200 pupils (realistic estimate) from the housing plan. The village primary school does not have the infrastructure to absorb that increase. Nor would St Johns in Marlborough, the linked Academy school.</p> <p>Transport Primary bus routes are to Swindon or Tidworth, irrelevant for such an increase in population. Hence my earlier recommendation for a strategic approach to growing the more largely populated areas.</p> <p>Heritage My comments are already given in paragraph 1, but essentially, this further quantity of development essentially destroys the heritage in the southern part of the village and opens the door to the heritage of the remainder of the village to be destroyed over the following decades.</p> <p>Sites It is inappropriate to place them so close to areas designated outstanding natural beauty.</p> <p>Missing The impact on the local education provision has surprisingly been overlooked. It would be useful to know which stakeholders have been consulted during the development of the plan.</p>
<p>Village Hall Trustees</p>	<p>The Village Hall and Recreation Grounds CIO holds the legal title to Barn Meadow and Red Lion Field (Designated land) and the change of use of this designated land cannot be made without the consent of the Parish Residents.</p> <p>It is pleasing to see that the draft Neighbourhood Development Plan (NDP) proposes to protect Barn Meadow and Red Lion Field by determining them as Green Spaces within the NDP. However, the inclusion of the Glebe Field within the "Red Lion Field" may not be legally viable. The proposed inclusion of Red Lion Field and Barn Meadow would be welcomed, in that it provides additional protection over the 'Designated Lands' future use, providing that by including the 'Designated Land' in the NDP it does not, or may, in any way compromise any decisions over its use that the Parish Residents can currently make or could make at any future time. Should such inclusion compromise the ability of the Parish Residents to have this decision in their gift alone the Trustees would not be able to support this aspect of the NDP. The Trustees will therefore need to seek legal opinion on the issue of this 'Potential compromising' and whether the NDP would fetter the ability of the Trustees to properly care for the Charity by determining future use of the lands in their care.</p> <p>The CIO Trustees do not wish to appear negative in this matter by raising these matters but they have a legal obligation to the Parish Residents to protect their ( Parish Residents) interests in relation to the 'Designated Land' It is recognised that the intent within the draft NDP is also to do the same.</p>

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<p>Hugo del Mar Ravenswood</p>	<p>Wolfhall Hotel Site: A hotel at this site would result in a significant increase in traffic through the village and especially along Wolfhall Road which cannot support it. Such an increase in traffic on Wolfhall Road would put the safety of many villagers who use Wolfhall Road for a range of recreational activities such as horse riding, dog walking, running and cycling at risk. I would support redevelopment of Wolfhall into smaller dwellings.</p> <p>General Comments and Suggestions: (Have we missed anything? Do you support the Plan? Is there anything we should change?)</p> <p>I do not support the Plan as it stands.</p> <p>The scale of residential development in the Plan is far too much for the size of the village, especially when added to the current residential development at Seymour Court. The additional population and cars would put excessive pressure on village infrastructure and deteriorate the rural beauty of the village and the peaceful and safe lifestyle of the residents.</p> <p>I accept there's a need for moderate residential development and recognize the need for upgrades to village facilities. I would therefore support a plan for residential development on the Grafton Road site and Hirata 1 site, but not on the Bypass site. I would like the parish council to be able to decide how to spend any funding for the village from developers.</p> <p>I support small scale residential development within the village boundary (in-fill).</p>
<p>Norman &amp; Debbie Bedford 41 East Sands</p>	<p>Following our attendance of the meeting at the village hall on Thursday 10<sup>th</sup> November 2016, we would like to lodge our objection to the proposed NDP on the basis that there is no known need for the amount of development being suggested. The Housing Needs Survey carried out by Wiltshire Council only identified a requirement for less than 20 affordable homes with the highest proportion of respondents agreeing that there should be an addition of 21-40 houses. This quota has been satisfied with the Seymour Pond development. There has also been infill of approximately 23 homes within the village over the last 10 years.</p> <p>We are also concerned that the proposed developments would extend the boundaries of the village. Surely the NDP should be putting in place guidelines to protect our boundaries rather than proposing that they are extended. Again, the Housing Needs Survey identified a preference for infill housing rather than larger scale development outside of our boundary.</p> <p>Furthermore, as residents of East Sands we are very aware of the amount of traffic that already uses the road to access the cricket pitch and sports facilities and the lack of car parking spaces for those visiting these facilities. A new housing development with access through East Sands would further increase the traffic on what is already a busy road.</p> <p>We trust that our views will be taken into consideration when the NDP is re-written and that it will follow more closely the views of the majority of the population of Burbage that were given in the original Housing Needs Survey back in 2014</p>
<p>Vicky &amp; Simon Onis</p>	<p>We believe if growth is an absolute requisite then it should be low as opposed to moderate, considering the rapid development of this beautiful village in both the recent past and last few decades.</p> <p>Development Strategy Any further developments should be small and not detract from the character of the older houses that give Burbage it's unique character. NO further large developments – any such would spoil views, charm and the current village centre, character and very nature of Burbage. A lot of people have moved to this village for the charm and character and (to be honest) views from their property; such families have contributed much to Burbage whether it be financially, helping on various boards and also bolstering dwindling school numbers (and subsequently increasing funding). If the initial attraction of Burbage disappears then we suspect such persons will reconsider their choice.</p> <p>Housing (General)</p>

Submission Draft

	<p>Whilst new houses are inevitable, 'moderate' is a vague term subject to various interpretations. Any houses built, of any size, should be quality developments</p> <p>Developer Contributions The proposed moving of current, existing amenities and services is unwarranted. Improvements would be welcome to the Scout Hut and funds towards the school perhaps, but both are capable of accommodating more use, assuming developments are kept at a reasonable level</p> <p>Economy (Business, Employment, Tourism) Part of the great charm of this area is the relative remoteness. Encouraging too much business development totally negates the character of the area.</p> <p>Transport Buses – particularly school buses – would be welcomed if the frequency of times was increased. The High Street, because of the bypass – built for that purpose – is relatively quiet, and it would be beneficial to keep it that way. Rail links need to be improved – a new station would be more welcome than better car parks! The bypass was built to and succeeded in reducing thoroughfare traffic down the High Street. More development would negate this. Most people own their own transport and as difficult as it is, manage okay.</p> <p>Heritage All efforts must go towards not entirely surrounding the older, character properties that so greatly add to the character of the village.</p> <p>The vast 'Bypass Site' is far too large, and would not be of any benefit to the village – it will ruin the character of those houses that back onto it, increase the traffic along the High Street, increase traffic noise and would not blend well into the village. Harepath Farm is also a poor choice for 'multi use development'. We would say, if required, a small development on the Hirata site, Mundy's or around (but not displacing the Scout hut) would be the best for preserving the village character. The aforementioned suggestions would not change the landscape too dramatically or perturb the residents of the other sites (due to associated proposals); as the village residents are the heartbeat of the wonderful community that is Burbage. No, we do not support the plan. For the reasons stated above.</p>
<p>Adam Minshall 170 High Street</p>	<p>Yes – I do not believe the requirement for any upgrade in facilities is understood within the village (improvement in quality of life being somewhat broad and perhaps a little beyond the brief here). I do understand that there may have been some discussion in the past (on and off) regarding upgrade of the village hall but there is no perceived immediate need here, more a "nice to have". As a related point of note - the village hall in East Grafton which is smaller but nonetheless very smart was I believe funded by lottery money. Thus once a requirement for facility upgrade has been ascertained perhaps multiple alternative avenues should be explored before going down the development path.</p> <p>Moderate growth is both already taking place in the form of fill-in development. Somewhat accelerated growth is also underway in the form of the Seymour Pond development (understood to be 45 houses once completed). This would mean that Burbage has already contributed sufficiently to the Pewsey Vale requirement. A significant number of houses have also recently been built in Tidworth and will soon be built in Marlborough. A concerted effort should be made to ensure that new housing fits into the village in terms of overall external view (e.g. modern thatched properties), but also in terms of outside space (not postage stamp minimum-sized gardens).</p> <p>Housing (General) Burbage has a lack of affordable housing yes, but this is true of any and all areas from London west to our location. Building multiple affordable houses could help here but they would soon become non-affordable based upon supply and demand and are likely not to be up to the standard of the rest of the housing in the village. It is not incumbent upon us to solve societies problems. Indeed, we cannot.</p> <p>Developer Contributions The view that developers are interested in any way in anything other than returning maximum profit to their shareholders is somewhat naive. Whilst some money may be forthcoming, more is siphoned off elsewhere, it seems to cover for the funding gap local councils now have as a result of the 25% (I believe) year-on-year cut to budgets.</p> <p>Economy (Business, Employment, Tourism) The economy of Burbage may be seen to be a small number of local businesses including the school and business yard plus one of two other retail businesses and the</p>

	<p>post office. The vast majority of those in employment are not likely to be looking for any local opportunity to base an office and those that are will work from home – therefore I see this as a non-argument. The village is almost exclusively residential. The trend for (a) work being in urban or town environments has only been tempered of late by the opportunity for many to have the option to work from home.</p> <p>There may be some work that individuals may do in terms of tourism but I would not expect the development plan to affect this.</p> <p>Green Spaces</p> <p>This whilst relevant is of lesser probability and concern to many. The fact that we are surrounded by green rolling countryside of course being important to the vast majority of residents including myself..</p> <p>Transport</p> <ul style="list-style-type: none"> <li>- new development would of course add traffic to the high st and not necessarily be in keeping with the village</li> </ul> <p>Yes - building immediately next to the conservation area is not popular. Also any suggestion for large scale development (the up to 80 houses between bypass &amp; high st) is too much (Pewsey Vale plan in entirety only asks for 137 when this plan could mean up to 175 in Burbage alone in next 10 years). It is understood 26 houses have been added as fill-in development in the last 10 years from the steering committee.</p> <p>- NB: a planning consultant walked around and came up with the potentially available areas without any further research into availability or anything else. I believe they have made some mistakes by categorising land between high st &amp; bypass as low grade rough grazing when they were harvesting crops in the field behind my house this summer looking down gardens this year so in fact arable.</p> <p>General Comments and Suggestions: (Have we missed anything? Do you support the Plan? Is there anything we should change?)</p> <p>I have unbroken countryside views and like many people who choose to spend extra monies so they may lead a village life, would never consider living in a modern development or next to one. I strongly oppose anything but the absolute minimum development possible in Burbage. All my neighbours I have spoken to are strongly opposed to any, much less 80 houses being built behind our houses which lie on this conservation area in Burbage high street.</p>
<p>Mrs M Grabowski High Street</p>	<p>Housing (General)</p> <p>In the NHP Presubmission document: S5.24 and subsequent sections only quote the HNS data. The report should also use the Parish Council Survey results which presents a different picture e.g. 72% of respondents to the question 'if new homes were to be built...how many do you think we need?' selected <i>zero to 50</i> new homes in the next <i>twenty</i> years.</p> <p>Transport</p> <p>In the NHP Presubmission document: S5.33: the issue of 'Traffic/speeding' is not mentioned but in the Parish Council survey it was mentioned by 1 in 5 respondents. Similarly 'traffic calming' and 'parking improvements' are not mentioned. I am at a loss to understand why these points have been missed off when the impact of large numbers of new houses will be a reciprocal increase in local traffic and the demand for parking.</p> <p>The long running public issue of nuisance parking at the railway station in Great Bedwyn is not mentioned and should be. Especially as many Burbage residents contribute to the problem as they are commuters</p> <p>Do not go outside the village boundary and limit the density of infill building.</p> <p>I disagree with the assertion in S5.15 of the NHP Presubmission document that says "The initial community engagement did not indicate any local priorities or concerns". In fact the Parish Council survey question on "If new homes were built, where should they go?" resulted in concerns from the public to protect green spaces. Also the question on "Are there any areas or spaces in the Parish that you think should be protected from future development" resulted in a number of priority areas such as Savernake forest and 'High Street to By-pass' land.</p> <p>General Comments and Suggestions:</p>

## Submission Draft

	<p>(Have we missed anything? Do you support the Plan? Is there anything we should change?)</p> <p>A Housing Survey was conducted by Wiltshire Council after the Parish Council survey. Were the results used in the development of the NDP and if not why not?</p> <p>Other: NHP Presubmission document:</p> <ul style="list-style-type: none"> <li>• section 5.4 the last sentence does not make sense “To the west of leaving a parcel of land that does little to contribute towards the character of the village.”</li> <li>• Section 5.11 – the map is taken from the Burbage conservation Area document and actually shows the outlines of the two conservation areas, not the ‘Layout of Burbage Village’.</li> <li>• Section 5.34 makes no mention of the poor state of the village hall and the residents’ concerns which were expressed in the parish council survey. Although there are other venues in the village, this is the only venue which can accommodate significant numbers. Residents’ views from the PC survey show that they want it to be given attention in the development plan but this is missing.</li> </ul> <p><u>Vision statement in Section 6.1 and Objectives in Section 7:</u></p> <ul style="list-style-type: none"> <li>• The Vision statement does not account for modern employment trends and the commuting patterns of over half the households. It is unrealistic to state that ‘new housing will be <i>matched</i> by suitable employment opportunities’ and that there should be an objective for ‘suitable economic activity...to improve the self-containment of Burbage and so reduce the need to travel’. The data in section 5.29 shows that over half the households have commuters travelling 10 to 50+ miles to employment elsewhere. The likelihood of suitable jobs for all these residents being made available in a rural village like Burbage is very low. (I do wonder if this has been lifted from another plan e.g. for a large town). The Vision is about twenty years too late.</li> <li>• The reality is that the village is perfectly placed for commuting as it is equidistant between the M4 (for Bristol, Heathrow, Reading and London) and the M3, plus it is 15 minutes away from two stations with fast rail links to London. It contains many professionals working in these areas and beyond, in the UK and internationally. The Vision statement needs to recognize the fact that new houses will probably contain households with similar commuting patterns and that this trend will get more pronounced over the next ten years as house prices continue to rise in the south east. These residents bring their income into the village and surrounding areas and support many self-employed businesses. What is the Vision for these residents? A central business hub with (really) superfast broadband would be great for days when home working is possible.</li> <li>• The vision also misses key concerns such as the village hall and lack of facilities for young people. In addition, there is no recognition of the needs of older residents who eventually will be reliant on public transport, (to get to the larger shops, hospitals and services in the area), and reliant on service businesses to enable them to stay independent for as long as they wish to do so. The need for sheltered accommodation so that residents can stay in the village for longer, is also not addressed. (Seymour Court used to provide this service but no longer does).</li> </ul>
<p>Billie &amp; Gordon Morrison 22 Martingale Road</p>	<p><u>Policy</u></p> <p>Housing (General) - Not too much and not to fast should be the general objective. Economy: Will there realistically be much tourism to Wolf Hall, much marketing will be needed. Green Spaces: Should be an objective to keep as much as possible. Transport: Bus transport is not very good especially when trying to get to Bedwyn Train.</p> <p><u>Sites</u></p> <p>We think the Hirata site looks good and is sensible. However, the infill to the bypass does not appear sensible as we need a buffer between Burbage and the bypass to avoid noise and pollution.</p>

## Submission Draft

	<p><u>General Comments and Suggestions</u></p> <p>We agree we need a plan as it is the approach with the least amount of risk and gives some control over where and when building occurs.</p> <p>Perhaps we also need to ensure that builds are of good quality and design and developers stick to agreements.</p>
<p>Mr Marek Grabowski High Street</p>	<p>The number of houses proposed is far greater than what we want and will negatively affect the quality of life Development Strategy 170+ houses is not moderate growth. It will not improve the quality of life. Any monies derived from developers is not guaranteed to benefit the community of Burbage as it can be directed to other areas. E.g. the 150k which Persimmon gave to the school in Burbage will actually go into the Excalibur Academy account based at St John's in Marlborough. And yet the village would bear the brunt of unsustainable development putting unnecessary strain on local facilities such as the surgery.</p> <p>The overall strategy is flawed. No one putting the case at the meeting I attended answered my question – three times – as to how the figure of 170+ new houses represents 'moderate growth'.</p> <p>The plan opens up three sites in the village as potential areas attractive to the threat of aggressive developers riding rough shod over our wishes and a CC that wants to meet the government requirement for more housing at the expense of the degradation of the quality of life for rural communities.</p> <p>Not everyone wants cheap housing or even more housing. The survey confirmed that most residents wanted no more than 40 new houses and we've already seen Persimmon build 45 houses. Where is the improvement in infrastructure to allow greater numbers to use our roads, our railways and associated available parking?</p> <p>Housing (General) More houses do not necessarily equate to a sustainable community. And I still don't know where 170+ came from. More people would actually put a strain on our surgery, broad band connection and a strain on our neglected roads.</p> <p>Developer Contributions The PC talked lavishly about money coming into local organisations from Developer contributions but based on previous experience of the Parish Council not supporting the Cricket Club the contributions are likely to be allocated in an undemocratic, biased way. My suggestion is that the community should be asked to make proposals on which organisations benefit from the Developer Contributions.</p> <p>Economy (Business, Employment, Tourism) An unrealistic wish list was presented. An hotel providing low grade employment, a fervent hope to provide work for locals – praying to St Jude might be a better option. My experience is that most local businesses do not employ people living locally. Employees travel from a wide area to work in local enterprises based on skills and experience which is the reality of many people nowadays.</p> <p>Green Spaces Increased in the village despite the best effort of the of the PC. The cricket club fought the PC for over 5 years to secure a community green space i.e. a second pitch in the village, to meet growing needs.</p> <p>Transport Some days you can queue to get into Marlborough for over half an hour. By increasing the population you will make it worse. There does not seem to be a real commitment to the well-being of residents. Development plans should aim to minimise congestion and pollution.</p> <p>Heritage The village is linear and has distinct areas e.g. West and Eastcourt, and Stibb Green. There does not seem to be a commitment to preserving these areas. Also the two currently existing Conservation Areas are not fully supported in the draft plan and should be</p>

Submission Draft

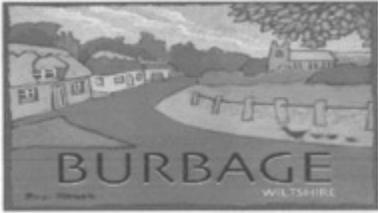
	<p>Yes, exclude the by-pass 'potential site.' It's inappropriate, ill-considered and unnecessary. The village will turn into a large, anonymous development such as those surrounding Trowbridge and Devizes. My suggestion would be to write a better plan based on the survey results and not put County over community needs.</p>
Jo Richardson-Stow	Unable to open – sent as a separate attachment
Wiltshire Council	Sent as separate attachments.

Appendix 7 Reg 14 Response Forms

~~Neighbourhood Plan~~  
Balcombe 01

## Burbage Neighbourhood Plan

Pre-Submission Draft Plan Consultation  
Response Form



Following extensive consultation and research, a draft Neighbourhood Plan for Burbage is ready to read and comment on in accordance with Regulation 14 of the Neighbourhood Plan (General) Regulations 2012. The plan will be available at events in the village, from the Parish Council and online at:

<http://burbage-pc.org.uk/publications.php?dir=Neighbourhood%20Planning&by=date&order=asc>

The Plan is accompanied by a Sustainability Appraisal (SA) Report and a Site Selection Report (SSR).

Responses may be made online, or in writing using this form. All comments must be received within 6 weeks of the consultation start date, that is by midnight on November 12th.

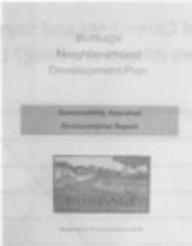
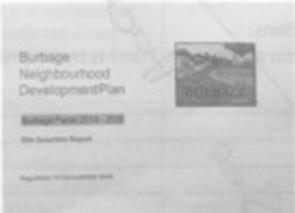
Comments will be recorded and will form part of the Consultation Statement that has to accompany the Plan. For this reason and also to help us keep you informed of future developments, please start by giving your name and address.

Name: Ron & Caroline Balcombe

Address: 200 High Street  
Burbage  
Wiltshire SN8 3AB

e-mail: cbalcombe@lwe.co.uk

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group.  
The Group reports to the Parish Council which has overall responsibility for the plan.



Brown 02

**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

.....

.....

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	SEE Attached
Housing (General)	SEE Attached
Developer Contributions	SEE Attached
Economy (Business, Employment, Tourism)	SEE Attached
Green Spaces	SEE Attached
Transport	SEE Attached
Heritage	SEE Attached

**SITES:** Do you have comments on any particular sites proposed in the plan?

.....

.....

.....

**General Comments and Suggestions:**  
(Have we missed anything? Do you support the Plan? Is there anything we should change?)

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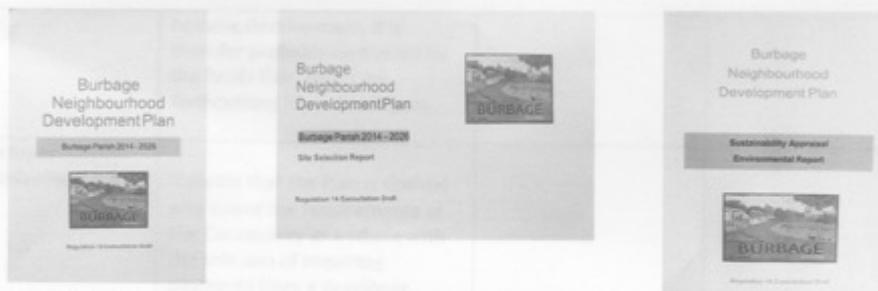
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SEE Attached

BARCOM 03



**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes

Whilst the stated aim is to ensure that Community's views as a whole are 'reflected' in future planning decisions in the Village the Draft as it stands is divisive if the proposed residential sites are adopted . This is due to the inclusion of the By-pass site being proposed for eighty new houses. The site extends half the length of the High Street with its eastern boundary being the gardens of houses. The alternative residential sites are less intrusive and more likely to find acceptance by those near to any development. The Draft is misleading when it refersto....:

- The land being 'poor land quality' and 'rough pasture'. The land is farmed by Bowden Farm and this year and last year had Barley crops harvested.
- 'Some way from existing houses ''well screened.' The houses affected include many buildings which do not have long gardens where the proposed development would have its boundary within thirty (30) feet of listed buildings
- The screening does not exist for the majority of the site

**Policies:** do you have any specific comments on the main policies of the plan?

Policy			
<b>Development Strategy</b>	The level of development 'to generate critical mass to support etc' is very much wishful thinking if it is expected to produce 'contributions' on a scale It appears to anticipate and would be contrary to the community's stated wishes. Some development is acceptable but more on the scale the survey indicated. Presumably 'town' is a typo.		
<b>Housing (General)</b>	Given the two developments to the south of the Village and based on the figures available including the present Persimmon project there is not a need for the Village to take further		

BALCOMBE 04

	housing development. It is therefore probably motivated by the funds that 'might' be forthcoming from developers.		
<b>Developer Contributions</b>	It seems that the Plan is drafted way above the requirements of the Community as a whole with the sole aim of acquiring payments from a developer under s.106 or CIL. Whilst the aim may be admirable it cannot be right that, in the case of the By-Pass site it is likely to be achieved at considerable cost in many ways as well as monetary.		
	<p>Business site would seem to be best suited to one or two man operations from small units. The Harepath site has proved successful in this respect and is to be encouraged with similar size units.</p> <p>Employment is difficult and has proved to be the case in efforts already made The Surgery is often overlooked as an Employer but along with Mundys it is probably the largest employer in the Village not forgetting the School. It would seem sensible to not put too much effort in bringing an Employer of any significance to the Village.</p> <p>An Hotel would be good but unlikely</p>		
<b>Green Spaces</b>	Should be observed at all cost		
<b>Transport</b>	This may be a problem with the current and prospective increases in population and the location of any residential properties without direct access to the High Street		
<b>Heritage</b>	Important to maintain the		

DR LOMBE 05

	obvious history of Burbage with its many listed and thatched buildings which will be in danger of encroachment and possible removal of the rural aspects of the Village.		
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**SITES:** Do you have comments on any particular sites proposed in the plan?

**GRAFTON ROAD:** This appears to be the least controversial of the Sites put forward. It deals Access Density, and possible availability. 15 Houses within Village is acceptable.

**MUNDYS YARD AND SCOUT HUT:** Attraction beyond the relocation of Scouts and Mundys is the prospect of improving access and parking for East Sands.

**By-Pass :** Appears to be driven without regard to the effect that a development of the proposed magnitude will have on the houses on the western side of High Street . The immediate boundary will result in the houses being blighted on disclosure of the NDP. It will block out the wonderful views to the west and the outstanding sunsets. This site appears to have been proposed to provide funds for Village amenities whilst taking away the from residents of the High Street the amenity they have hitherto enjoyed and paid for.

**1. General Comments and Suggestions:**

The effect of the increase in population that has and is about to increase some attention needs to be given to the all important Dr's Surgery. It is a wonderful amenity for the Village to have along with its Pharmacy. Any forward planning is going have to consider the impact on the Surgery which is presently under pressure both from the number of registered patients and the size of the Surgery Building, also the parking. Funding will be needed.

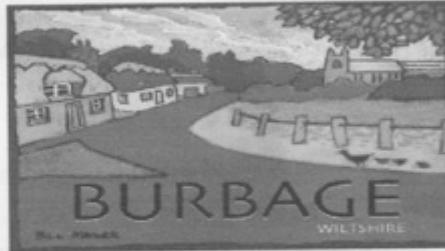
In accepting that there is going to be a NDP for Burbage it is something that should be for the benefit and comfort of the Villagers as a whole. If there is to be criticism of the Draft as it presently stands then it appears to be capable of benefiting part of the Village. Subject to the NDP being amended in accordance with this submission, and only on that basis would we give our support the NDP as a presentable reflection of the Community's wishes.

Bird 01

# Burbage Neighbourhood Plan

Pre-Submission Draft Plan Consultation

Response Form



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The Plan is accompanied by a Sustainability Appraisal (SA) Report and a Site Selection Report (SSR).

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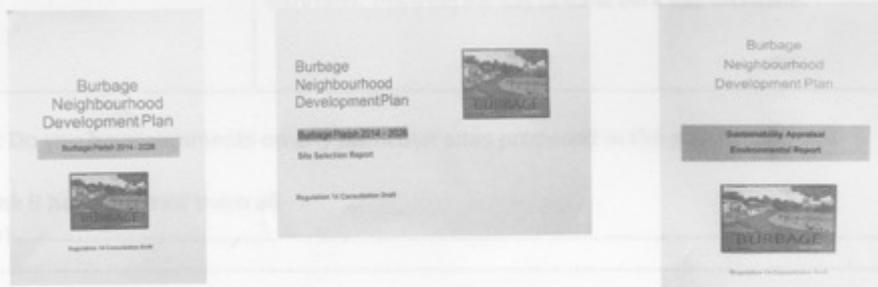
Comments will be recorded and will form part of the Consultation Statement that has to accompany the Plan. For this reason and also to help us keep you informed of future developments, please start by giving your name and address.

Name: ...Michael Bird.....

Address: 38 Suthmere drive. Burbage. SN8 3TG.....

e-mail: michaelbird357@btinternet.com.....

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group. The Group reports to the Parish Council which has overall responsibility for the plan.



B149 02

**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

.....

.....

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	
Housing (General)	There is no need for more houses in Burbage. We have already exceeded the amount Wiltshire Council said was needed, And why do we need d to put ideas to planners on a plate. If the amount stated is put forward, it will be more than the whole amount for the complete Pewsey, Bedwyn Burbage area!
Developer Contributions	?????
Economy (Business, Employment, Tourism)	
Green Spaces	All the green spaces should be protected, large and small. Look at Aster being allowed to sell off for building a small green area with a seat on it in Suthmere Drive, that has been used as a stopping point for people going to the local shop.
Transport	This is laughable. The roads are worse than third world Countries, and with extra building, including the ludicrous development in Marlborough, travelling anywhere will be a gamble
Heritage	This Village has less facilities now than it did when I moved here 40 years ago. But never mind, Whack up more houses, and take in all the extra rates. This is not the way forward, but a step backwards.

**SITES:** Do you have comments on any particular sites proposed in the plan?

...I think I have covered them all above!.....

.....

.....

July 03

**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

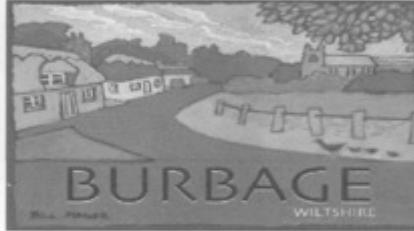
.....Yes! You should not put forward the idea that we are happy to have a vast amount of development. Go for none, and let them argue their reasons. I can see none.....

BLANCHARD 01

# Burbage Neighbourhood Plan

Pre-Submission Draft Plan Consultation

Response Form



*Strategy* The plan aims to encourage moderate growth in order to improve quality of life in

Following extensive consultation and research, a draft Neighbourhood Plan for Burbage is ready to read and comment on in accordance with Regulation 14 of the Neighbourhood Plan (General) Regulations 2012. The plan will be available at events in the village, from the Parish Council and online at:

<http://burbage-pc.org.uk/publications.php?dir=Neighbourhood%20Planning&by=date&order=asc>

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Please return the form either by email to [clerk@burbage-pc.org.uk](mailto:clerk@burbage-pc.org.uk), or by post to Cllr Pearce, 6 Ailesbury Way, Burbage SN8 3TD

Comments will be recorded and will form part of the Consultation Statement that has to accompany the Plan. For this reason and also to help us keep you informed of future developments, please start by giving your name and address.

Name: P. BLANCHARD

Address: WOLF HALL FARM  
BURBAGE

WILTSHIRE SN8 3DP

e-mail:

Verbage

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group. The Group reports to the Parish Council which has overall responsibility for the plan.

*What do you think opportunities are for particular sites proposed in the plan?*

*The idea of an outlet at Wolfhall is good that a further 2000sqm of land is available. The thing is to ensure the Southwoldgate system (at least 200sqm) is not only a parcel but is in being. The idea is to ensure that the plan is the historic properties used for farming, with other 2000sqm area.*

BLANCHARD 02



**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

**Policies:** do you have any specific comments on the main policies of the plan?

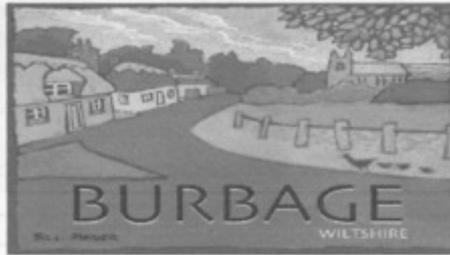
Policy	Comment
Development Strategy	Infrastructure is a worry.
Housing (General)	Probably too much development suggested.
Developer Contributions	
Economy (Business, Employment, Tourism)	maximise business and employment.
Green Spaces	
Transport	
Heritage	

**SITES:** Do you have comments on any particular sites proposed in the plan?

The idea of an hotel at Wolfhall is questionable. Difficult access on narrow lanes. The dairy at Wolfhall farm starts milking at 3.00 a.m. (365 days p.a.). It is not really a "tourist" site as filming was done elsewhere, with visitors going to the historic properties used for filming, with little interest here.

Brew 01

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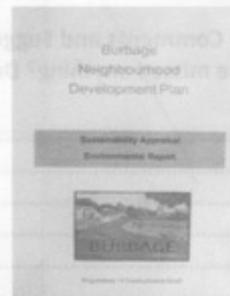
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Name: Mark & Sophie Brew

Address: Poppy Cottage  
East Sands  
Burbage.

e-mail: markbrew@gmail.com

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10 UNIT

Barrow

**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

.....  
.....

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	
Housing (General)	
Developer Contributions	
Economy (Business, Employment, Tourism)	
Green Spaces	
Transport	
Heritage	

SEE ATTACHED P6000

**SITES:** Do you have comments on any particular sites proposed in the plan?

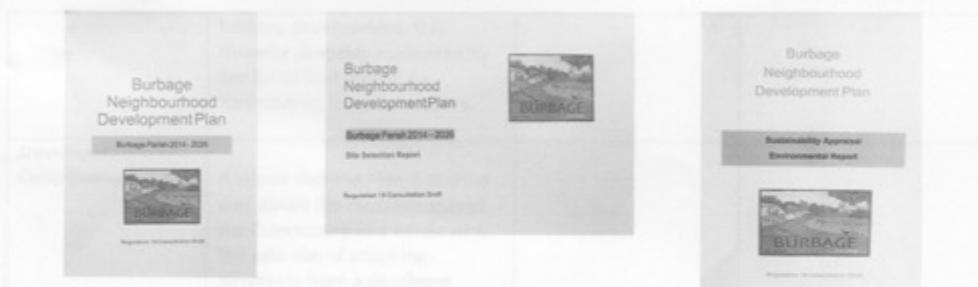
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**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

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.....  
.....

Brow 03



**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes

Whilst the stated aim is to ensure that Community's views as a whole are 'reflected' in future planning decisions in the Village the Draft as it stands is divisive if the proposed residential sites are adopted. This is due to the inclusion of the By-pass site being proposed for eighty new houses. The site extends half the length of the High Street with its eastern boundary being the gardens of houses. The alternative residential sites are less intrusive and more likely to find acceptance by those near to any development. The Draft is misleading when it refersto...:

- The land being 'poor land quality' and 'rough pasture'. The land is farmed by Bowden Farm and this year and last year had Barley crops harvested.
- 'Some way from existing houses 'well screened.' The houses affected include many buildings which do not have long gardens where the proposed development would have its boundary within thirty (30) feet of listed buildings
- The screening does not exist for the majority of the site

**Policies:** do you have any specific comments on the main policies of the plan?

Policy			
<b>Development Strategy</b>	The level of development 'to generate critical mass to support etc' is very much wishful thinking if it is expected to produce 'contributions' on a scale it appears to anticipate and would be contrary to the community's stated wishes. Some development is acceptable but more on the scale the survey indicated. Presumably 'town' is a typo.		
<b>Housing (General)</b>	Given the two developments to the south of the Village and based on the figures available including the present Persimmon project there is not a need for the Village to take further		

Blw 04

	housing development. It is therefore probably motivated by the funds that 'might' be forthcoming from developers.		
<b>Developer Contributions</b>	It seems that the Plan is drafted way above the requirements of the Community as a whole with the sole aim of acquiring payments from a developer under s.106 or CIL. Whilst the aim may be admirable it cannot be right that, in the case of the By-Pass site it is likely to be achieved at considerable cost in many ways as well as monetary.		
	<p>Business site would seem to be best suited to one or two man operations from small units. The Harepath site has proved successful in this respect and is to be encouraged with similar size units.</p> <p>Employment is difficult and has proved to be the case in efforts already made</p> <p>The Surgery is often overlooked as an Employer but along with Mundys it is probably the largest employer in the Village not forgetting the School. It would seem sensible to not put too much effort in bringing an Employer of any significance to the Village.</p> <p>An Hotel would be good but unlikely</p>		
<b>Green Spaces</b>	Should be observed at all cost		
<b>Transport</b>	This may be a problem with the current and prospective increases in population and the location of any residential properties without direct access to the High Street		
<b>Heritage</b>	Important to maintain the		

Nov 05

	<p>obvious history of Burbage with its many listed and thatched buildings which will be in danger of encroachment and possible removal of the rural aspects of the Village.</p>		
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**SITES:** Do you have comments on any particular sites proposed in the plan?

**GRAFTON ROAD:** This appears to be the least controversial of the Sites put forward. It deals Access Density, and possible availability. 15 Houses within Village is acceptable.

**MUNDYS YARD AND SCOUT HUT:** Attraction beyond the relocation of Scouts and Mundys is the prospect of improving access and parking for East Sands.

**By-Pass :** Appears to be driven without regard to the effect that a development of the proposed magnitude will have on the houses on the western side of High Street . The immediate boundary will result in the houses being blighted on disclosure of the NDP. It will block out the wonderful views to the west and the outstanding sunsets. This site appears to have been proposed to provide funds for Village amenities whilst taking away the from residents of the High Street the amenity they have hitherto enjoyed and paid for.

**1. General Comments and Suggestions:**

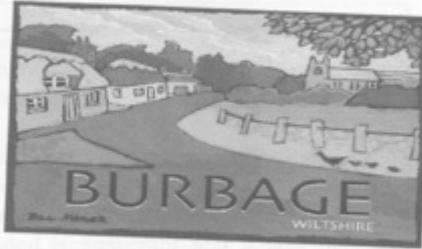
The effect of the increase in population that has and is about to increase some attention needs to be given to the all important Dr's Surgery. It is a wonderful amenity for the Village to have along with its Pharmacy. Any forward planning is going have to consider the impact on the Surgery which is presently under pressure both from the number of registered patients and the size of the Surgery Building, also the parking. Funding will be needed.

In accepting that there is going to be a NDP for Burbage it is something that should be for the benefit and comfort of the Villagers as a whole. If there is to be criticism of the Draft as it presently stands then it appears to be capable of benefiting part of the Village. Subject to the NDP being amended in accordance with this submission, and only on that basis would we give our support the NDP as a presentable reflection of the Community's wishes.

DAVIES R 01

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Name: Robert Davies.  
Address: Hallams  
166 High Street  
BURBAGE SN3 3AB

e-mail: [r.gdavies@yahoo.co.uk](mailto:r.gdavies@yahoo.co.uk)

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group. The Group reports to the Parish Council which has overall responsibility for the plan.

**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

I do not understand how growth (moderate or otherwise) will improve the quality of life in Burbage. Growth simply means the place gets bigger – not better. However, if “moderate really means moderate” and there is an upgrade to facilities and greater care for green-spaces I think there is a possibility that quality of life could improve. However, I have no suggestions for change because the people of Burbage greatly enjoy living here – as it is. Therefore *if it's not broken don't fix it!*

DAVIS & OZ

**Policies: do you have any specific comments on the main policies of the plan?**

Policy	Comment
<p><b>Development Strategy</b></p> <p>comment</p> <p>Frankly I think it makes no sense... are not available or ever likely... Most of the sites mentioned... a. not for sale and/or b. in an Area of Outstanding Beauty. ACHD's only and/or c. without new, safe, water</p>	<p>...in any particular sites proposed in the plan?</p> <p>The draft Development Strategy does not line-up with the results of survey carried out about three years ago. Why is that?</p> <p>This draft has caused much anxiety in the village about the possibility of massive housing development. Reassurance is needed that this will not happen.</p> <p>All the detail included is important and it was right to circulate it but it would have been helpful if it had been accompanied by a simple and more easily understood synopsis of the main points.</p>
<p><b>Housing (General)</b></p> <p>comment</p> <p>General Comments and Suggestions (Have we missed anything? Do you want to see any change?)</p> <p>The Planning Committee deserves our sincere thanks for some hard work and diligence...</p>	<p>Currently a number of "new build" houses are under construction in Burbage. Further organic development by infill of about 20+ houses, in line with the original survey, might be possible without degrading this attractive place to live.</p> <p>Estate type development is definitely undesirable.</p>
<p><b>Developer Contributions</b></p> <p>comment</p> <p>however, the draft NDP has... has a duty to the Parishioners... a simple statement explain... houses in and around Burbage</p>	<p>The 106 developer's contribution should not form any part of people's thinking about the future shape and size of Burbage. We must not be "bought-off" by this apparently easy financial option. Money needed for a new village hall and other facilities must be raised in other ways – as it always has been – and not raise by destroying the character of Burbage by rapid over development.</p>
<p><b>Economy (Business, Employment, Tourism)</b></p>	<p>No comment.</p>
<p><b>Green Spaces</b></p>	<p>Protect them and increase them - if possible.</p>
<p><b>Transport</b></p>	<p>Beware of and avoid a significant increase in the traffic on our village roads resulting from an increase in the local population. This is a good reason for only a very moderate increase in the number of new houses in Burbage</p>
<p><b>Heritage</b></p>	<p>No comment</p>

Darius R 03

**SITES: Do you have comments on any particular sites proposed in the plan?**

Frankly I think it makes no sense to comment on notional houses to be located on sites that are not available or ever likely to be available.

Most of the sites mentioned in the draft are:

- a. not for sale and/or
- b. in an Area of Outstanding Natural Beauty, which is protected from "greenfield" building. AONBs enjoy similar levels of protection to National Parks! A and/or
- c. without clear, safe, viable accesses.

The brownfield sites identified may be worth further investigation and assessment.

The Plan is accompanied by a Sustainability Appraisal (SA) Report and a Site Selection Report (SSR).

**General Comments and Suggestions:**  
(Have we missed anything? Do you support the Plan? Is there anything we should change?)

The Steering Committee deserves our sincere thanks for their hard work and diligence and Martin Cooke's presentations at and chairmanship of the meetings was impressive.

However, the draft NDP has caused much anxiety to local people. I think the Parish Council has a duty to the Parishioners to lower the temperature in the village by immediately issuing a simple statement explaining that it will not support the building of more than twenty houses in and around Burbage.

e-mail: [ca@burbageparishcouncil.org.uk](mailto:ca@burbageparishcouncil.org.uk)

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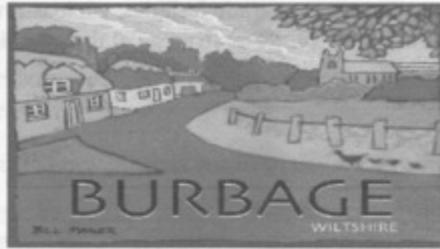
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DAVIS J 01

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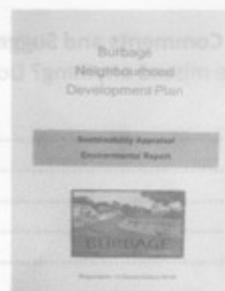
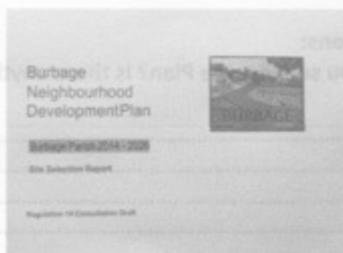
Comments will be recorded and will form part of the Consultation Statement that has to accompany the Plan. For this reason and also to help us keep you informed of future developments, please start by giving your name and address.

Name: J. CHRISTOPHER DAVIS

Address: 2 MEADOW VIEW  
HIGH STREET

BURBAGE, SN8 3AF  
e-mail: DAVISWAY@HOTMAIL.COM

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The Group reports to the Parish Council which has overall responsibility for the plan.



Dms 3 02

**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

.....

.....

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	SEE ATTACHED
Housing (General)	SEE ATTACHED
Developer Contributions	
Economy (Business, Employment, Tourism)	
Green Spaces	
Transport	
Heritage	

**SITES:** Do you have comments on any particular sites proposed in the plan?

PLEASE SEE ATTACHED LETTER

.....

.....

.....

**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

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.....

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DAVIS J 03

As Treasurer of the Savernake Forest Scout Group, the "Burbage Scouts" I have been asked by the committee to respond to the proposal listed in the Neighbourhood Development Plan, to relocate the Burbage Scouts to another location within the village as it is felt that the Steering Group have misunderstood the way in which the Scout Group operates.

The Scout Group, together with visiting groups from outside the area and numerous Duke of Edinburgh participants, not only make use of the scout hut facilities but make extensive use of the field area for camping, camp fires and outdoor games and activities.

By enjoying the occasional weekend camp under canvas, the cub section feel that they are away from home and parental supervision and able to take part in outdoor activities which require teamwork and develop leadership skills. The present site is an enclosed and safe environment, does not have people or animals passing through at any time and where any noise does not disturb other residents.

The scout group puts on a very successful firework event enjoyed by many in the community each year. This is a significant fundraiser for the group and it is only possible to run the event because of its present location.

Such activities and use would not be possible if the scout hut were moved to somewhere else in the village. The resulting loss of income would mean the demise of the Scout Group in its present form within a short space of time.

We therefore request that the Burbage Neighbourhood Plan Steering Group removes this proposal from the Draft Plan.

Yours sincerely

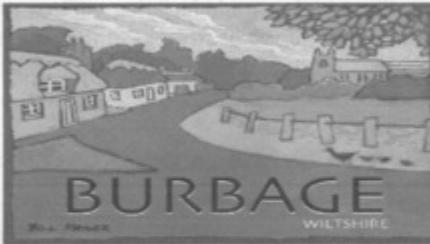
J C Davis

Treasurer, Savernake Forest Scout Group

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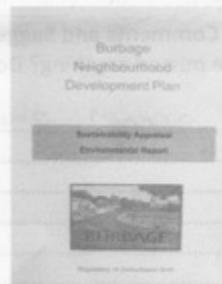
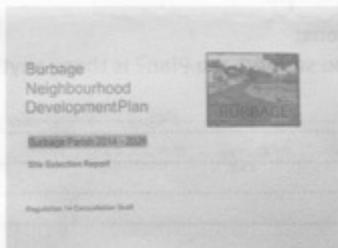
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Name: AUSON DUNTON

Address: 140 HIGH ST  
BURBAGE  
SN8 7AB

e-mail: duntontaxidermy@btinternet.com

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DUNSTON A 02

**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

YES

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	Too many new houses are proposed to be built
Housing (General)	Not enough low cost housing which the young can afford
Developer Contributions	Any money the developers give must be making the houses more expensive!
Economy (Business, Employment, Tourism)	Small business units
Green Spaces	Do not build on these we need these for the children to play and enjoy
Transport	Speeding in the village is bad
Heritage	Be nice to keep the village and the size it is

**SITES:** Do you have comments on any particular sites proposed in the plan?

Development on the west side of the village and the by pass - no easy access point or pedestrian access to village.

**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

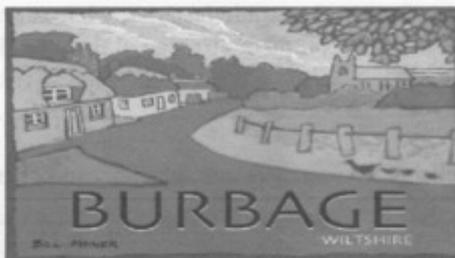
I accept that some new houses need to be built but not as many as in the plan

DUNTON COI

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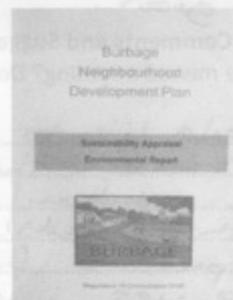
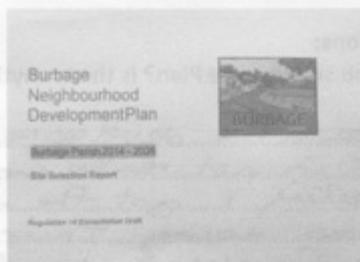
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Name: COLIN DUNTON

Address: 140 High St,  
Burbage SN8 3AB

e-mail: duntontaxidermy@hotmailinternet.com

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DUNTON 02

**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes? - *no*

*YES*

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	40 houses being built per year. should, I think, be max out. 20 in my view would be better
Housing (General)	all developments should have a cross section of homes homes for let, time buyers, family homes, retirement
Developer Contributions	any developer contribution must come out of the developers overheads costs, therefore any increase would increase the cost of the houses, <i>think</i>
Economy (Business, Employment, Tourism)	a few small units for small businesses would be useful - nothing like the Harata Place! this could provide real jobs "cut down on commuting"
Green Spaces	lets keep the village contained so we have <i>workshops</i> around all around, plant as many trees as pos. in developments, and keep & maintain
Transport	Speeding! lets have police control on bypass, proactive not just telling drivers off & lets also keep a mind every new home is another 2-3 cars on the road
Heritage	lets keep a rural feel to the village

*needs the odd appearance out!*

*the old band hedges not like the developer behind the white chest*

**SITES:** Do you have comments on any particular sites proposed in the plan?

The site on the western edge of village is directly behind our land which I suppose would also be built on ~~we~~ we would hate this to happen, our family of three grown up with chickens, sheep & ponies on this little patch of green.

**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

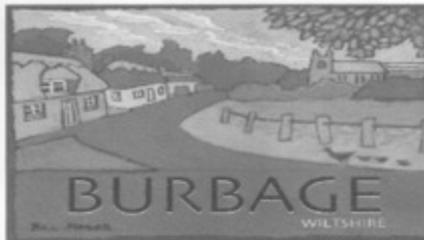
I would like to see little development in the village but I realize that is not really an option, at the Plan exhibition/ meeting I got the impression the Parish Council was doing their best with all the pressure for Government to demand more housing - so yes I support the Plan.

Dixon 01

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Name: John Dixon / Tina Dixon

Address: 180 High St  
Burbage

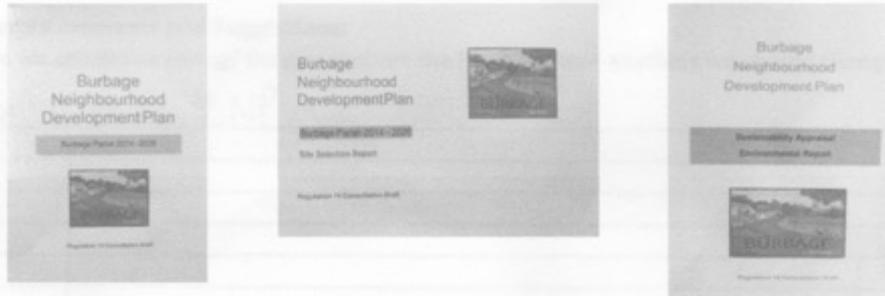
e-mail: tina.dixon@btinternet.com

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group. The Group reports to the Parish Council which has overall responsibility for the plan.

Do you have comments on any particular sites proposed in the plan?

By-pass site - See meeting

Dixon 02



**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

.....

.....

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	Too many houses proposed
Housing (General)	Too many - Spoil the village - turn into another 'Tidworth'
Developer Contributions	_____
Economy (Business, Employment, Tourism)	It won't create any jobs ?? If large developers building !!!!
Green Spaces	Who/how identify protected Green Spaces?
Transport	Increased! We lived here BEFORE By Pass - this would increase High St traffic volume.
Heritage	_____

**SITES:** Do you have comments on any particular sites proposed in the plan?

By-pass site - See overhead.

.....

.....

.....

Doc 03

**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

Page 14 of the BNP.

**Bypass site flaws:**

- false poor quality land - crops grown every year
- Access via Bypass not possible - So BT entrance - straight onto high street! increased volume of traffic - children walking to school & bus stops
- well screened - Perhaps if the external consultants cared to look you will see houses directly next to + backing onto the proposed site. NOT well screened.

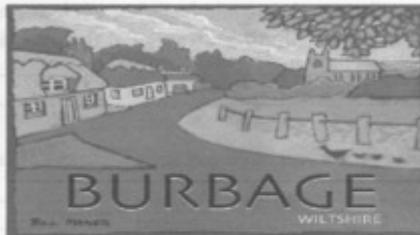
Who decided the areas to protect??

What affect will this have on long-term Villagers house valuation - ?

There are two (at least) derelict houses on the high street - can the Council consider these creating 2 new homes for villagers?

ELEY 01

# Burbage Neighbourhood Plan



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Name: Mr & Mrs. M.B. ELEY

Address: 17 AILSBURY WAY

BURBAGE

WILTS SN8 3TD

e-mail: mike.eley52b@gmail.com

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group.  
The Group reports to the Parish Council which has overall responsibility for the plan.



12/07/07

#### Neighbourhood Development Plan

We would both like to congratulate the NDP committee on such a well thought through and comprehensive strategy document. You must have spent many hours preparing the plan, which we hope will be adopted by the village.

We would like to make a few comments which may, or may not, be of some use. These are given below.

#### Housing (General)

##### The cost of houses

You have highlighted the variance between average incomes for the area and property prices, we need to be able to have more control over the type of properties that are proposed to ensure that at least some really do fall into "affordable" prices. We do not seem to be able to insist on smaller houses for first time buyers and downsizers.

##### Type of houses

As stated above more, smaller properties are needed, most first time buyers would normally be content to buy small two bed properties that they can obtain realistic mortgages for. Similarly retirement properties would help those of us who would like to move into smaller accommodation more suited to older people, again these need to be affordable. Downsizing usually releases a larger property that is often then available at a more modest price than most newbuilds.

#### Green Spaces

We are delighted to see that several of our present green spaces are to be protected. However, in light of the recent sale of the small plot on Suthmere Drive could we ask for a plot at the end of long drove to be protected. When you pass through the gate at the end of Long Drove you enter a plot of land which is not used for a specific purpose but has splendid views toward Wolf Hall, this would make a fine site for a "mini manor". Access is already available in the same way as Fir Green access.

#### Transport

You have mentioned the availability of public transport, this is, as we are sure you are aware, constantly under threat. With the proposed Pewsey Area Community Hub in planning this emphasises the need for the Connect bus service to be retained and probably enhanced. The bus service to Salisbury is no longer a through service, passengers have to change at Tidworth or go to Pewsey to catch a direct Salisbury service, in the other direction it is a day out to attend an appointment at GWH.

#### General Comments

To move the Scout hut to Barn Meadow would not be a suitable location for activities needed and practiced by the Scout movement

*Fellows 01*

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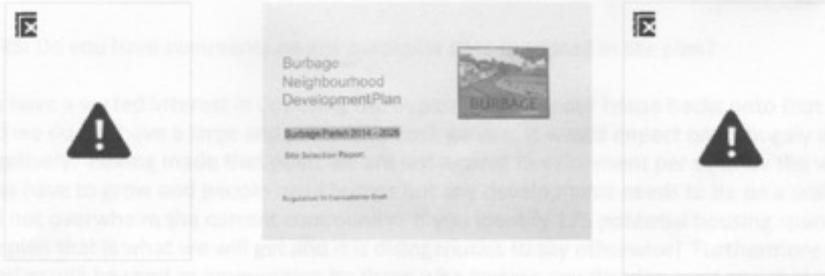
Name: Andrew & Annie Fellows

Address: The White House, 202 High Street, Burbage. SN83AR

e-mail: anniefarzi@gmail.com

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*Finals 02*



**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

We support the idea of a strategy but question whether you have yet arrived at the final version!

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	Having a clear development plan allows the local community to have a say in how the village expands.
Housing (General)	Any development should reflect the local architecture with a diverse range of house styles remembering that this is a rural community with a need for a variety of different types of homes including provision for the elderly and young people starting out in life.
Developer Contributions	Good
Economy (Business, Employment, Tourism)	
Green Spaces	Vital!
Transport	
Heritage	This is a village and the development plan should protect the village environment.

Pewsey 03

**SITES:** Do you have comments on any particular sites proposed in the plan?

We have a vested interest in opposing the bypass site since our house backs onto that field and we do not have a large and protective back garden, it would impact on us hugely and negatively. Having made that point we are not against development per se since the village does have to grow and people need homes but any development needs to be on a scale that will not overwhelm the current community. If you identify 175 potential housing spaces on the plan that is what we will get and it is disingenuous to say otherwise! Furthermore such a number will be used as ammunition by those who oppose any development and that is not helpful since it is in all of our best interests for the community to decide how, where and over what period the necessary building should take place.

There is evidence of block development in the past however it would now seem appropriate for a more measured and smaller scale expansion to be endorsed . In the event of the outlined scale of building taking place infrastructure requirements would need radical re-appraisal since it would mean an increase of approaching 1000 new residents in the village. By any measure that sort of increase would significantly distort the nature and atmosphere of what is currently a very successful and cohesive rural community

.....  
.....  
.....

**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

We support the principle of a plan decided by the community but understand that the Wiltshire Council housing allocation for the Pewsey District for this period is 140 houses most of which should be in Pewsey and yet you have identified 175 potential spaces in Burbage. We feel that the number of potential house spaces on the plan should be significantly reduced even at the risk of also reducing the developer contributions if this community is not to be changed out of all recognition

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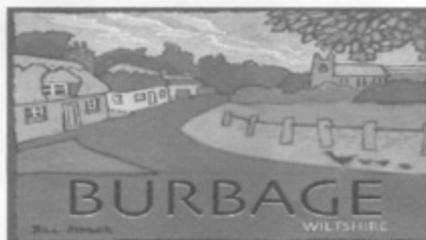
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FRANKLIN 01

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Please return the form either by email to [clerk@burbage-pc.org.uk](mailto:clerk@burbage-pc.org.uk), or by post to Cllr Pearce, 6 Ailesbury Way, Burbage SN8 3TD

Comments will be recorded and will form part of the Consultation Statement that has to accompany the Plan. For this reason and also to help us keep you informed of future developments, please start by giving your name and address.

Name: JASON FRANKLIN

Address: PIKE COTTAGE, 15 MARLBOROUGH ROAD

BURBAGE, MARLBOROUGH

SN8 3AU

e-mail: jason@bondconstructionservices.co.uk

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group. The Group reports to the Parish Council which has overall responsibility for the plan.

SITES: Do you have comments on any particular sites proposed in the plan?

I do not believe the wording of the plan should refer to the fact that an anticipated or inevitable amount of work has been carried out recently to repair the hall. The issue is also being entered for a further 10 years at the moment.

FRANKLIN 02



**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

I believe the overall strategy is correct. I have concerns regarding the aspects of the plan relating to the Scout Hut.

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	
Housing (General)	
Developer Contributions	
Economy (Business, Employment, Tourism)	
Green Spaces	
Transport	
Heritage	

**SITES:** Do you have comments on any particular sites proposed in the plan?

I do not believe the wording of the plan should refer to the Scout Hut as dilapidated, a considerable amount of work has been carried out recently to repair the hall. The lease is also being extended for a further 10 years at the moment.

FRANKLIN 03

**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

The plan should identify a potential new area for the Scouts that offers the same key features as the present site:

1. Access by foot for Scouts & parents from the village.
2. Adequate parking & vehicle access.
3. A large hall, solely for use by the Scouts or to generate income. (At present the Scouts earn money by hiring the hall for keep fit classes, Duke of Edinburgh activities & Archaeology student camping)
4. There should be a large open space for camping, outdoor fires/cooking and team games.
5. Not overlooked by housing and on the edge of the village so the children really feel like they are camping in the countryside and not a back garden.
6. Enough space and appropriate location to allow the annual fireworks / bonfire night for the village which helps finance the hall, expeditions & equipment.

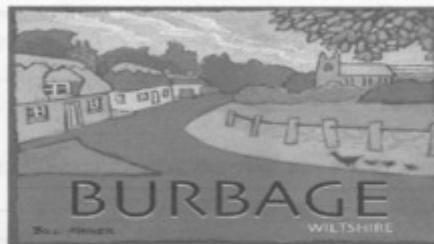
Lion Field is not necessarily the correct choice.

FITZ MAURICE 01

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Name: MRS. S. FITZMAURICE

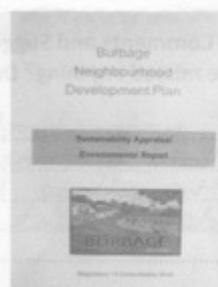
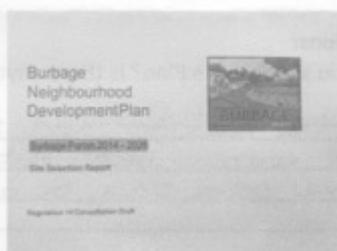
Address: 4 CROSBYS

BURBAGE, MARLBOROUGH

WILTS SN8 3TL

e-mail: susanfitzmaurice19@gmail.com

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10 WOODSTOCK FITZMAURICE 02

**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

.....

.....

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	Requirements of existing residents must be taken into account.
Housing (General)	Affordable housing needs to be a priority.
Developer Contributions	Must include all relevant roads
Economy (Business, Employment, Tourism)	Increased employment would be good but I believe hard to achieve.
Green Spaces	Very important to protect.
Transport	Car parking is particularly important as most families today own 2++ cars.
Heritage	Some areas would need to be considered & protected.

**SITES:** Do you have comments on any particular sites proposed in the plan?

.....

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.....

**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

I understand the need for and support the plan but need reassurance that the people of the village have some say in any proposed development

.....

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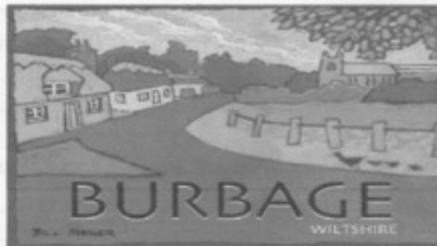
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10/11/12

Godson 01

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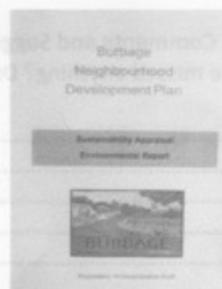
Name: ANTHONY + MARGARET GODSON

Address: COURT HOUSE  
WESTCOURT

BURBAGE SN8 3BN

e-mail: amgodson@btinternet.com

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Golson 02

**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

see attached

We would like to thank the Working Group for taking on this daunting task. We are concerned, however, by the size and scale of some of the sites identified for potential housing development which are, in our view, unnecessary at this stage and offer a hostage to fortune. The Working Group has drawn heavily on the results of the 2014 Parish Housing Needs Survey (PHNS). In doing so, they note that just over 26% of those who replied to the questionnaire favoured the construction of between 21-40 new houses; or, to put it another way less than 12% of the total number of households in the Parish voted this way. The basis on which this group of respondents made their calculations is not clear but it is likely to have involved a fair degree of guesswork. The data should therefore be treated with some caution.

In any case, the disparity between the PHNS findings and the number of new builds proposed in the draft Neighbourhood Plan is startling. The suggestion that up to 80 new houses might be built on the Bypass Site is especially worrying because, as the authors acknowledge, the implications require much more careful analysis. Moreover, the scale of potential new builds set out in the draft Plan is at odds with the assertion on page 8 that 'Burbage is not expected to absorb significant levels of development between now and 2026'.

When completed, the Neighbourhood Plan will form the basis of the Parish Council's discussions with future developers and planners. It would be unwise to undermine the strength of their hand by making extravagant concessions before negotiations have even begun.

heritage	
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**SITES:** Do you have comments on any particular sites proposed in the plan?

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**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

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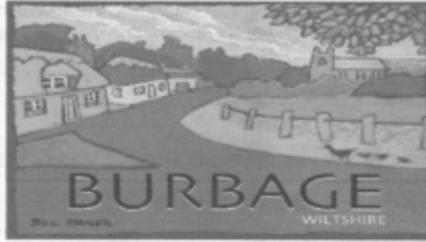
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J66FF0Y 01

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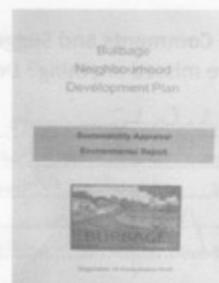
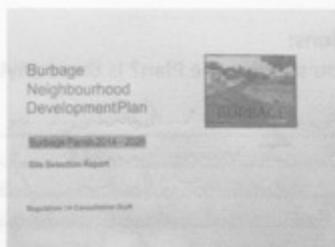
Comments will be recorded and will form part of the Consultation Statement that has to accompany the Plan. For this reason and also to help us keep you informed of future developments, please start by giving your name and address.

Name: FRANK JEFFREY

Address: 23, EAST SANDS  
BURBAGE

SNK 3AN  
e-mail: frankjeffrey23@btinternet.com

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10/11/2018

Jeffrey 02

**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	Very much welcomed a 'hard' look at the future development of the village.
Housing (General)	Noticeable all housing development takes place to the south of the village.
Developer Contributions	
Economy (Business, Employment, Tourism)	Welcome innovative idea of hotel at Wolf Hall.
Green Spaces	Very much welcome clear definition and proposed safeguarding of green spaces at the heart of the village.
Transport	Continuing issue. Support all efforts to reduce commuting distances for the village.
Heritage	

**SITES:** Do you have comments on any particular sites proposed in the plan?

My only concern is assurance that access to site bordering East Sands will be via the Green Road.

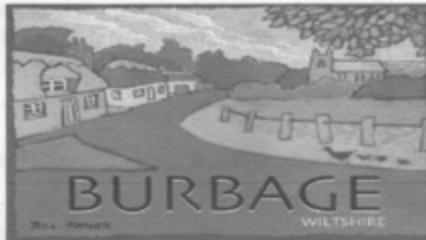
**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

Congratulations to the Parish Council & their staff for the work involved in the plan. I very much support the plan. However, what about accommodation for the elderly / aging population? Also what about adequate infrastructure to cater for increased number of horses?

LEIGH HUNTS 01

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Name: LEIGH-HUNTS

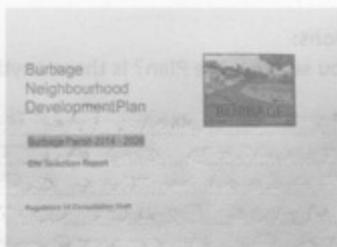
Address: STILES COTTAGE

22 GASTCOURT

BURBAGE SN8 3AG

e-mail: Leighhunts@aol.com

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L111111 02

**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

YES

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	PLANNED DEVELOPMENT AT 20 YEAR INTERVALS IS FINE. A FREE FOR ALL FOR DEVELOPERS NEEDS TO BE CURTAILED BY HAVING A PLAN.
Housing (General)	SLIGHTLY MORE THAN THE STATUTORY MINIMUM <sup>OF LOW COST HOUSING</sup> SHOULD BE INCLUDED IN ANY DEVELOPMENT TO ALLOW YOUNG PEOPLE TO STAY IN THE VILLAGE
Developer Contributions	
Economy (Business, Employment, Tourism)	
Green Spaces	THE ONCS HIGHLIGHTED SHOULD BE PRESERVED AS SUCH
Transport	
Heritage	

**SITES:** Do you have comments on any particular sites proposed in the plan?

ALL SITES SHOULD HAVE ADEQUATE PAVEMENTS + OFFROAD PARKING FOR MORE THAN ONE CAR PER HOUSEHOLD

**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

WE FULLY SUPPORT THE PLAN. THE TEAM INVOLVED ARE TO BE CONGRATULATED ON ALL THE HARD WORK THEY HAVE UNDERTAKEN & THE CREATIVE WAY WITH HOW THEY HAVE DEALT WITH WHAT WAS ALWAYS GOING TO BE A CONTROVERSIAL SUBJECT.

MARSH 01

Mr M Cook

From: mjcook <mjcook@pheasant-cottage.com>  
 Sent: 20 October 2016 07:08  
 To: Mr M Cook  
 Subject: FW: Burbage Neighbourhood Plan Feedback

PDM Eng  
To BURBOURGH DEVER

From: Philip Marsh [mailto:philip.marsh@pdm-engineering.co.uk]  
 Sent: Wednesday, October 19, 2016 8:41 AM  
 To: mjcook <mjcook@pheasant-cottage.com>; clerk@burbage-pc.org.uk  
 Cc: Lucy Marsh <lucy.j.marsh@btinternet.com>; Philip Marsh <philip.d.marsh@btinternet.com>  
 Subject: Burbage Neighbourhood Plan Feedback

Martin

Having now had a chance to fully read the draft for the neighbourhood plan that is available on the parish council website I have the following comments by way of feedback as a resident of the village:-

- My summary of reading the proposed plan is that you are advocating to expand the existing village boundary for Burbage to allow for consent in principle for the development of a new housing stock of some 175 houses on 4 sites (namely Grafton Road, Mundy's Yard, Hirata & Bypass Site). This to include contributions from developers for a new Scout Hut or Village Hall derived from larger schemes whilst protecting the outlying areas of the parish from any development (please correct me if this is inaccurate in any way). These numbers do not include the new development at St Dunstons place of some additional 40 dwellings, so the revised total is 215 houses or a ca. 30% increase in the village size and this would occur or be approved before 2026.
- The draft plan notes that Burbage currently has 728 households and 1772 residents having grown by 30 dwellings since 2001. The majority of residents supported additional development in the order of 20-40 homes based on the HNS, this would already appear to be being delivered with the St Dustan development.
- The draft plan appears to me to be far and beyond the requirements of a large village (i.e. development is limited to meet housing needs of the settlement and moderate in nature). Additionally Burbage is not expected to absorb large quantities of development as that will be focussed on Pewsey where services are obviously far superior. You are advocating something like the potential for a 50% increase in population assuming 75%+ of these houses will be for families and that seems totally inconsistent with the HNS and any of the residents views that I have heard.
- My understanding of previous concerns within the village were that developments were being granted that encroached or expanded the village boundary and that infill building was not meeting more general needs, I cannot recall a general call for large-scale housing developments in the village nor a desire to increase the size of the village boundary to allow for this, in fact I recall it was rather the opposite and a key driver for the NDP was in fact to control the nature of any infill development. As you noted the HNS provided a consensus that the residents supported something like an additional 40 houses which are new being built as noted above.
- I cannot see any reference in the draft plan as to the impact of the increases that are proposed on the surgery or the primary school. If we assume for the school alone that it will see an increase of 30% or more on the roll how will this be accommodated and has the school or pre-school been consulted on this potential impact?
- Whilst I can see that the sites for Grafton Road, Mundy's or Hirata as being logical for small scale development I have a huge objection to the potential for an 80 house development on the bypass site. I would be interested to know who owns this land and would be the primary beneficiary of housing development in this area but it defies logic that this would be a pleasant location for houses to be built due to the proximity of the bypass and the associated noise. I also think that you will receive very severe

MARSH 07

criticism and a complete lack support from any of the residents on the western side of the high street many of whom have land that adjoins this proposed site (unless of course they will become direct financial beneficiaries of such development and leave the village once the building starts as has been the case with many recent such developments).

In summary I am really disappointed that this draft plan has gone so far beyond my expectations for defining a sustainable approach to defining the future for development within the village. I was shocked to see the extent of the proposed change to the village boundary and feel that you are attempting something that will be ill-supported within the village once the plan is more fully understood. I could support 2 or 3 smaller developments especially if they were to offer new facilities for the Scout Hut and/or Village Hall but I fear that trying to convert the village into a mini-Pewsey is simply against the desires of many residents of the village and certainly against my own. As noted above I have a huge objection to the proposed bypass site and feel that it needs to be scratched entirely from the plan. I fully support the aspirations to improve the Scout Hut and Village Hall but feel that you must focus the objective of achieving this within a more proportionate approach. As things stand I cannot and would not support the draft plan as written and would actually be more happy with having no plan at all and rely on existing planning to govern development within the parish boundary as currently defined. Regards

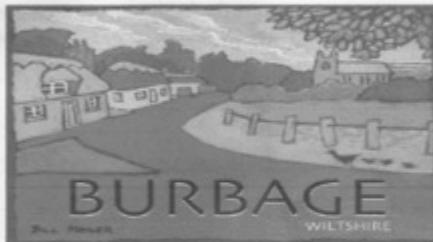
Philip Marsh  
MD & Owner PDM Engineering Consultancy  
+44 7776 164 175  
[philip.marsh@pdm-engineering.co.uk](mailto:philip.marsh@pdm-engineering.co.uk) | [www.pdm-engineering.co.uk](http://www.pdm-engineering.co.uk)

Moore 01

# Burbage Neighbourhood Plan

Pre-Submission Draft Plan Consultation

Response Form



Following extensive consultation and research, a draft Neighbourhood Plan for Burbage is ready to read and comment on in accordance with Regulation 14 of the Neighbourhood Plan (General) Regulations 2012. The plan will be available at events in the village, from the Parish Council and online at:

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The Plan is accompanied by a Sustainability Appraisal (SA) Report and a Site Selection Report (SSR).

Responses may be made online, or in writing using this form. All comments must be received within 6 weeks of the consultation start date, that is by midnight on November 12th.

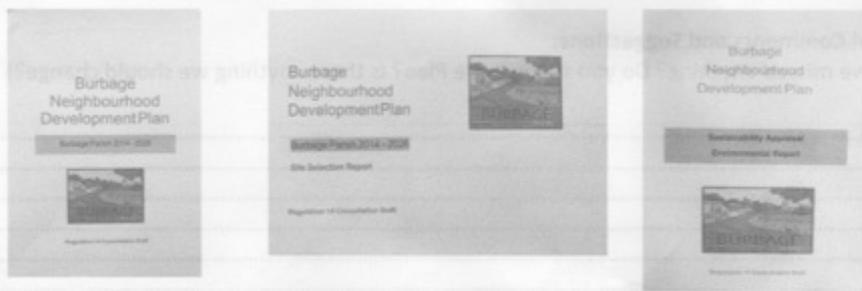
Comments will be recorded and will form part of the Consultation Statement that has to accompany the Plan. For this reason and also to help us keep you informed of future developments, please start by giving your name and address.

Name: Thomas Moore

Address: 4 The Cleavers  
Burbage  
SN8 3TH

e-mail: tommoore@talk21.com

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group. The Group reports to the Parish Council which has overall responsibility for the plan.



Model 02

**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

.....

.....

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	
Housing (General)	
Developer Contributions	
Economy (Business, Employment, Tourism)	
Green Spaces	
Transport	
Heritage	

**SITES:** Do you have comments on any particular sites proposed in the plan?

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**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

.....

.....

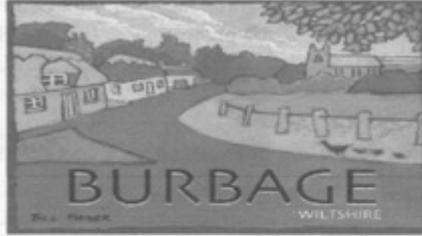
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P000 M 01

# Burbage Neighbourhood Plan



## Pre-Submission Draft Plan Consultation

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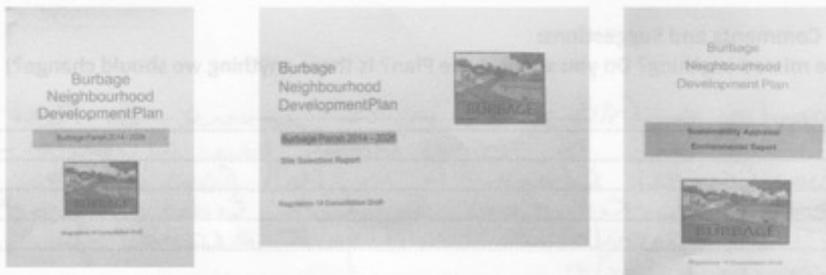
Comments will be recorded and will form part of the Consultation Statement that has to accompany the Plan. For this reason and also to help us keep you informed of future developments, please start by giving your name and address.

Name: Felix Flood-Murphy

Address: 23 East Sands  
Burbage  
SNS BAN

e-mail: felixf\_m@hotmail.com

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10 11/07 1400 M 02

**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

Access road to suggested East Sands Development should be from East Grafta Rd. This was agreed year ago  
 Policies: do you have any specific comments on the main policies of the plan? when area for industrial site was accepted!

Policy	Comment
Development Strategy	More than happy with all the work that has been put in by steering committee
Housing (General)	Happy, but would be surprised if the power that is rejected is advised further areas for development
Developer Contributions	Must have adequate <u>Social Houses</u> - Developer Hold true to promise.
Economy (Business, Employment, Tourism)	
Green Spaces	Great that Barn field & Cricket field are being designate as Green Spaces hope this will be preserved in perpetuity.
Transport	Better public transport system is will be required. As much of East Sands was built for single car families it's now an issue as most families have 2 cars.
Heritage	

**SITES:** Do you have comments on any particular sites proposed in the plan?

↑ See Above

**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

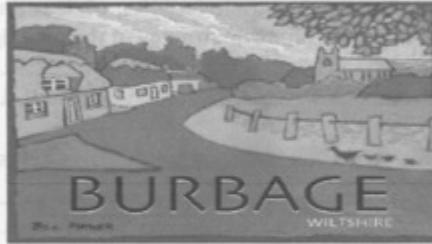
Car parking in East Sands is an issue as most tenants & many of terrace houses have 2 vehicles - the the Cricket ground is in full plan there is double parked cars on both sides of road also these results in inadequate access for emergency vehicles

# Burbage Neighbourhood Plan

MINTON 01

Pre-Submission Draft Plan Consultation

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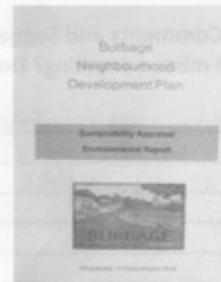
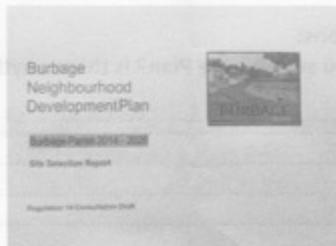
Comments will be recorded and will form part of the Consultation Statement that has to accompany the Plan. For this reason and also to help us keep you informed of future developments, please start by giving your name and address.

Name: Helen Minton

Address: 20 GASCOUR

e-mail: VENUES@MINTON.DIRECT.CO.UK

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MINTON 02

**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

THE GROWTH PROVISIONALLY PROPOSED IS NOT MORE THAN AS EXPRESSED BY THE VILLAGE

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	WHY HAS A NEW DEVELOPMENT SITE BEEN INCLUDED - THIS IS A PLAN TO BUILD
Housing (General)	THE HOUSES BEING BUILT ARE FOR PEOPLE WHO HAVE EMPLOYMENT & CERTAINLY NOT TO HELP PEOPLE STRAGGLING OUT IN THE VILLAGE
Developer Contributions	NOT GOING TO OFFER NOT BEING ABLE TO GET AN APPOINTMENT AT THE SURGERY
Economy (Business, Employment, Tourism)	INCREASING EMPLOYMENT IS A GOAL BUT NOT LIKELY TO A GREAT EXTENT IN VILLAGES
Green Spaces	STEVED DESIGNATED & HONOURED
Transport	
Heritage	PEOPLE MOVE HERE BECAUSE IT IS A VILLAGE & NOT A SMALL SCALE TOWN

**SITES:** Do you have comments on any particular sites proposed in the plan?

IT APPEARS TO BE THAT MANY SITES HAVE BEEN 'PICKED OUT OF THE AIR'

**General Comments and Suggestions:**

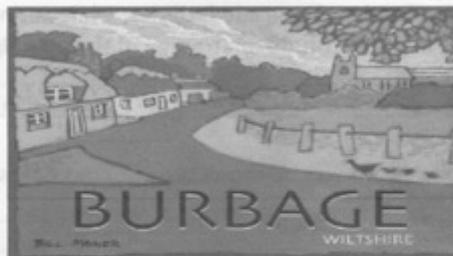
(Have we missed anything? Do you support the Plan? Is there anything we should change?)

I FEEL WE SHOULD DEFINITELY HAVE A PLAN BUT SHOULD VOTE SEPARATELY ON THE BUILDING AND NUMBER OF HOUSES

# Burbage Neighbourhood Plan

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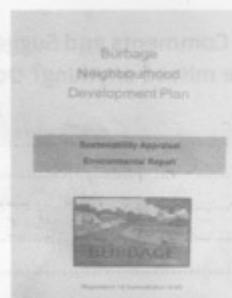
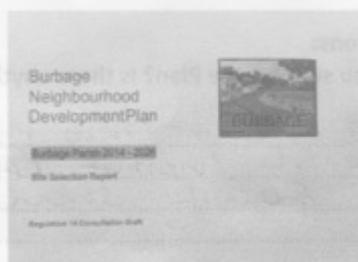
Name: Richard & Mary Nocton

Address: 2 Fir Green Lane  
Burbage

SN8 3AQ

e-mail: r.nocton@w-w.co.uk

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group.  
The Group reports to the Parish Council which has overall responsibility for the plan.



**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

Don't allow more than 15% increase over 10 yrs

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	Wanted to
Housing (General)	MAINTAIN HIGH % of social housing to keep broad spectrum of village life.
Developer Contributions	ensure they are paid! payments should go to the surgery due to excess pressure & NOT into council coffers.
Economy (Business, Employment, Tourism)	relocate mundays yard. Allow small units which employ 1-5 people to be developed.
Green Spaces	ensure they are maintained - a higher village precept may be required.
Transport	Allow 2 car parking spaces per house
Heritage	ensure conservation areas are enforced with Rigour & listed buildings maintained.

**SITES:** Do you have comments on any particular sites proposed in the plan?

The geographic nature of the village ensures development would concentrate in the south & then out towards the by pass to contain & restrain long term development.

**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

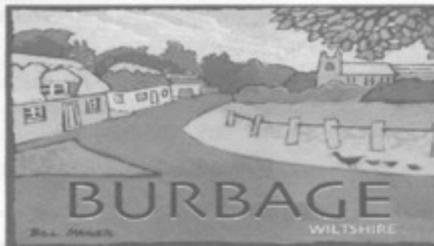
There appears little thought into the Dr Surgery. It cannot expand & if further development takes place, a larger facility should be built by the developers.

Peters 01

# Burbage Neighbourhood Plan

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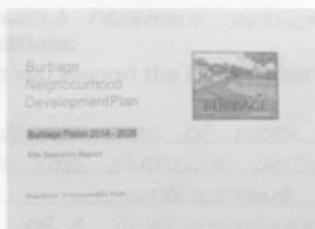
Comments will be recorded and will form part of the Consultation Statement that has to accompany the Plan. For this reason and also to help us keep you informed of future developments, please start by giving your name and address.

Name: MISS LINDA PETERS

Address: 166 HIGH STREET  
BURBAGE SN8 3AB

e-mail: lindipeters@gmail.com

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group. The Group reports to the Parish Council which has overall responsibility for the plan.



Distric 02

**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

*What is considered moderate? What will improve the quality of life in Lutetia? I have no difficulty with upgrading existing facilities but is it necessary to do so? I have no suggestions for change*

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	IF SOMETHING NEEDS REPLACING OR UPGRADING IN THE VILLAGE, I AM SURE THAT WITH THE POSITIVE + PRACTICAL RESOURCES OF RESIDENTS, SUCH MONEY COULD BE RAISED. WE MOVED IN RECENTLY AS WE LIKED WHAT WE SAW.
Housing (General)	PROBABLY THE CURRENT, LEAST AVAILABLE HOMES ARE STARTER HOMES, MODERN BUT NOT BUNGALOWS. IS A LARGE DEVELOPER LIKELY TO BUILD ONLY OR MAINLY SUCH HOUSES? I DO NOT SUPPORT MORE HOUSING.
Developer Contributions	106 AGREEMENTS ARE NOT ALWAYS FORTH-COMING, IN MY ONLY OTHER EXPERIENCE OF D.C.'S, MONEY WAS PROMISED BUT NEVER DELIVERED BY THE COUNCIL!!
Economy (Business, Employment, Tourism)	BUILDING A BUSINESS PARK OR MAKING A SPACE AVAILABLE DOES NOT GUARENTEE THAT A BUSINESS WILL USE OR BUY IT. NEITHER DOES IT MEAN THAT JOBS WILL BE AVAILABLE TO LOCAL PEOPLE.
Green Spaces	GREEN SPACES NEED LOOKING AFTER AND PROTECTING, NOT BUILDING ON. THEY ARE GENERALLY FOR FARMING OR RECREATION AND SHOULD BE KEPT AS SUCH TO PROTECT THE VILLAGE AND SURROUNDING AREA
Transport	IT IS A PROBLEM BUT HOW CAN ONE VILLAGE PERSUADE A BUS COMPANY OR INDIVIDUAL TAXI SERVICE TO INCREASE THEIR ROUTE/HOURS ETC?
Heritage	THIS AREA WAS COVERED IN FOREST. WE SHOULD BE VERY CAREFUL NOT TO FURTHER DENUDE THE WONDERFUL GREEN FIELDS AND VIEWS BY CRAMMING EVERY AVAILABLE SPACE WITH BUILDINGS + TARMAC.

**SITES:** Do you have comments on any particular sites proposed in the plan?

*I LIVE BY THE BYPASS SITE, SO APART FROM NOT WANTING OUR OUTLOOK TO CHANGE DRAMATICALLY, I CAN SAY THAT OUR "PADDLE" IS PART OF OUR GARDEN AND NOT FOR SALE. MY HOUSES BUILT ON THE SITE WOULD CUT OFF MOST OF THE WEEKEND NOISE FROM US BUT WOULD SUFFER BADLY WITH IT THEMSELVES AS WELL AS MORE CONSTANT NOISE AND AIR POLLUTION. ANY ACCESS TO THIS SITE WOULD PROBABLY RESULT IN INCREASED TRAFFIC ON THE HIGH STREET*

**General Comments and Suggestions:**

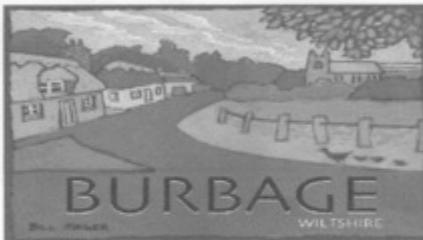
(Have we missed anything? Do you support the Plan? Is there anything we should change?)

*I RECOGNISE THAT A GREAT DEAL OF WORK HAS BEEN DONE ALREADY BUT I KNOW NOTHING ABOUT THIS EXERCISE UNTIL A MONTH AGO, DESPITE THE VILLAGE MAGAZINE. I UNDERSTAND THAT THE WHOLE PLAN IS BASED ON RESPONSES OF A QUESTIONNAIRE RETURNED BY A VERY SMALL PROPORTION OF RESIDENTS, POSSIBLY SOME NO LONGER HERE, WHO MAY OR MAY NOT HAVE APPRECIATED THE EXTREMES OF THEIR "WISHES". I AM AFRAID THAT I CANNOT SUPPORT THE PLAN*

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Responses may be made online, or in writing using this form. All comments must be received within 6 weeks of the consultation start date, that is by midnight on November 12th.

Please return the form either by email to [clerk@burbage-pc.org.uk](mailto:clerk@burbage-pc.org.uk), or by post to Cllr Pearce, 6 Ailesbury Way, Burbage SN8 3TD

[ Comments will be recorded and will form part of the Consultation Statement that has to accompany the Plan. For this reason and also to help us keep you informed of future developments, please start by giving your name and address. ]

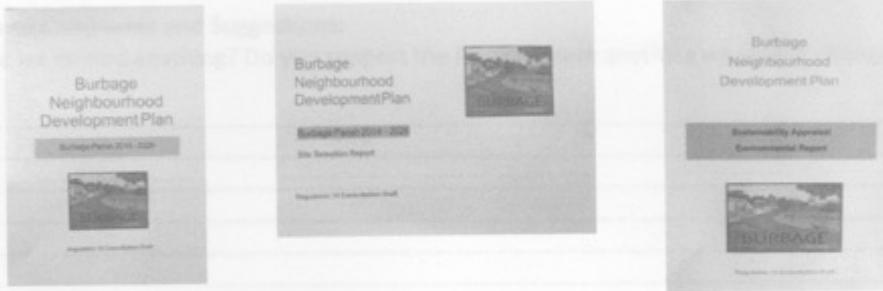
Name: Michael & Elizabeth Rowland

Address: Bowden Farm  
Burbage  
Marlborough, Wilts

e-mail: Mike.Rowland@bowden-farm.com

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group.  
The Group reports to the Parish Council which has overall responsibility for the plan.

NOTES: Do you have comments on any particular sites proposed in the plan?



**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

.....

.....

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	
Housing (General)	between Land <del>at</del> Manor Farm & The Old Bakery Also at Longdove should be considered
Developer Contributions	
Economy (Business, Employment, Tourism)	
Green Spaces	
Transport	
Heritage	

**SITES:** Do you have comments on any particular sites proposed in the plan?

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**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

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.....  
.....

Land along by pass and the Hotel  
should be reconsidered.

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Comments may be made online, or in writing using this form. All comments must be received within 6 weeks of the consultation start date, that is by midnight on November 12th.

Please return the form either by email to [development@barbours.com](mailto:development@barbours.com), or by post to The Practice, 6  
Newburn Way, Barbours, Wiltshire SN1 1JG

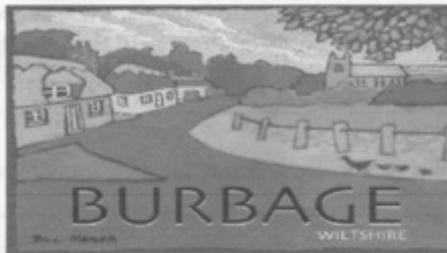
Please print your name and any other information you entered at the start of the consultation.

Name: Michael & Elizabeth Rowland  
Address: Bowden Farm  
Barbours  
Marlborough, Wilt  
Email: 13 nite - rowland@barbours-james.com

The consultation is being managed by the Barbours Independent Planning Group.  
The Group reports to the Parish Council which has overall responsibility for the plan.

Shires S 01

# Burbage Neighbourhood Plan



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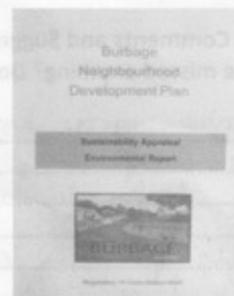
Comments will be recorded and will form part of the Consultation Statement that has to accompany the Plan. For this reason and also to help us keep you informed of future developments, please start by giving your name and address.

Name: S. SHIRES

Address: 6 BURROUGHS DRIVE  
SN8 3TT

e-mail: susan.shires@greenbee.net

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group. The Group reports to the Parish Council which has overall responsibility for the plan.



10 2 2012

SHRUBS 5 02

**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	Why do we need 4 potential building sites, all quite large? Building on this scale would change the character of the village.
Housing (General)	Burbage is a village. It does not have the infrastructure to support many more houses.
Developer Contributions	The more houses the larger the contribution isn't necessarily good - it might not happen.
Economy (Business, Employment, Tourism)	Burbage is a place people come to in order to get away from their working environment. It would be totally inappropriate to try & create more employment here.
Green Spaces	Very important to retain these & ensure Burbage remains a rural environment with agriculture its main theme.
Transport	Buses are already under-used, so very infrequent. I don't think more houses would change this as people travel by car.
Heritage	As much as possible we need to keep our heritage as a quiet, rural village.

**SITES:** Do you have comments on any particular sites proposed in the plan?

Re the Scout hut/Plumby's yard site, it's too large on a quiet cul-de-sac & we couldn't even find an allotment site, let alone a replacement site for Scouts. Plumby's yard is very useful to the village.

**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

\* Re tourism, more houses would make Burbage more unattractive to tourists. Wolfhall is about the only historical interest around, & that's sadly lacking in any tourist literature.

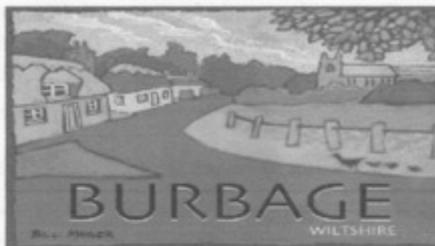
All sites proposed especially the bypass in-fill open up the village to fairly large-scale development. In-fill would be better throughout the quaker had been reached following the Persimmon development.

In spite of the above comments the work carried out on this plan is very much appreciated!

# Burbage Neighbourhood Plan

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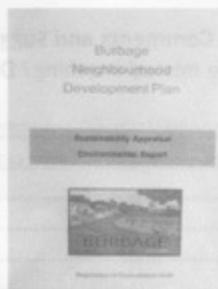
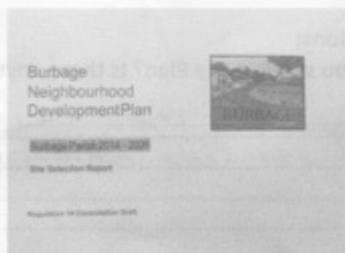
Comments will be recorded and will form part of the Consultation Statement that has to accompany the Plan. For this reason and also to help us keep you informed of future developments, please start by giving your name and address.

Name: M. SHIRES

Address: 6 BURROUGHS DRIVE  
BURBAGE  
SN8 3TJ

e-mail: \_\_\_\_\_

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group. The Group reports to the Parish Council which has overall responsibility for the plan.



SHARES M02

**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

.....

.....

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	More developments should not be considered until the current development is complete
Housing (General)	A large housing site is already taking place in the village, we don't need many more houses
Developer Contributions	
Economy (Business, Employment, Tourism)	Burbage is rural, this should encourage tourism.
Green Spaces	Keep the green spaces shown on the village map, Retain the area between the High Street and Bypass
Transport	more houses will lead to more cars down the High Street
Heritage	

**SITES:** Do you have comments on any particular sites proposed in the plan?

I don't agree with the development at the Scout Hut and Munday's Yard. This area should stay rural.

.....

.....

**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

I support setting up a Plan, but development should only be planned, one site at a time, not four.

.....

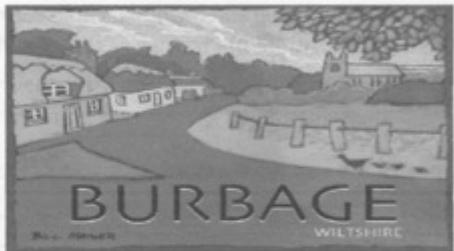
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THOMAS 01

# Burbage Neighbourhood Plan



Pre-Submission Draft Plan Consultation

Response Form

Following extensive consultation and research, a draft Neighbourhood Plan for Burbage is ready to read and comment on in accordance with Regulation 14 of the Neighbourhood Plan (General) Regulations 2012. The plan will be available at events in the village, from the Parish Council and online at:

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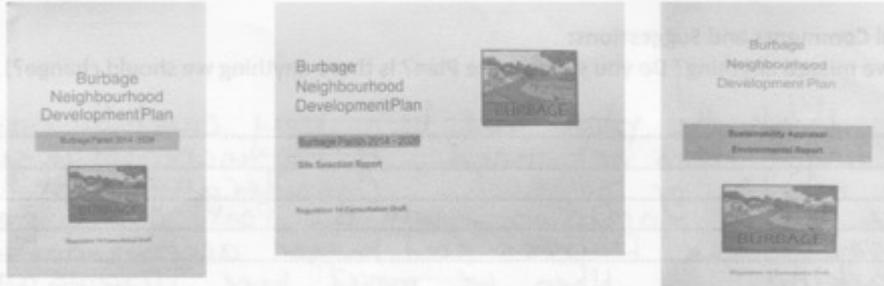
Comments will be recorded and will form part of the Consultation Statement that has to accompany the Plan. For this reason and also to help us keep you informed of future developments, please start by giving your name and address.

Name: Mr & Mrs A Thomas

Address: 8 Well Meadow  
Burbage

e-mail: \_\_\_\_\_

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THOMAS 02

**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

NO

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	
Housing (General)	No more than planned
Developer Contributions	
Economy (Business, Employment, Tourism)	
Green Spaces	
Transport	
Heritage	

**SITES:** Do you have comments on any particular sites proposed in the plan?

**General Comments and Suggestions:**

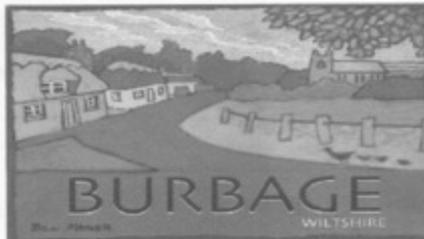
(Have we missed anything? Do you support the Plan? Is there anything we should change?)

We think the plan has been very carefully considered. The village does not need to be increased in size too quickly or too much. Consideration must be given to the facilities - will the Post Office remain open? The Doctors need bigger accommodation if parking. When we moved here 50 years ago there were 5 shops, 3 garages, P.O. in Public house, Doctors surgery, and Methodist & Parish Churches & a strong British Legion and much smaller population.

Glenda Pearce 810581

R TAYLOR 01

# Burbage Neighbourhood Plan



## Pre-Submission Draft Plan Consultation

### Response Form

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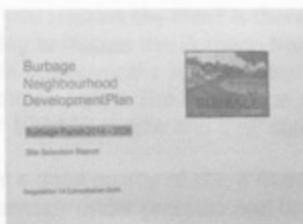
Comments will be recorded and will form part of the Consultation Statement that has to accompany the Plan. For this reason and also to help us keep you informed of future developments, please start by giving your name and address.

Name: Clive and Angela Russell-Taylor

Address: 4 Sprays, Burbage SN8 3TA

e-mail: russelldob@gmail.com

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group. The Group reports to the Parish Council which has overall responsibility for the plan.



**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

RMY/02 02

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	See General comments below
Housing (General)	See General comments below
Developer Contributions	See General comments below
Economy (Business, Employment, Tourism)	See General comments below
Green Spaces	See General comments below
Transport	See General comments below
Heritage	See General comments below

**SITES:** Do you have comments on any particular sites proposed in the plan?

See General comments below

**General Comments and Suggestions:**

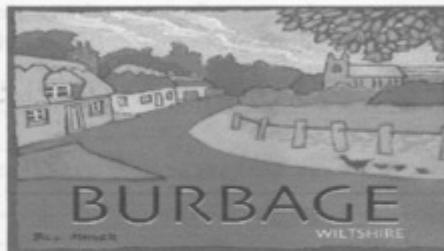
(Have we missed anything? Do you support the Plan? Is there anything we should change?)  
 Having attended the first meeting to discuss the Burbage Neighbourhood Development Plan and read the documents, we are unequivocally 100% against it.  
 This is not "nimbyism", just common sense. The Persimmon development alone will potentially add at least another 100-150 people and their cars.

At the moment, Burbage enjoys a good quality of life: a friendly community, a well-run and highly regarded local surgery (already under pressure and barely mentioned in the Neighbourhood Development Plan), green spaces and footpaths, sufficient retail facilities and local tradespeople.

There are certainly areas that we understand could use investment: the surgery parking, the school, the sewerage system, the village hall, for example, but the idea that builders would invest sufficient money to solve these problems, as a *quid pro quo* for developments that would put even more strain on them, is a fantasy.

THORNTON 01

# Burbage Neighbourhood Plan



Pre-Submission Draft Plan Consultation

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Name: J.P. THORNTON

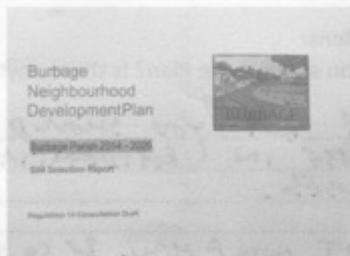
Address: OAKSIDE

ST. IBB'S GREEN

BURBAGE, WILT. SN8 3AU

e-mail: jpthornton1@outlook.com

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group. The Group reports to the Parish Council which has overall responsibility for the plan.



10 APPROVED

THE RNTON 02

**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

THE BROAD DIRECTION OF THE NDP IS SATISFACTORY.

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	
Housing (General)	REDUCE THE POTENTIAL CAPACITY FOR NEW RESIDENTIAL HOUSING TO ABOUT 40 NEW HOUSES ONLY.
Developer Contributions	
Economy (Business, Employment, Tourism)	REDUCE THE EMPHASIS ON WOLF HALL AS A POTENTIAL HOTEL SITE.
Green Spaces	STIBBS GREEN OUGHT NOT TO BE SO READILY DISCOUNTED.
Transport	
Heritage	

**SITES:** Do you have comments on any particular sites proposed in the plan?

I THINK THE NDP SHOULD NOT OFFER THE 'BY PASSES' SITE FOR SUCH A LARGE SCALE DEVELOPMENT

**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

I SUPPORT THE NDP BUT YOU SHOULD REDUCE THE POTENTIAL INCREASE IN RESIDENTIAL HOUSING TO AROUND 40 HOUSES.

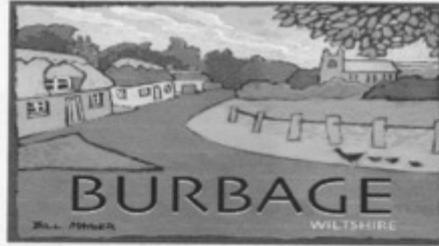
I DO NOT AGREE THAT WOLF HALL BE SO SPECIFICALLY IDENTIFIED AS A SITE FOR A HOTEL.

Stage 01

# Burbage Neighbourhood Plan

## Pre-Submission Draft Plan Consultation

### Response Form



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Name:

DAVID THEAR

Address:

1 THE RYSEFORDS

EASTCOURT ROAD

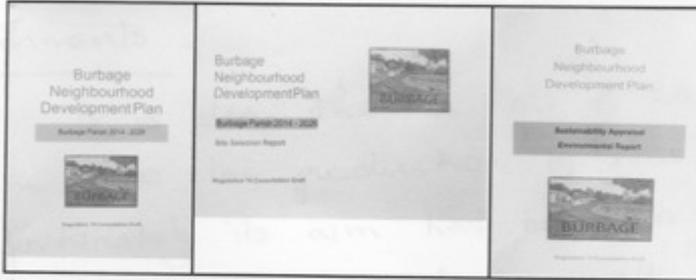
BURBAGE SN 8 3TS

dehear43@gmail.com

e-mail:

THANE 02

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group.  
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**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

.....  
..... See attached .....  
.....  
.....  
.....

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	
Housing (General)	30 or so dwellings which are needed could be provided by townfield
Developer Contributions	See attached
Economy (Business, Employment, Tourism)	
Green Spaces	
Transport	

BURBAGE NEIGHBOURHOOD <sup>THREAT OF</sup>  
PLAN 3/11/16

Comments

It is clear that a lot of hard work has gone into the production of this plan. Unfortunately its aim has been to develop the area into something of a small township rather than the village which it would seem is what most residents wish to retain. The estimated housing need seems to be about 30 dwellings with an emphasis on reasonable cost properties. This plan proposes 175 including two major sites near the bypass and on the Grafton Road. Any development of this size must impact on the whole village and countermand the much of what is stated in the plan text.

The 30 or so dwellings which are needed could be provided by brownfield sites, the use of land in the High Street opposite Coombe Meadow. (There is already new buildings in the area) and access to and from could be from the Dorley Road as well as the High Street and possibly East Sands opposite the cricket field

THURS 04

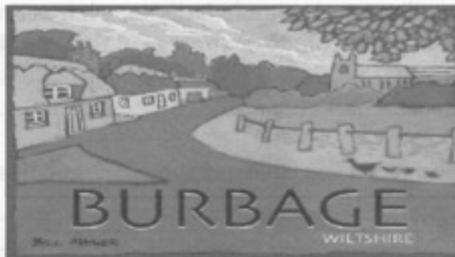
My recommendation is that the existing document be withdrawn and re-submitted on the lines I have suggested.

David Theas

*[Faint, illegible text]*

TEASDALE CA

# Burbage Neighbourhood Plan



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Name: ALISON + BRIAN TEASDALE

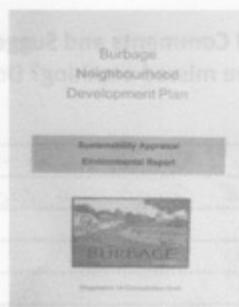
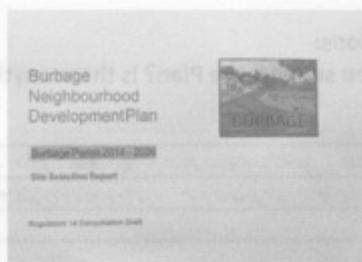
Address: 21. AILESURY WAY.

BURBAGE.

SN8 3TD

e-mail:

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group. The Group reports to the Parish Council which has overall responsibility for the plan.



THASBANE 07

**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	NEED FOR DEVELOPMENT - BUT TO BE CONTROLLED BY EXISTING BURBAGE RESIDENTS. ALSO REGARD FOR THE INFRASTRUCTURE OF THE VILLAGE.
Housing (General)	MIX OF HOUSING, TO INCLUDE AFFORDABLE/ SOCIAL HOUSING.
Developer Contributions	REQUIREMENT FOR SUPPORT FOR THE SURGERY, SCHOOL AND RETAINING GREEN AREAS OF VILLAGE.
Economy (Business, Employment, Tourism)	
Green Spaces	REASONABLE RETENTION OF ALL GREEN COMMUNAL SPACES IN BURBAGE.
Transport	
Heritage	

**SITES:** Do you have comments on any particular sites proposed in the plan?

DO NOT AGREE WITH BRIDGING BETWEEN HIGH ST & BYPASS - IDEAL SITE NEAR NEW DEVELOPMENT (ST DUNSTON'S) WILL HAVE ACCESS ALREADY IN PLACE.

**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

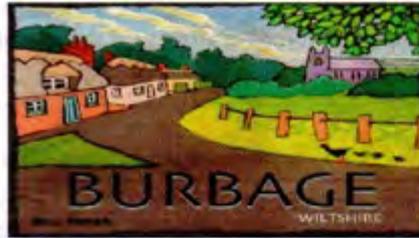
MAXIMUM NUMBER OF HOUSES TO BE BUILT - 30-40 DWELLINGS  
THE SCHOOL & SURGERY CANNOT ACCOMMODATE MORE.

THANK-YOU FOR YOUR EFFORTS !!

## Burbage Neighbourhood Plan

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Name: M. TUPMAN

Address: "CARELEN"  
HIGH ST, BURBAGE.  
SN8 3AR

e-mail: \_\_\_\_\_

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The Group reports to the Parish Council which has overall responsibility for the plan.



**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

.....

.....

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	NO ONE WAS ABLE TO GIVE PROPOSED "BUILD" NUMBERS? BUT RUMOURS CIRCULATING IN VILLAGES ITS PROPERTIES SEEM TO BE TOO MANY - TOO QUICKLY.
Housing (General)	AM IN FAVOUR OF BUILDING MORE AFFORDABLE HOUSING FOR LOCAL YOUNG PEOPLE NOT - IN THE CASE OF ST. DUNSTONS BUILDING NOTHING FOR ELDERLY WORKING YOUNG PEOPLE
Developer Contributions	
Economy (Business, Employment, Tourism)	MORE LOCAL BUSINESS SHOULD ENCOURAGE LOCAL EMPLOYMENT. BUT NOT ANOTHER HURATA - AN EYESORE AND A WHITE ELEPHANT FOR LOCAL EMPLOYMENT I HAVE HEARD TALK OF A CAFE AND HOTEL? ..?
Green Spaces	MORE BE KEPT AND IF POSSIBLE INCREASED AND IMPROVED.
Transport	IF PUBLIC TRANSPORT NOT IMPROVED MORE CAR JOURNIES WILL BE MADE ON LOCAL ROADS AND DANGEROUS ROADS. IF 200+ HOUSES BUILT THAT COULD BE 400 MORE VEHICLES AROUND VILLAGES
Heritage	

**SITES:** Do you have comments on any particular sites proposed in the plan?

THE AREA BETWEEN HIGH ST + ASPHYS SEEMS TO HAVE LITTLE THOUGHT RE ACCESS TO MAIN ROADS. WE STILL HAVE A HIGH ST WITH NO PAVEMENT IN SOME AREAS.

.....

.....

**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

AM SURPRISED THAT THAT NO PLANNING HAVE BEEN MADE TO LOOK AT FIELDS SOUTH OF THE ROUNDABOUT. THE LARGE FIELD ON THE PENWYR K1, OFF HOLEFATH FARM. IN THE AREA OF PALL MALL, THE SCARLET EXPOSURE OF ERECT CHECKERS SHESS - TOWARDS SOUTH GROVE FARM.

.....

.....

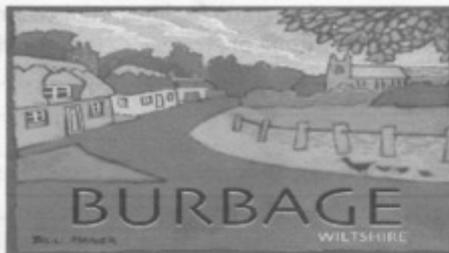
ALTHOUGH I SUPPORT THE CONCEPT OF A PLAN, THIS INITIAL SUBMISSION SEEM TO BE VERY WEAK ON CONTENT AND DETAIL. WITHOUT A MORE FRESHED OUT SUBMISSION I WOULD NOT SUPPORT THIS SUBMISSION.

WILLIS 01

# Burbage Neighbourhood Plan

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Response Form



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Name: BERNADETTE WILLIS

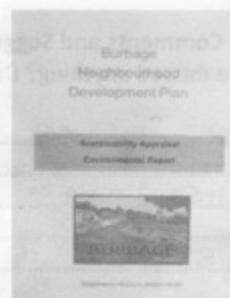
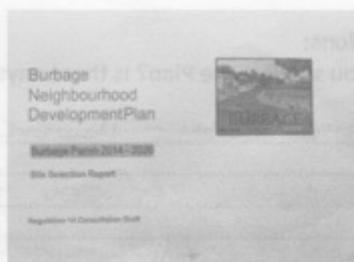
Address: Paddock Cottage

RAN ALLEY

BURBAGE SN8 3BL

e-mail: email@williswheeler.co.uk

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Willis 02

**Strategy:** The plan aims to encourage moderate growth in order to improve quality of life in the village and upgrade facilities, while caring for the environment including green spaces. Is the overall attitude or strategy of the plan right? Do you have any suggestions for changes?

**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	
Housing (General)	I WONDER WHETHER THE HOUSING BETWEEN THE HIGH ST AND BY PASS IS LARGER THAN NEEDED/REQUIRED
Developer Contributions	AT THIS STAGE.
Economy (Business, Employment, Tourism)	
Green Spaces	
Transport	
Heritage	

**SITES:** Do you have comments on any particular sites proposed in the plan?

SEE ABOVE.

**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

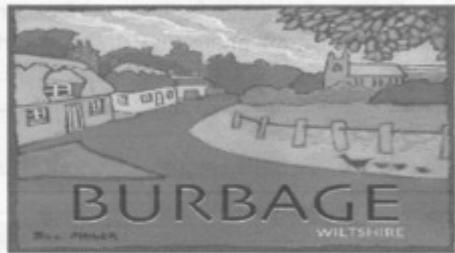
I DO SUPPORT THE PLAN - HOWEVER, I WONDER WHETHER THE HOUSING BETWEEN THE HIGH ST AND BY PASS IS LARGER THAN NEEDED/REQUIRED AT THIS STAGE.

# Burbage Neighbourhood Plan

WATTS 01

Pre-Submission Draft Plan Consultation

Response Form



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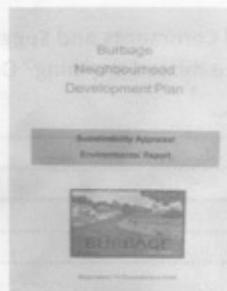
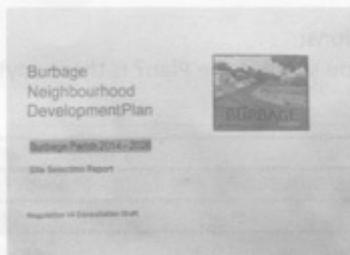
Comments will be recorded and will form part of the Consultation Statement that has to accompany the Plan. For this reason and also to help us keep you informed of future developments, please start by giving your name and address.

Name: MR BRYAN WATTS

Address: 6 EASTSANDS  
SN8 3AN

e-mail: watts.206@btinternet.com

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WATTS 02

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**Policies:** do you have any specific comments on the main policies of the plan?

Policy	Comment
Development Strategy	
Housing (General)	
Developer Contributions	
Economy (Business, Employment, Tourism)	
Green Spaces	
Transport	Mr Philip Watts
Heritage	Philip Watts

**SITES:** Do you have comments on any particular sites proposed in the plan?

**General Comments and Suggestions:**

(Have we missed anything? Do you support the Plan? Is there anything we should change?)

I do not support the plan

To me the proposed plan is not encouraging moderate growth but giving the go ahead to speculators/house builders to purchase the larger areas of land and apply for planning. The proposed plan is rubber stamping that the village is willing to expand by more than the 40/50 properties originally mentioned once the Seymour Estate is complete. Surely the village does not need such large developments now or in the future. If there is to be further development small infill sites of affordable housing is necessary not luxury 4/5 bedroom properties. Burbage is a village and should remain so.

## Appendix 8 Second Round Consultation - Leaflet



# Burbage Neighbourhood Development Plan

The Plan has been redrafted to reflect the first consultation. A second phase of consultation will begin on 19 January 2017 and will last 3 weeks.

There will be a public briefing in the Village Hall commencing 6.30pm on Friday 3 February 2017.

We need your feedback on the revised draft by 4pm on Thursday 9 February 2017.

This is a second opportunity to provide constructive comment on your Neighbourhood Development Plan before it is submitted to Wiltshire Council for scrutiny.

Documentation for review can be downloaded from the Parish Council Website at:

<http://www.burbage-pc.org.uk>

Copies of the main documents can also be seen in the library in Marlborough from 19 January 2017 and at the Church Centre on:

- Saturday 21 January 2017 from 2-4pm
- Saturday 28 January 2017 from 2-4pm and
- Saturday 4 February 2017 from 2-4pm

Comment sheets will be available from the foyer of Church Centre, alternatively, they can be downloaded from the Parish Council website.

Comments can be submitted online to the Parish Clerk at:

[clerk@burbage-pc.org.uk](mailto:clerk@burbage-pc.org.uk)

## Submission Draft

Email comment with name and address of sender will also be accepted.

Alternatively, paper copies can be placed in the collecting box at the Post Office on the High Street.

Development Plan before it is submitted to Wiltshire Council for scrutiny.

Documentation for review can be downloaded from the Parish Council Website at:

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## Appendix 9 Second Round Consultation – E mails and Response Forms

### E MAILS:

Name or Responder	Comments
<p>Michael Faunce-Brown 77 Eastcourt Road Burbage</p>	<p>We need to look at the wider picture: Pressure to build ever increasing numbers of houses. There are over 1,000,000,000 Africans alone, take just Nigeria: increasing at this rate: 1917: 17 million. 2017: 216 million.</p> <p>Of these at least half would love to move to the UK, where they would be provided with accommodation, etc. Thus, world population exploding out of control, and Birth Control never mentioned. Botswana have free condoms, so why not the rest?</p> <p>So, however many houses are built in the UK, the pressure will never cease. Our successive governments have failed to control Immigration, so more houses will be needed forever. If we allow Burbage to follow the trend, before long, there will be no green area left. Traffic will be impossible. Sewage will be inadequate. Medical services will founder. Education will be under pressure. Who will benefit from more houses? The Builders. No one else. Wake up Burbage before you go under a surging population. Please allow our public to read this.</p>
<p>Geoff &amp; Eileen Hill Eastdown House Eastcourt Burbage</p>	<p>We feel that the second draft of the Neighbourhood Plan should be acceptable to a majority of the residents of Burbage. However, we are slightly concerned that the inspector, who will have limited knowledge of the historical development of Burbage, may consider that the suggested increase in the housing stock of 30 is insufficiently ambitious, given the government's imperative to build more houses. To minimise this risk we feel that it is very important that the recent growth of Burbage, over say the last five years, is given more emphasis.</p> <p>It could also be argued that the number of additional houses at 30 is on the low side given that the most popular choice was 25 to 40 and a significant number of people argued in favour of 50 to 100.</p> <p>The document appears to imply, that at a normal densities, 30 houses could be accommodated on the Grafton Road site and that this number would be needed to generate a development contribution. On the other hand the plan stresses that most development should be by way of infill. We feel that the development of the Grafton Road site has some advantages compared with relying mainly on infill. Indeed excessive infill could damage the very character of the village that the residents are seeking to protect. This is particularly true if the infill were to be within an area containing a number of old properties: an example of this would be the plot of land north-east of the new vicarage.</p> <p>If the potential number of houses is moved up to 40 then this gives the flexibility to both allow limited infill and develop the Grafton Road site.</p> <p>The development of the doctor's surgery seems to have suddenly gained in importance. While we greatly value the outstanding service it offers and would want to protect and develop it, we are surprised that it is judged to have reached its capacity. Presumably this is something that has been raised by Dr King?</p> <p>The calculation of the cost of new facilities at the doctor's surgery is interesting but is it actually realistic? The existing building can only be extended forwards, thus removing what little parking there is. There is land available between it and the High Street, but this assumes that its owners would be prepared to sell all or part of their garden. In addition the land has clear infill development potential and therefore would command a very high price.</p> <p>In our previous submission we suggested that Seymour Pond and the adjacent area immediately to its east should be developed to create a further green space. We would still argue that this is worthy of inclusion in the plan as a clear aspiration particularly as it would create a green space adjacent to the new Persimmons Homes development and the Grafton Road development should this occur.</p>

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Name or Responder	Comments
<p>Colin &amp; Michelle Younger The Old Chapel 81 High Street Burbage</p>	<p>Again we must congratulate everyone on the efforts to create this document. Overall it is a document we would support and very much reflects the desire of most to see a gradual, controlled development of the parish. The only points I would make are :-</p> <p style="padding-left: 40px;">Policy 1 (iii) states <b>"In all developments of greater than 5 units a <u>proportion</u> of homes should be aimed at first-time buyers"</b> whereas Policy 2 (i) states <b>"Any development of 5 or more houses must include <u>at least 1 unit</u> of the total number of as 1 or 2 bedroom dwellings"</b> To a developer this means all developments greater than 5 just need to have 1 such house to satisfy the policies (plus 1 for the disabled if there are more than 25 houses). I would suggest that a specific ratio is inserted in both policies e.g. "1 for every five houses or part thereof".</p> <p style="padding-left: 40px;">The map for Policy 3 does not show the Persimmons estate so the proposed Grafton Road plot is not being shown in its true context (it is dangerous to assume all parishioners know where this development is taking place and therefore why Grafton Road is a logical selection J)</p> <p style="padding-left: 40px;">Policy 7 should formally include both Stibb's Green and the Church Green. The former is, I believe, of unknown ownership while the latter risks becoming a car park one day.</p> <p style="padding-left: 40px;">Policy 8, para 9.36 – Salisbury! These days the 80 only goes to Tidworth/Ludgershall and previously went to Andover - never Salisbury. You have to go to Pewsey for a direct bus to Salisbury.</p>
<p>Peter Duke REVISED SUBMISSION</p>	<p>Overall comments: the amended plan has multiple inconsistencies and contradictions which need to be clarified and rectified. This was aired and confirmed at the briefing meeting on 3/2/17</p> <p>Section 6.25 The HNS indicated that the majority of residents who responded supported more housing in Burbage (85.7%). The most popular scale for development was between 21 and 40 homes. Of these, the survey found a demonstrable need for affordable housing of all types of 17units. The Community Engagement Survey, carried out by the Parish Council, indicated a slightly different picture.</p> <ul style="list-style-type: none"> <li>• There was an appetite for what can best be described as 'moderate and balanced growth'</li> <li>• 42% wanted between 26 and 50 homes, but</li> <li>• 20% wanted 51-100 and 9% wanted over 100 houses.</li> </ul> <p>This section needs to be more explicit and should strictly align to and reference the evidence. I would suggest this section be amended as follows :</p> <p>The HNS (308 respondents) indicated that the majority of residents who responded supported more housing in Burbage (85.7%). The survey found a demonstrable need for affordable housing of all types of 17units. However, 55% of respondents wanted either no additional housing or under 21 houses. The Community Engagement Survey (230 respondents), carried out by the Parish Council questioned housing needs over a 20 year period. To estimate demand over the period covered by this plan (10 years) then it would be reasonable to pro-rate these results ie that 71 % wanted either no additional housing or under 25 homes.</p> <p>The conclusion should be that there is as a lack of appetite for anything other than very limited growth.</p> <p>It should also be noted that neither survey explicitly put the question on housing in to context with the planning permission for Persimmon Homes which was in progress. A more robust approach would have made this more clear eg "on top of the 40 or so homes for which planning permission is in the process of being granted, how many extra homes would you support etc? It may well be there the St Dunstan's Place development already satisfies/exceeds the needs of many who responded including those urgent needs for affordable housing</p> <p>Section 9.3 Same comments as for Section 6.25</p> <p>Section 6.30 While 48.5% of households' working members usually travel less than ten miles to their place of work, 51.5% travel more than that, suggesting a potential lack of more local sources of employment".</p> <p>The conclusion that the reason why people travel more than ten miles suggests a potential lack of more local sources of employment is almost certainly flawed. A more likely answer is that they are travelling to jobs which only can be found in large towns ie Swindon, Andover, Devizes, Newbury, and of course to London. I suggest you remove this from the argumentation. Yes, there is a need for more local employment. Will it reduce car usage and commuting? Almost certainly not. As an example, none of the professional staff at Burbage's largest employer , BDC Systems, live in the village.</p> <p>Policy 1 - Development Strategy Policy 1 Development Strategy i. The bulk of local housing need is expected to be met by infilling and modest schemes of no more than 10 houses. Exceptions to this rule will have to demonstrate a clear need for development on this scale. Would suggest to add the following. Schemes of between 5 and 10 houses should be limited to brownfield sites. Suggest also consider that a modest scheme would be 5 houses and not 10 given that only 30 are being considered over a ten year period.</p> <p>ii. Mixed-use developments including housing and retail or B1 and B2 industrial employment uses are encouraged and will receive favourable consideration subject to.... There is only one site identified for employment and that is Harepath Farm. Please make this clear as per the briefing meeting on 3/2/17 that the Harepath farm site is not being considered as a mixed-</p>

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	<p>use development.          How does this policy apply to as yet unidentified sites elsewhere? Does that mean a mixed use development of up to 10 houses plus retail or B1 and B2 industrial employment uses ??          Policy 3 Housing Site          3 Housing (Site) Grafton Road          a. Grafton Road - Housing Development of up to 30 homes of mixed size and type is acceptable subject to:          - Satisfactory highway access          - Screening of existing properties to south</p> <p>This is in direct conflict with Policy 1 ie there is no demonstrable clear need for an exception to building more than 10 homes. Maybe this should read.          Grafton Road - Housing Development of up to 30 homes of mixed size and type is acceptable subject to:          - demonstration of a clear need in the future for a development on a scale exceeding 10 homes (Policy1.1) or phased developments of up to 10 homes spread evenly across the plan period ie every 3 years.          - Satisfactory highway access          - Screening of existing properties to south          Should also add for clarity in the plan sites which are not supported by the community for development ie</p> <ul style="list-style-type: none"> <li>• Lands between the village and the bypass</li> <li>• Mundy's yard and Scouthut.</li> </ul> <p>Doctors Surgery          Following the presentation at the briefing meeting on 3/2/17, it is now clear that the current surgery cannot be extended or expanded. The lack of capacity of the surgery should now be clearly identified in the plan as a major constraint to any housing development for the foreseeable future. The Doctors Surgery is an independently owned and operated business primarily funded by a per capita income from patients. Until such time as the local PCT and/or the Surgery owners identify sources of investment eg a commercial mortgage to build a brand new surgery (with adequate parking) then this should remain a constraint. It should not be a development objective to use development funds to build a new surgery.</p>
<p>Billy &amp; Gordon Morrison          22 Martingale Road          BurbageMorrison B and G</p>	<p>Just to say we have reviewed the plan and are happy with it and feel its a good, solid and professional piece of work. Thanks for leading this somewhat of a thankless task.</p>
<p>Geoff &amp; Eileen Hill          Eastdown House          Eastcourt          Burbage</p> <p>SECOND RESPONSE</p>	<p>We note that a letter concerning the second draft of the Neighbourhood Plan from Mr Rawlinson was published in the February edition of Burbage News. Presumably he has or will make the same comments in a formal response to the second draft plan.</p> <p>His main point is that the Grafton Road site should be developed over a much longer period than the 10 years covered by the plan. We do not believe that such a change should be included in the final plan as we feel it is unrealistic for two reasons</p> <ol style="list-style-type: none"> <li>1. The planning inspector is unlikely to accept a plan where there is uncertainty as to the number of houses that are seen as acceptable over the course of the planning period. We would argue that the plan should contain a definite figure which in our response to the second draft we suggested should be 40 houses, including infill.</li> <li>2. It is highly unlikely that any developer would be prepared to incur the upfront cost of installing the services for a 30 house development while only being able to recover these costs over an extremely long period. In practice therefore this site would not be developed and the number of houses that Burbage Parish would commit to would be either very low or alternatively achieved by an unacceptable level of infill.</li> </ol> <p>We would be grateful if this email could form part of the response to the second draft of the plan.</p>

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Name or Responder	Comments
<p>Nicolas &amp; Liz Leigh-Hunt Eastcourt Burbage</p>	<p>We have read the revised draft of the Burbage Neighbourhood Development Plan. Thanks are due to all those involved in all this work to date.</p> <p>We are still of the view that significant scale housing development strategically planned at sensible intervals must be the long term guarantor of the life and sustainability of the village and everything that makes community. This is regardless of national or local government targets or the pressures that derive from that. While older immigrants, and maybe some longstanding villagers, may hanker after an idyll of an unchanging village the reality is that the village is always going to be in a process of change, and the key issue is how and whether that is to be managed for a positive future, or allowed to stagnate and wither. You do not have to travel far to find neighbours with closed shops, closed schools, closed pubs, struggling churches and a lack of quantum dynamics for activities and organisations.</p> <p>The history of the village over the last fifty years, which includes the Ailesbury Way/Suthmere Drive development and then the Martingale Road/Saddlers Way development spaced roughly twenty-five year apart suggests that this might be a rate of expansion for the village that is acceptable and makes the right level of positive contribution. This would mean development each time on the scale of 50 houses which would probably be the sort of level which would incentivise a developer to contribute too more widely to the infrastructure of the community. The shortcoming of the Neighbourhood Plan in our view is that it is for a ten-year period only; we would share the misgivings of many if such a scale of build was at a ten year rate, but if the individual developments are then scaled down to around 30, that would undoubtedly prejudice any infrastructure contribution.</p> <p>What is clear is that a realistic plan is a safeguard against an imposed one, which, with developers behind it we could not possibly afford to contest. Defiance, or a head in the sand approach, is neither practical nor responsible.</p> <p>With best wishes Nicolas and Liz Leigh-Hunt</p>
<p>M Cronk Eastcourt House Eastcourt</p>	<p>To: Burbage Parish Council</p> <p>Neighbourhood Plan</p> <p>I have had a chance to review both the draft plan and the recent, post consultation, document. It is clear that the team involved in the project, from inception through to planning the consultation, the preparation of documentation, preliminary surveys, analysis and development of the plan has involved considerable work on the part of those involved. The village community owes the team a tremendous debt of gratitude for the effort that has been committed to the work and the personal time and that has been given up to get us to this point. Though some may have misunderstood the purpose, process or content, or been unnecessarily critical of the work or motives of those involved, should not detract from all the work that has been put in to it and the quality of the report. It is a model for neighbourhood plans and how to manage them.</p> <p>The outcome appears to reflect the consultation feedback and the views and needs of the village community and I would commend the team for all the work they have put in to the plan.</p> <p>I have no material concerns or issues with the plan which feels an appropriate, albeit modest, outcome of the consultation to the process.</p> <p>The final plan may benefit from:</p> <ul style="list-style-type: none"> <li>- a clearer definition of what brown-field sites means in the context of Burbage</li> <li>- clearer guidance on what residential infilling means in the conservation areas</li> <li>- extension of the 20mph zone to Eastcourt, Westcourt and the other single track roads and particularly those that have greater concentrations of children attending school or playgroups.</li> </ul> <p>Thank you for all the hard work.</p> <p>Mike Cronk Eastcourt House Eastcourt Burbage</p>

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Name or Responder	Comments
<p>Linda &amp; Derek Kidd 105 East Sands, Burbage</p>	<p>The plan has been redrafted following the Regulation 14 Pre-submission consultation. We are looking for constructive comment or criticism.</p> <p>What do you like about The Burbage Neighbourhood Development Plan? Burbage Parish Council (BPC) took the correct action in amending the original 2016 version of the Burbage Neighbourhood Development Plan (BNDP) in light of the overwhelming rejection by the residents for the proposed number of housing development sites to be put forward and for the overall proposed number of houses to be built.</p> <p>The Planning Policy context includes many documents some of which provide specific guidance to developing a NDP in Burbage; in particular, The National Planning Policy Framework (NPPF), the Wiltshire Core Strategy (Development Plan 2015) and the Housing Needs Survey (HNS 2014). In my view none of these documents provided Burbage Parish Council with a mandate to produce a "radical high growth/ high benefit strategy NDP, which recommended the level of growth in future housing numbers and appeared to ignore the basic fundamentals as outlined in the Planning Policy context guidance. This is very regrettable and it is hoped that the publication of this first version of the BNDP will not have untold consequences in the future.</p> <p>The revised Vision for Burbage is more in keeping with the wishes of Burbage residents and in particular it is imperative that the Parish Council honour the commitment thus: - "The BNDP intends to ensure that the local community has a powerful voice in managing future change in the village and in particular a greater say in where, how, what and when development occurs". What could be improved? There are too many confusing and contradictory statements within the second version of the BNDP that require further clarity and consistency. I have identified a small number of key examples.</p> <p>1.The Vision and the first two objectives of the BNDP imply that the status of the NDP will influence future planning decisions and outcomes – "The BNDP intends to ensure that the local community has a powerful voice in managing future change in the village and in particular a greater say in where, how, what and when development occurs". "To deliver the housing and employment the village needs" "To steer development to locations that are supported by the community" However, in the Post Reg 14 Consultation Draft page 15 Overall Strategy in clearly states in the Plan Response to the examples of themes, which are based on residents comments to the first version of the BNDP as follows: - " core strategy figures are minima, not maxima. This is a common misunderstanding. Burbage is a popular place to live and whatever the NDP proposes there is significant risk that the village will experience development levels higher than those in the WCS" "A Neighbourhood Plan cannot legally impose a development cap or limit in terms of overall numbers. It cannot say "no" to development."</p> <p>It is not possible to stipulate that only the sites a plan lists are acceptable. In law, all applications are entitled to be considered on their merits" Therefore, based on the above statements, what is the point of a Neighbourhood Plan and how can Burbage Parish Council make statements about a powerful local voice when their own response to residents concerns in the draft Consultation Statement say the opposite? 2. Within the draft Consultation Statement on page 17 a theme is raised on the Strategic Housing Land Availability Assessment (SHLAA) and the example comment states – "All the SHLAA sites must be addressed not a few. Opening up new areas not in the WCS, such as the Bypass Site, is an extremely dangerous step that will cede control to opportunistic developers." The Pan Response states – " The function of the Neighbourhood Plan is not to automatically take forward houses in the SHLAA." According to Wiltshire Council 's website it states - "The Strategic Housing Land Availability Assessment (SHLAA) provides information on a range of potential housing sites and gives an indication of how dwelling requirements could potentially be met. This evidence will be used to inform the Local Development Framework (LDF) Core Strategy and Site Allocation Development Plan Documents and Neighbourhood Plans." Surely, as in the case of Burbage where 14 potential sites have been identified, it would be wise to comment, if only briefly, on all 14 sites in order to avoid any confusion; need to defend a site in the future should a developer make a planning application; risk reviewing the existing NDP with any required consultation process thereby incurring more cost and opening up another period of uncertainty.</p> <p>3 The Additional Consultation Draft Policy 4 page 31 advises on Developer Contributions and cites as the first priority – "To extend the Doctor's Surgery and / or maintain medical facilities in Burbage" – in response to the level of concern expressed by residents given the many pressures that are currently facing our surgery. The planning consultant undertook some very basic research and based on this and other assumptions came up with the cost of a small extension to the existing premises resulting in an estimated cost of circa £65K. Further calculations based on average housing costs and CIL income concluded that this sum of £65K would require 30 houses to be built and this is now the number that will be included in the NDP to be located on the Grafton Road site. However, in the Plan Response page 20 to an example of this theme it states – "The precise level of contribution is negotiated on a site by site basis using up-to-date figures for costs. It is not possible to give this in advance for a plan that stretches 10 years into the future".</p>

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	<p>In my view as much as it would be a very welcome benefit to enhance the medical surgery facilities and such a commitment is to be commended, the reality of achieving this objective is very questionable for a number of reasons, not least the current constraints on the present location of the surgery; the lack of any affordable opportunity to extend the existing premises and the national pressure on GP recruitment. Much more detailed work needs to be undertaken with the present GPs to reach a realistic proposition underpinned with accurate associated costs.</p> <p>What should be changed and why?</p> <p>1. There remains "an elephant in the room" which is the St Dunstan's development of 45 houses (2016/2017) and which the BNDP declines to acknowledge in a transparent manner that this development, (the planning approval for which just preceded the commencement of the drafting of the BNDP) will contribute additional housing stock in Burbage in more than sufficient numbers, and thereby satisfy the full requirement of the HNS (2014) including affordable houses (18).</p> <p>It is disingenuous of Burbage Parish Council to ignore this development and its contribution by claiming its approval was prior to the current BNDP.</p> <p>St Dunstan development should be included and referred to and the settlement boundary on the NDP maps should be modified to reflect the new development. Its presence has altered the base housing data on which the NDP evidence is based.</p> <p>2. The attention and importance given to windfall infill is minimal and in my view should be more transparent with potential future numbers included in the proposed additional housing stock. Over the past five years on average three houses through infill per annum have been built. Project this annual figure to 2026 would equal an additional <math>3 \times 9 = 27</math> houses. Surely such a figure needs to be included in a NDP.</p>
<p>Martin Cox 151 High Street Burbage</p>	<p>I attended the meeting last Friday (3rd Feb) and was pleased to hear that the plan has been modified to reflect the responses received and therefore the potential development sites will be taken out from the next draft.</p> <p>I would like to give you my thoughts and opinions as kindly requested.</p> <p>I am strongly opposed to anything more than an additional 20 houses being built over the next 25 years.</p> <p>I am not in favour of gaining additional funds from developers. I would prefer this money was raised via fund raising activities, donations, etc. or not at all.</p> <p>I believe the expansion of the doctors surgery is only necessary due to additional registrations from outside the village and should either be funded from outside the village or additional registrations from outside curtailed. This is a business issue for the partners of the surgery. Again if necessary we should find ways of raising money from fund raising events or a local health tax.</p>
<p>Kevin Copp 3 Savernake Manor Savernake Burbage</p>	<p>Overall, I am supportive of the latest draft of the Burbage Neighbourhood Development Plan. However, I would make the following specific comments.</p> <p>I agree that the Housing Development Strategy should be consistent with the wishes of the community and the bulk of housing needs should be met by infilling and modest schemes of no more than 10 houses.</p> <p>The NDP (para 9.3) must clearly state the maximum number of new dwellings that the majority of residents wanted as per the Housing Needs Survey (no more than 20 dwellings) and the Future of Burbage Survey (no more than 50 over 20 years, so no more than 25 on a pro-rata basis for the 10 years covered by the NDP).</p> <p>In respect of the Grafton Road site, this should be described as a site where a modest scheme of up to 10 houses could be built during the period covered by the NDP, so as to be consistent with Policy 1 (an alternative view is that all new dwellings should be infill developments of fewer than 10 dwellings, so this site should be dropped).</p> <p>It must be made clear that Doctor's Surgery cannot be physically expanded, so excessive growth of the village is not acceptable.</p> <p>I trust my comments will be taken into consideration.</p>
<p>Clive &amp; Angela Russell-Taylor 4 Sprays Burbage</p>	<p>The original Neighbourhood Development Plan has caused months of anxiety and uncertainty, and although the Parish Council has revised its thinking, for which we are grateful, we still doubt that the latest suggestions can protect Burbage against unwanted and unnecessary development.</p> <p>The Persimmon development at St Dunstan's alone exceeds the requirement in the Wiltshire Core Strategy.</p> <p>Apart from the risk to the school, parking, roads and sewers, further housing could threaten the viability of the Surgery, which is at present well-run and highly valued.</p>

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Name or Responder	Comments
<p>Gary Rawlinson 4 The Withies Burbage</p>	<p>Overall, I am supportive of this draft of the Burbage Neighbourhood Development Plan.</p> <p>I totally agree that the Housing Development Strategy should be consistent with the wishes of the community and the bulk of housing needs should be met by infilling and modest schemes of no more than 10 houses (Policy 1 - Development Strategy).</p> <p>For clarity, within the discussion of 'Policy 1 - Development Strategy', paragraph 9.3 must clearly state the maximum number of new dwellings that the majority of residents wanted as per the Housing Needs Survey (no more than 20 dwellings) and the Future of Burbage Survey (no more than 50 over 20 years, so no more than 25 on a pro-rata basis for the 10 years covered by the NDP). It should not say something along the lines of "The majority of residents supported more than X new dwellings". The wording in paragraph 6.25 should likewise be in this form.</p> <p>In respect of the Grafton Road site, this should be described as a site where a modest scheme of up to 10 houses could be built during the period covered by the NDP, so as to be consistent with Policy 1 (an alternative view, which I would support if the majority of responses so suggested, is that all new dwellings should be infill developments of fewer than 10 dwellings, so this site should be dropped). If any reference is made to the possibility that this site could have 30 new dwellings built on it, it must be made clear that this would have to be over a period longer than that covered by the NDP 2017-26.</p> <p>It must be made clear that the Doctor's Surgery cannot be physically expanded, so excessive growth of the village is not acceptable.</p>
<p>Colin Brown 128 High Street Burbage</p>	<p>We need to ensure that Burbage remains a village and that the Housing Development Strategy is consistent with the wishes of the community.</p> <p>The "obligations" required of the village can be met by infilling, there is no need to expand to new housing estates.</p> <p>I think that for prevention of any misunderstanding we need to actually quantify that the maximum number of new dwellings that the majority of residents wanted, as per the Housing Needs Survey (no more than 20 dwellings) and the Future of Burbage Survey (no more than 50 over 20 years)</p> <p>The burden on the surgery needs to be considered as a matter of extreme importance as well – the current set up can barely cope with the existing demand, adding St Dunstons and a modest infill will already push it over the edge – ask the doctors</p>
<p>Barbara Townsend 4 East Sands</p>	<p>I am in support of the latest draft of Burbage Neighbourhood Development Plan but would suggest the following changes to bring it in line with the Burbage Survey and for the best interest of the village.</p> <p><b><i>Housing Development Strategy should be consistent with the wishes of the community and any housing needs should be met by infill with no more than 10 houses (Policy 1 - Development Strategy).</i></b></p> <p><b><i>'Policy 1 - Development Strategy', paragraph 9.3 must clearly state the maximum number of new dwellings that the majority of residents wanted as per the Housing Needs Survey (no more than 20 dwellings) and the Future of Burbage Survey (no more than 50 over 20 years, so no more than 25 on a pro-rata basis for the 10 years covered by the NDP).</i></b></p> <p><b><i>The Grafton Road site should be described as a site where a modest scheme of up to 10 houses could be built during the period covered by the NDP, so as to be consistent with Policy 1.</i></b></p> <p>Thank you for all your efforts.</p>

## Submission Draft

Name or Responder	Comments
<p>Stephen Clark Bullfinch Cottage High Street Burbage</p>	<p>I am writing in response to the request for comments following the Second Draft Neighbourhood Plan Consultation.</p> <p>Having attended the meeting on 3 February at the Village Hall, and having also read the draft Consultation Statement, I would like first of all to add our thanks to Martin Cook and his colleagues for their work in navigating the Neighbourhood Plan around what appears to have been a considerable number of obstacles to produce the current draft document.</p> <p>The only significant issue we would wish to raise relating to the Additional Consultation Draft is that a Comment under the heading 'Transport - Road Safety' at the top of p.22 states 'This needs more prominence e.g. continuous pavement along length of the High St (which doesn't exist currently) and Traffic Calming to address speed issues'.</p> <p>The Plan Response to this is 'Agreed', which is of some concern to us if it represents the majority view.</p> <p>When we moved to the village in 1999, we noted (and appreciated) the rural nature of the High Street, particularly the section of 350 – 400 metres over which there are no pavements. Having walked up and down it a few times however we noticed that the tendency of road users was (and apparently still is) to proceed over this stretch of the road somewhat cautiously (particularly if there are vehicles parked in the roadway). Conversely, towards the southern end of the High Street (from the White Hart down to the roundabout) where the road is wider and there is a pavement on which pedestrians are segregated, vehicles appear to speed up and to travel noticeably faster.</p> <p>I don't know what the history is of traffic incidents in the section of the High Street without pavements (presumably less nowadays than in the time before the bypass), or whether it has a reputation as either a traffic or pedestrian 'black spot', but it would appear that there is potential for creating a more significant hazard by seeking to control one which may only be presumed to exist today.</p> <p>I would therefore question the logic of providing pavements through the central section of the High Street (and whether there is evidence to support the proposal), particularly as the current arrangements seem to act as a very effective <i>ad hoc</i> traffic calming measure already, not to mention the plethora of signs and additional noise that would accompany the introduction of additional traffic calming measures, such as a 'chicane' layout or narrowing of the road.</p>
<p>Ian Townsend 4 East Sands Burbage</p>	<p>Generally I am supportive of this draft of the Burbage Neighbourhood Development Plan.</p> <p>I agree that the Housing Development Strategy should be consistent with the wishes of the community and the bulk of housing needs should be fulfilled by infilling and modest schemes of no more than ten houses (Policy 1 - Development Strategy).</p> <p>Policy 1, paragraph 9.3 of the Development Strategy must clearly state the maximum number of new dwellings that the majority of residents wanted as per the Housing Needs Survey (no more than twenty dwellings) and the future of Burbage Survey (no more than 50 over 20 years, so no more than 25 on a pro-rata basis for the 10 years covered by the NDP). It should not say something along the lines of "The majority of residents supported no more than X new dwellings". The wording in paragraph 6.25 should likewise be in this form.</p> <p>In respect of the Grafton Road site, this should be described as a site where a modest scheme of up to 10 houses could be built during the period covered by the NDP, so as to be consistent with Policy 1 (an alternative view, which I would support if the majority of responses so suggested, is that all new dwellings should be infill developments of fewer than 10 dwellings, so this site should be dropped. If any reference is made to the possibility that this site could have 30 new dwellings built on it, it must be made clear that this would have to be over a period longer than that covered by the NDP 2017-26.</p> <p>It must be made clear that the Doctor's Surgery cannot be physically expanded, so excessive growth of the village is not acceptable.</p> <p>May I thank you for all your efforts and in listening to the views of the villagers in Burbage.</p>

## Submission Draft

Name or Responder	Comments
<p>Nigel &amp; Shelley Cryer 145 High Street Burbage</p>	<p>The consultation document as presented is far too long. I suggest the document needs breaking into distinctive sections: Part A - The Plan, Part B</p> <ul style="list-style-type: none"> <li>• The Process, Part C - Community Response etc. Part A should be short and once it has been accepted then the rest should just remain on file but detached from the actual plan. The consultation document should address the SHLAA sites for Burbage rather than ignore them and hope the WCC might go away.</li> </ul> <p>There is no need for more housing estates for the next 10 years as we have provided a fair amount already, exceeding our fair share within the Pewsey area and doing more risks breaking the current infrastructure including the surgery; any residual surgery capacity should be safeguarded as infilling will expand the village in time anyway.</p> <p>I am opposing the NDP rewrite for a number of reason including the Grafton Road site as being totally inappropriate. There will be too much housing in a concentrated area in the south of the village with no green areas to enjoy or play areas for children. Aylesbury Way and the centre of the village has a children's' play area and Barn Meadow, whereas there would be nothing at the bottom of the village. This would end up as nothing more than a large housing area which is inappropriate for a village and denies residents the very reason why they choose to settle away from a town. While the Grafton Road site is earmarked by Wiltshire in the SHLAA this might be considered differently in the light of St Dunstan's already being developed. One or other might have been acceptable but surely not both. If Grafton Road is not required for farming then it would make a fantastic park and leisure area and accordingly should be identified as a green area for protection.</p> <p>Building 20 houses over 10 years is 2 per year. An average house build is 4 months. Even infilling at 3 per year would mean continued building on a site in the parish area and provide jobs and work for local trades. No overlap of building sites would seem sensible. However, building 20 houses seems a reasonable thing to do and should be the target, but only if the houses are built for demand. The house type and architecture should match traditional building design with possibly 30% thatched, the inclusion of traditional features such Inglenook fireplaces encouraged but also with modern insulation. A waiting list for local youngsters could be established with priority given to their needs. Perhaps a community land trust might help, which I believe the VH has already established. If all these stars align then we might help the younger members of our parish but also employ locals to build something great, not more mass produced homes with no character. Let's be imaginative and creative and resist the temptation of developer contributions. Developers are only interested in profit and will never build anything in Burbage that will impress visitors to our village. I urge the SG to reverse its thinking and try to do something great.</p>
<p>J &amp; G Parsons 18 Martingale Road Burbage</p>	<p>Thank you for sight of the second draft of the Burbage Neighbourhood Development Plan, and for the opportunity to offer comment. These are the observations of my wife, Mrs Giselle Parsons, and me, Jon Parsons, both of 18 Martingale Road in the village.</p> <p>We felt that the latest draft is a vast improvement on the original, and are grateful that many of our observations and those of our fellow villagers have been incorporated. We offer the following enduring comments:</p> <p>Page 9, para 3.8. Affordable housing needs to include 3-bedroom houses as well as one and 2-bedroom homes. The ongoing St Dunstan's development is predominantly 4 and 5-bedroom houses, with just a small number of one and 2-bedroom properties. 'Young families' need catering for as well. (On affordable housing, I repeat our previous observation - which was rebutted - that there is no such thing in rural East Wiltshire. The latest one bedroom flat in Nutley Court is on the market at £160k).</p> <p>Page 9, para 3.8. The survey of villagers' views on scale of development is still slightly misrepresented, with the emphasis inexplicably on a minority who seek greater expansion. It has also been overtaken by events, in that 40-plus houses are being constructed as 1 type, in addition to a number of infill developments already completed. This fulfils most villagers' aspirations for growth in the short-to-medium term. The survey needs repeating if it is to be afforded so much weight, given that it is already 6 years old.</p> <p>The aspiration for more employment opportunities is entirely understood and supported. Its scope is, however, limited given that Burbage is to remain a large village for planning purposes, and overly optimistic language detracts from the professionalism of the document.</p>

## Submission Draft

	<p>We have deep misgivings about the viability of the proposed extension to the doctors' surgery. £65k is not, in house building/extension terms, a great deal of money. The report also admits that this is probably an optimistic estimate.</p> <p>Pages 33 and 35. Policy 1 - Development strategy - on page 33 states that infilling and developments of up to 10 houses meet the bulk of development needs. The revised policy on housing on page 35 states that up to 30 houses are acceptable on the Grafton Road site. These seem to contradict each other and need clarification.</p> <p>Once again, we are grateful for the opportunity to engage in this process and support the main messages in the Plan. We just feel that total transparency and clarity are needed if you are to carry the support of the majority</p>
<p>Hugo Del Mar Ravenswood Wolfhall Road Burbage</p>	<p>All of the concerns I raised about the original draft plan have been addressed in the revised draft plan. I have no further comment and support the revised draft plan.</p> <p>Thank you for the hard work that has gone into the plan and also the rounds of consultation.</p>
<p>Andrew &amp; Margaret McGowan</p>	<p>Dear Joyce,</p> <p>Here are our further comments with regard to the second draft:</p> <p>Having read the second draft we should just like to say that we appreciate the way that the general feeling of the village has been recognised and the plan amended to take account of this.</p> <p>It has been suggested that even 30 properties over and above infill in the next ten years might be too many, and that perhaps a longer time frame would be appropriate. We would be inclined to agree with this.</p> <p>Finally, may we add our appreciation to the many who have already thanked The Steering Group for their hard work in putting this plan together.</p> <p>Yours sincerely,</p> <p>.</p>
<p>Phillip Marsh Burbage</p>	<p>Please find below my comments on the revised Neighbourhood Plan and also the overall strategic aims that I think the Parish Council needs to be very mindful of and have at the core of whatever decisions transpire in the future. In particular I think that significant thought needs to be applied to the way the Parish Council views CIL income over the coming years. I fear very strongly that the current approach will lead to multiple development scenarios beyond the time horizon of the current plan resulting in something that will likely approximate the initial draft in terms of development size/scale that has been so strongly rejected by the community. In summary my view is that one-off developments of 30-40 houses is not the way to go and I think you should adopt a very different approach of restricted small-scale in-fill that will deliver a more sustainable CIL income and allow better integration into the village in time.</p> <ol style="list-style-type: none"> <li>1. The Parish Council needs to make it clear that they will be fully accountable for the plan and its implementation in the future, it is not to be some guiding document that is forgotten on a shelf and allows developers to refer to a general intent to either allow or infer acceptability of what may happen in the future. All the members of the Parish council and the Steering Group will be deemed personally accountable for this plan and any future impact on the village whether it is positive or negative.</li> <li>2. The executive summary of the new plan does not fulfil its primary purpose, it should say very concisely what the plan is setting out to achieve, its specific aim of either allowing (or not allowing) development to the defined quantum and how the CIL benefits derived by the parish will be deployed to specific projects. I also believe that it should be stated very clearly in the executive summary that the village is under zero obligation from a WCS perspective to build any further housing and in fact if St Dunstan's is taken into account the village has already gone a long way to contributing to the advised housing stock in the Pewsey area of 137 homes. I am not sure if residents are fully aware of these facts as there seems to be a misinformed perception that the plan needs to offer up a level of new housing.</li> <li>3. The plan is very ponderous to read still, it takes 28 pages to actually get to the point of what is now being recommended and much of this content could be shortened or moved to appendices in practice. In addition the use of abbreviations is excessive and the glossary of</li> </ol>

terms is now incomplete (eg the HNS is now no longer referred to in the glossary despite it being probably the most important piece of consultation that has been undertaken).

3. Whilst the plan has vision statements and objectives I still cannot get a clear feeling on what the strategic objective of the plan is - is it to protect the integrity of the village, stop over-development, prevent minor-infill or improve facilities? I commend you on all the work you have done and for being very honest on the feedback you have received but fear that having taken a 'high risk' strategy on your original plan that has been so firmly rejected you have effectively damaged your credibility. As a result I believe you need to be very clear on why you would advocate any further building beyond St Dunstons and what this would achieve for the benefit of the village? Given that Wiltshire council have advised there is no obligation on the village to offer up any further housing development you have to strongly question for yourselves why you would be recommending more development and what benefit or strategy is being followed to justify this to the existing residents, many of whom appear unsupportive. This is something the Parish Council needs to take total accountability for and make clear its objectives.

4. It is not clear to me why you have selected the Surgery as the primary beneficiary for any CIL funding, it is not clear that the HNS feedback identified the surgery as being in need of community investment and if we are seeing limited increases in housing stock I see very little need to divert community funds into the surgery. In addition the surgery funding is related to its patient roster so it will receive additional funding if/when patient numbers rise. I do not support the surgery as being in need of CIL investment and you will have to provide much more objective evidence to justify this that goes way beyond a funding calculation.

5. Reflecting on the St Dunstons site I think a core issue needs to be addressed regarding financial benefits for these developments. While the CIL benefit is clear it seems to me to be insignificant in relation to land-owner/developer benefits. As commendable as it may have been for a charity to benefit from St Dunstons it does not exactly reward the Parish council with lavish funds and more realistically, ca. £2000 per house built is only ever going to achieve marginal spend benefits to the parish council and you need to consider how the generation of this works when you target single site developments. Essentially you are now looking to target a £60k parish benefit over the next 10 years which could be spent or even generated in a very different way. I would also like to know what CIL income has been received from St Dunstons and how this is being invested in the community.

6. Bearing in mind the development at St Dunstons I do not support further development at the Grafton Rd site, you are essentially advocating a 10% increase in the size of the village in a very localised area and I think it is to the detriment of existing houses in the area. You only have to look at the original house that is revealing itself at St Dunstons to be reminded how poorly new developments sit against the back-drop of the original houses on the high street. I am also unimpressed by the design and look/feel of the St Dunstons development and feel more time/effort could have gone into the design of this site to enhance the village not detract.

On balance having been generally supportive of small-scale development over time I am beginning to question the wisdom of allowing further developments like St Dunstons as it relates to community improvements. The reality is that the CIL will always encourage larger scale sites and this will become the norm over time to the detriment of the village (a trap that the Steering Group already fell into with the initial version of the plan). The financial benefit does not seem to justify the means and I would think a regular inflow to the parish council would be far more beneficial in practise which would move you to much smaller scale projects done over time. The village has already gone beyond any expectations from a WCS perspective and further infill sites such as St Dunstons will realistically just be commuter homes and add little to the community. I really think the Parish Council needs to consider its strategic aims at the highest level based on the feedback it has received. If regular re-investment in the community is the most desired objective (as I would assume to be the case) then I would question the current approach of being able to achieve this without creating significant disharmony within the community it serves. The Parish Council need to reflect on what may come in 10 years time when perhaps a different group of people are looking at further CIL opportunities and embark on a repetition of this current trajectory, the reality is that the same conclusion is reached regarding yet another St Dunstons type of development and by stealth the type of growth described in the first draft occurs without anyone really thinking it through. I firmly believe you need to change track completely and consider very seriously the long-term strategy for the next 30yrs+ and recognise that the feedback you have received over the first draft is a very strong rejection of significant further housing development in the village.







JBLWZ

Copies of this form can be downloaded from the Parish Council website.

Email comment with name and address of sender or scanned copies of this form will also be accepted. Submit to the Parish Clerk at [clerk@burbage-  
pc.org.uk](mailto:clerk@burbage-pc.org.uk) by Thursday 9 February 2017

Results of this additional second round of public consultation will be recorded in the Consultation Statement that accompanies the Plan. For this reason and also to help us keep you informed of future developments, please provide your name and address.

Name: JUNE BREW  
Address: Plum Tree Cottage  
198 High Street  
Burbage SN8 3AB  
e-mail: June.brew@gmail.com

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group. The Group reports to the Parish Council which has overall responsibility for the plan.

JBLWZ

### Burbage Neighbourhood Development Plan



Post-Regulation 14 Additional Consultation Draft  
January 2017

### Response Form

The Plan has been redrafted following the Regulation 14 Pre-submission consultation.

We are looking for constructive comment or criticism

What do you like about the Burbage Neighbourhood Development Plan:

It has now come closer to the village wishes in respect of the number of dwellings to be developed. It is now more in line with what the village would like to see.

What could be improved:

Provision in some manner for assisting in the progress of the group towards the current development. Some of the issues raised by the group have not been addressed in the current plan.

What should be changed and why:

It is difficult to see that the plan can deliver any of the objectives and the changes made in the draft plan are not acceptable in the main.

(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

Paper copies to be placed in the collection box at the Post Office, High Street, Burbage by 4pm on Thursday 9 February 2017

PTO

G 2017/03/21

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Name: G. 2017/03/21

Address: Partridge Cottage  
11611 Street  
Burbage N118  
Cambridge CB23 0QD, Cam

e-mail:

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G 2017/03/21



### Burbage Neighbourhood Development Plan

Post-Regulation 14 Additional Consultation Draft  
January 2017

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We are looking for constructive comment or criticism

What do you like about the Burbage Neighbourhood Development Plan:

When does not allow to the village to be in respect of  
the amount of land which to be available for development. Best to be  
the best.

What could be improved:

There is some mention of the plan in the report of the Steering  
Group. The plan is not clear about the amount of land which  
is available for development. Best to be the best.

What should be changed and why:

It is difficult to see that the Plan can be any other than to  
create the best possible plan for the village.  
Best to be the best.

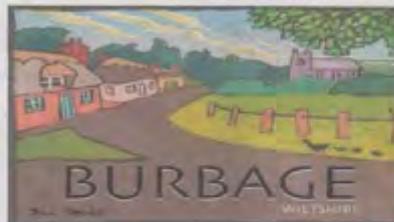
(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

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## Burbage Neighbourhood Development Plan

Post-Regulation 14 Additional Consultation Draft  
January 2017



### Response Form

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What do you like about the Burbage Neighbourhood Development Plan:

The revised plan is a big improvement

What could be improved:

Not sure that anything could be improved.

What should be changed and why:

I think any changes suggested are looked at very carefully before they are made to ensure that the character of village life is kept

(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

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PTO



R DAVIES 2

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Name: Robert Davies

Address: Williams, 166 High Street Burbage, SN8 3AB

e-mail: [rdavies@rathoo.co.uk](mailto:rdavies@rathoo.co.uk)

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R DAVIES 1

## Burbage Neighbourhood Development Plan



Post-Regulation 14 Additional Consultation Draft  
January 2017

### Response Form

The Plan has been redrafted following the Regulation 14 Pre-submission consultation.

We are looking for constructive comment or criticism

What do you like about the Burbage Neighbourhood Development Plan:

Thank you for the redrafted N.D.P. Also thank you to those volunteers who have clearly worked very hard to prepare this document.

The proposals in the redraft have clearly taken on board the views of the villagers and the addition of 30 new houses to a community of this size is a proportionate way ahead. The suggested site is entirely appropriate.

These redrafted plans have my support.

What could be improved:

Can the development/building of these 30 houses be spread over longer time span – say 20 or 30 years?

What should be changed and why:

Nothing

(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

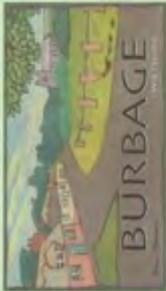
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PTO

ADUNTON 1

### Burbage Neighbourhood Development Plan

Post-Regulation 14 Additional Consultation Draft  
January 2017



### Response Form

The Plan has been redrafted following the Regulation 14 Pre-submission consultation.

We are looking for constructive comment or criticism

What do you like about the Burbage Neighbourhood Development Plans

Very happy with the revised plan

What could be improved:

Very good

What should be changed and why:

(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

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PTO

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ADUNTON 2

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Name: ADUNTON

Address: 140 High St

BURBAGE

e-mail: clerk@burbage-pc.org.uk

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COUNTON 1

### Burbage Neighbourhood Development Plan

Post-Regulation 14 Additional Consultation Draft  
January 2017

### Response Form



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We are looking for constructive comment or criticism

What do you like about the Burbage Neighbourhood Development Plan:

Very happy with the Plan

What could be improved:

~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~

What should be changed and why:

~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~

(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

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COUNTON 2

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Name: Conor Dutton

Address: 140 High St.  
Burbage SN8 3AB

e-mail: duttonskidside@btinternet.com

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## Burbage Neighbourhood Development Plan

Post-Regulation 14 Additional Consultation Draft  
January 2017



### Response Form

The Plan has been redrafted following the Regulation 14 Pre-submission consultation.

We are looking for constructive comment or criticism

What do you like about the Burbage Neighbourhood Development Plan:

The revised plan is a big improvement

What could be improved:

Not sure that anything could be improved.

What should be changed and why:

I think any changes suggested are looked at very carefully before they are made to ensure that the character of Burbage life is kept

(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

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PTO

5642

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Name: Ms Mrs M B Eley

Address: 17 Adelsburg Way, Burbage

e-mail: mike.eley52b@gmail.com

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5641



**Burbage Neighbourhood Development Plan**

Post-Regulation 14 Additional Consultation Draft  
January 2017

**Response Form**

The Plan has been redrafted following the Regulation 14 Pre-submission consultation.

We are looking for constructive comment or criticism

What do you like about the Burbage Neighbourhood Development Plan?

Well presented and easily understood

What could be improved?

5.7 P13. No mention of church? 6.34 P21. News from by plan - perhaps a community website to provide a news policy to develop a partnership between the parish and the council to help with the development of the area. P21. Policy 8. Consider other options in Plan. Poor public transport makes the planning of buses to process essential with Area. This being the way forward.

What should be changed add add:

Policy 10 Traffic calming - whilst the High St has the problems there is an element of safety concerns. However best practice is to provide a solution. I think it should be made more clearly a school zone.

All the above are improvements and additions (Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

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PTO

Freegard 2

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Name: Mike + Joanne Freegard

Address: 157 High Street  
Burbage, Wiltshire SN8 3M.

e-mail: \_\_\_\_\_

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The Group reports to the Parish Council which has overall responsibility for the plan.

Freegard 1



**Burbage Neighbourhood Development Plan**

Post-Regulation 14 Additional Consultation Draft  
January 2017

**Response Form**

The Plan has been redrafted following the Regulation 14 Pre-submission consultation. We are looking for constructive comment or criticism

What do you like about the Burbage Neighbourhood Development Plan?

The new plan is good as they are building already over for and it makes sense to add that piece on, but all the houses should be constructed at once, so there is less upheaval, and traffic.

What could be improved?

There are many small areas of land where it would be possible to having developments at affordable prices for first time buyers. As all the house people will be forced to move away from burbage, the businesses will suffer.

What should be changed and why?

If some of the later buses could be catered for they are usually empty and put on at least one service on a buddy. Perhaps the staff parking at the bus stop could perhaps this somewhat etc. this would deal up more parking.

(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

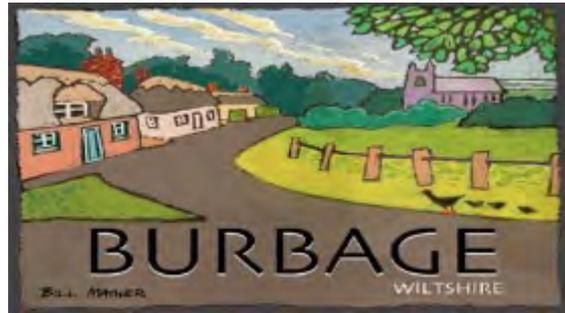
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PTD

**Burbage Neighbourhood Development Plan**

**Post-Regulation 14 Additional Consultation Draft  
January 2017**

**Response Form**



**The Plan has been redrafted following the Regulation 14 Pre-submission consultation.**

**We are looking for constructive comment or criticism**

**What do you like about the Burbage Neighbourhood Development Plan:**

That the number of proposed new houses, 30, is less than a quarter of the number recommended in the original draft document

.....  
.....  
.....  
.....  
.....  
.....

**What could be improved:**

.....  
.....  
.....

**What should be changed and why:**

...P.35 section 9.27 Policy 7: add new bullet c. Glebe Field  
P.36 incorrect annotation to the map  
The cicket ground should read; The Glebe Field at the north end with Red Lion Field below it  
P.36 Map: why aren't the Stibb Green triangle and Seymour Pond designated as proposed green spaces  
p.37 section 9.34 – add c. Glebe Field

Why isn't the quality of new housing mentioned other than to say 'they should't detract from the character of the conservation area'? There was no control of the design of the Persimmon Homes and it detracts visibly from its environs. The document could state 'designed in the rural vernacular' which might prevent further architectural carbuncles going up in the village. In fact even the design of infill housing should be controlled and made to meet higher design criteria than at present. New houses that have been recently added wouldn't look out of place in the Swindon suburbs and do nothing to enhance our village which unlike Swindon sits in an area of outstanding natural beauty.  
Good housing design need't cost more to the end buyer – it's just requires developers to work harder for their profits.

Name: Marek Jan Grabowski

.....

Address: Bumblebee Cottage

.....

...54 High Steet

.....

...Burbage.....

.....

e-mail: ...marekhere@gmail.com

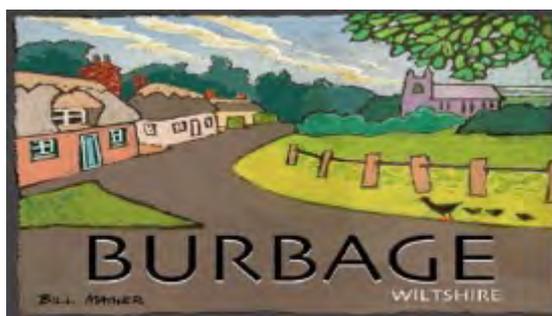
.....

**Burbage Neighbourhood Development Plan**

**Post-Regulation 14 Additional Consultation Draft  
January 2017**

**Response Form**

**The Plan has been redrafted following the Regulation 14 Pre-submission consultation.**



**We are looking for constructive comment or criticism**

**What do you like about the Burbage Neighbourhood Development Plan:**

Thanks for listening to the feedback from the community.

**What could be improved:**

The document is unwieldy and difficult to get through though I appreciate that the authors may not have much choice about the format. It was good to have an Executive Summary.

**What should be changed and why:**

1. Please consider adding a proposal to connect Burbage and Marlborough with a pedestrian and cycle way between the two areas. Ditto for Burbage and Pewsey. Both roads are extremely hazardous for pedestrians and cyclists and such pathways would encourage healthy lifestyles and reduced car use.
2. Page 9: minor point but Wiltshire Police call it “Community Speed Watch” not Speedwatch.
3. Can you please also add in to the plan the Community Assets that have been identified by the Parish Council in the PC minutes and which have been or are being implemented. I can’t find them referenced anywhere e.g. Stibb Green. (Apologies if they are there). It is essential that they are included as a matter of record, whether or not they have formally been designated yet by Wiltshire Council.
4. Page 35. Please consider adding the primary school playing fields to this Policy 7 Local Green Spaces. Now that the school is part of the Excalibur Academy (St Johns) there is an increased risk that some of the land might be sold off for housing. It needs to be protected and is within the Conservation Area.
5. Page 36. On the map and in the associated text there is a single block of land indicated and called “Barn Meadow, but as you may know, this is made up of two separate pieces of land. (I only know about this because I did the Land Registry of the land owned by the Parish Council when I was on the PC). I think they need to be separately identified in the map and text to ensure accurate interpretation of the plan in the future:
  - a). Barn Meadow is owned by the Burbage Village Hall CIO (Charitable Incorporated Organisation) and has various development restrictions on it as a result. It is the land mainly north of the village hall.
  - b). The parcel of land to the west, where the two play grounds are located, is referred to as ‘land south of Seymour Court’ and is owned by the Parish Council. It should be separately identified on the map and in the text as it is not part of Barn Meadow.
6. Designs of new properties. Please consider being more specific about design requirements e.g. the external cladding of buildings should be in materials already used in adjacent properties; roof materials should be the same as adjacent buildings; chimneys and gutters should be used in the new design to match the existing buildings etc. The new Charles Church development by Seymour Pond shows what can happen when no guidance is available – some of the houses have completely inappropriate external walls made out of sandy coloured blocks which are totally alien to the design characteristics of the village – even accepting that there are a variety of styles in the village.
7. Density of housing where infill planning is requested. Please consider limiting the density allowed. We are already seeing approved planning applications where a large number of properties are being jammed into the available infill space. The density should reflect the rest of the village ie rural. Car parking spaces should be within the infill site, otherwise the cars will end up on the highways which will become more and more congested.

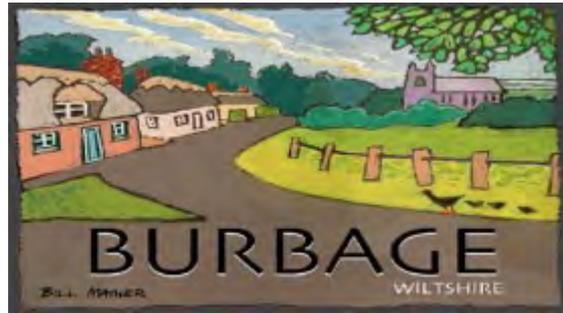
Name: Mrs Michaela Grabowski

Address: Bumble Bee Cottage, 54 High Street, Burbage, SN8 3AF

**Burbage Neighbourhood Development Plan**

**Post-Regulation 14 Additional Consultation Draft  
January 2017**

**Response Form**



**The Plan has been redrafted following the Regulation 14 Pre-submission consultation.**

**We are looking for constructive comment or criticism**

**What do you like about the Burbage Neighbourhood Development Plan:**

The plan represents an enormous amount of work by the team responsible. It seems a good balance of development to meet the various needs of the village and community. If we want to retain services and infrastructure in the village we cannot stagnate and need to welcome new residents. Hopefully we can retain a viable school, pub, shops, clubs and other amenities.

**What could be improved:**

I don't have any specific further improvements to suggest at this stage.

**What should be changed and why:**

No more suggestions at the current time.

(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

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PTO

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Name: George Gordon

Address: Harepath Farm, Burbage

e-mail: [George.gordon@lkl-services.co.uk](mailto:George.gordon@lkl-services.co.uk)

GRAY /  
14 Saddlers Way  
Burbage  
Marlborough  
Wills  
SN8 3TX

7 February 2017

Martin Cook  
Burbage Parish Council

Dear Martin

BURBAGE NEIGHBOURHOOD DEVELOPMENT PLAN

I have three comments in relation to the Housing provision in the latest draft Plan:

1. Having deleted from the Plan any reference to "acceptable" sites other than the Grafton Road site, how is it proposed to resist development on the "unacceptable" sites should further housing development be required to meet changing government requirements? The latest government initiative today, for example, suggests that there may be further pressures for development in the period to 2020 and beyond and no other "acceptable" sites are identified in the Plan.
2. Having accepted that a further 30(rsh) dwellings would be acceptable, what are the implications should the Grafton Road site, for any reason, not be made available for development during the Plan period?
3. I do not think it realistic to expect a site for 30 dwellings to be developed in phases over the Plan period. Developers, purchasers in early phases and indeed residents as a whole would wish the approval, traffic, dust, mud and the other effects of construction to be concluded as quickly as possible and not stretched over a prolonged period. Additionally, what demonstrable harm would be caused were the whole site to be developed in a single phase?

Yours sincerely

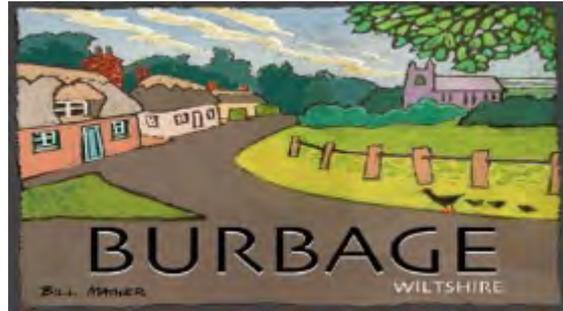
  
C.J. GRAY

## Burbage Neighbourhood Development Plan

Post-Regulation 14 Additional Consultation Draft  
January 2017

### Response Form

The Plan has been redrafted following the Regulation 14 Pre-submission consultation.



We are looking for constructive comment or criticism

### What do you like about the Burbage Neighbourhood Development Plan:

The second draft plan is much improved over the first draft, with many of the internal inconsistencies rectified. It has also moved a good distance towards the desired outcomes suggested by the results of the parish survey and the first consultancy period.

### What could be improved:

- 1) Future-proofing.

It is inevitable that at some point over the next 5 or 10 years there will be further allocations of new housing to Wiltshire. It is important to be prepared for this in the NDP.

The new draft NDP accepts a maximum of 30 new houses on the Grafton Road site, one of the 14 SHLAA sites identified in the WCS. The new draft also accepts infill. Over the last 5 years infill in Burbage has run at 3 new houses per annum, so a further 30 infill houses might reasonably be expected in the next 10 years. Hence a total of 60 new houses by 2026.

If a new allocation of housing beyond these 60 houses has to be accommodated on a site in Burbage then where would those houses be built?

In other NDPs this contingency is prepared for by assessing all the SHLAA sites in their area; declaring some as unsuitable for development for various reasons, and then prioritising the remaining sites for development on the basis of community wishes. This makes it clear that if additional housing is required it should be built on the next site in the priority list.

The Devizes NDP is interesting because the independent examiner rejected three of the selected sites as being unsuitable for development. The Burbage NDP only offers one site for development, so what would happen if that site were rejected? Would there need to be a new round of consultation to select the next site?

This complete process of site evaluation and prioritisation has not taken place in Burbage where only 3 of the 14 SHLAA sites were evaluated for the first round of consultation. This gives rise to concern because until the Neighbourhood Planning Bill (currently making its way through Parliament) gets royal assent it is necessary to revoke an NDP before making significant changes and re-submitting it. This creates a window during which there is no protection. Hence it is better not to have to revisit a plan but to have some future-proofing built in.

### What should be changed and why:

- 1) St Dunstan's.

The draft NDP is ambivalent about this development of 45 houses. Discussion in the meeting for the second consultation centered on why these houses were not considered in the NDP: the answer possibly being because of the timing of planning approval compared to the initial parish consultation.

The NDP maps that include the settlement boundary have not been modified to include the St Dunstan's site. I believe that they should include it because the site is one identified in the SHLAA and it has now been allocated for building. Hence the boundary should be modified to accommodate it.

Another anomaly is that the 2014 HNS identified the amount of affordable housing required, but the fact that the St Dunstan's development will satisfy that demand is not identified.

Even the aerial photograph of the village from above the roundabout shows the pleasant green space near Seymour Pond that existed before the St Dunstan's development.

## Submission Draft

### 2) New development

The draft NDP says in para 5.5 that in a Large Village... “development should be of a moderate scale”. The proposed new development will also be sited outside the settlement boundary.

This conflicts with the WCS which says... “At Large Villages settlement boundaries are retained and development will predominantly take the form of small housing and employment sites within the settlement boundaries”, where small housing sites are defined as... “sites involving fewer than 10 dwellings”.

The draft NDP then quotes the NPPF in saying that the NDPs should... “plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan”. This has been taken in the draft NDP to mean that the settlement boundary does not define the limits of development and so the new development is proposed to be on the Grafton Road site, outside the settlement boundary.

Regarding the references to the Local Plan, the Kennet Local Plan has been superseded by the WCS, although some policies have been saved and carried forward. The draft NDP quotes the most relevant of these saved policies as being NR4, NR6, NR7, NR19 and TR20. In fact of these only TR20 has been saved, the rest have been replaced.

There has been much discussion about the meaning of the results of the 2014 parish survey. The draft NDP takes the result that 20% wanted 51-100 houses to justify 30 new houses on the Grafton Road site. As the PC Chair said at the 2<sup>nd</sup> consultation meeting: the results can be cut many ways. However, whichever way you cut them the result is always that a majority (53%) of respondents wanted less than 21 houses. The Consultation Statement from the 1<sup>st</sup> consultation explains (pp30/31) that the figure of 30 new houses is driven by the need to get a certain level of developer contribution for the village surgery.

Para 6.25 needs to be modified to properly reflect the wishes of the community. The statement that “There was an appetite for what can best be described as ‘moderate and balanced growth’” should be modified to read “There was limited appetite for a continuation of the recent moderate growth”. A new bullet point should be inserted after this statement saying: “53% wanted less than 21 homes. The bold typeface on the following two bullet points should be returned to normal. It is worrying that the Steering Group should feel the need to apply so much “spin” to the results. Para 9.3 has also been “spun” to incorrectly reflect the wishes of the community.

So the 30 new houses are proposed to be built on a site outside the settlement boundary in order to raise money for the surgery so that it can cope with the increased population resulting from building these new houses. There is a certain symmetry in this which makes the number of new houses and the wishes of the community irrelevant. However, if 30 new houses *are* to be built against community wishes then Policy 1 following para 9.10 should be reinforced in para 9.5 such that it is confirmed that the houses will be built in batches of no more than 10. Three batches of 10 will achieve the aim of getting CIL from the developer/s but will limit the damage to the community by giving the new residents in each batch time to integrate before the next batch is built.

(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

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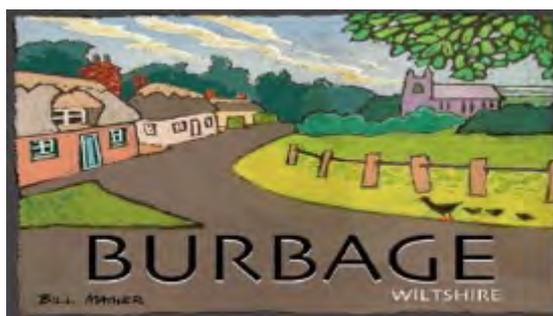
Name: Dr Keith R Jones

Address: 192, High Street, Burbage

e-mail: [joneskr@btinternet.com](mailto:joneskr@btinternet.com)

# Burbage Neighbourhood Development Plan

Post-Regulation 14 Additional Consultation Draft  
January 2017



## Response Form

The Plan has been redrafted following the Regulation 14 Pre-submission consultation.

We are looking for constructive comment or criticism

### What do you like about the Burbage Neighbourhood Development Plan:

Pleased to see that the number of proposed new houses has been greatly reduced.  
The doctors' surgery is a much more appropriate project to fund from developer contributions.

### What could be improved:

... See comments 1) and 2) below

### What should be changed and why:

.....1) Even now there is legislation being considered by government to alter the requirements of the Localism Act through the Neighbourhood Planning Act. So for the Burbage Neighbourhood Plan to be better 'future proofed' for the period up to 2026 and thus to afford the village of Burbage the greatest possible protection from developers, I would like to see the other areas of Burbage identified for potential development in the Wiltshire Core Strategy (WCS) dealt with appropriately in this version of the Burbage Neighbourhood plan.

Existing published Neighbourhood Plans relating to other parts of Wiltshire, e.g. Downton and Malmesbury, have addressed all such local areas identified in the WCS and consulted residents on how these areas should be prioritised for any future mandatory development or even specifically stated some areas are not available for development under any circumstances. There is actually instruction on the Wiltshire County website in the presentations from the Neighbourhood Planning Workshops of how and why this should be done.

If we can do this now for Burbage it surely saves us incurring even more costs in having to employ a consultant again to rewrite the plan again in the near future?....Plus if such a rewrite were to become necessary would Burbage become vulnerable to developers during the period it took to rewrite the plan?

2. Policy 4 – Developer Contributions: Having been given to understand at the various consultation meetings and from other sources that the wording of the justification for developer contributions dictates exactly how the funds can be used, I feel it is important that the wording in the Burbage Neighbourhood Plan is not too restrictive in respect of the contribution proposed for the doctors' surgery. This is especially true because it may not be possible for the surgery building to be extended on its current site. Therefore, it would surely be more reasonable to word the justification along the lines of "to enable the existing doctors' surgery to better accommodate increased numbers of patients".

(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

**Paper copies to be placed in the collection box at the Post Office, High Street, Burbage by 4pm on Thursday 9 February 2017**

Name: Wendy Jones

Address: 192 High Street, Burbage, SN8 3AB.....

e-mail: j.wendy@btinternet.com

C LANG 2

Email comment with name and address of sender or scanned copies of this form will also be accepted. Submit to the Parish Clerk at [clerk@burbage-PC-ORG.UK](mailto:clerk@burbage-PC-ORG.UK) by Thursday 9 February 2017

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Name: Craig Lang  
Address: 5 Martingale Road, Burbage, Wiltshire, SN8 3TY  
e-mail: [craig@clangz.com](mailto:craig@clangz.com)

The consultation is being managed by the Burbage Neighbourhood Revitalisation Group. The Group reports to the Parish Council which has overall responsibility for the plan.

CLANG 1

## Burbage Neighbourhood Development Plan

Post-Regulation 14 Additional Consultation Draft  
January 2017

### Response Form



The Plan has been redrafted following the Regulation 14 Pre-submission consultation.

We are looking for constructive comment or criticism

What do you like about the Burbage Neighbourhood Development Plan:

..... That it is inclusive and they seem to take note of what we the residence have to say.....

What could be improved:

It could be made much clearer

What should be changed and why:

Green sites such as the bypass, Herata etc should be taken off the agenda, 40 new houses in Burbage is sensible but the question should be ask why and to what cause and damage to the village. This will become another place people don't want to live. Pewsey and Marlborough are there as semi rural and Marlborough is fast becoming a place to avoid as access to the town via roads is difficult, retail units are closing etc etc. Does the Village want to progress in the same way and be something that was once great.

If we want to draw on tourism then make this a place of ONB with nature reserves, beautiful cottages and a nice tea house not another over developed soul and nature destroying destination.

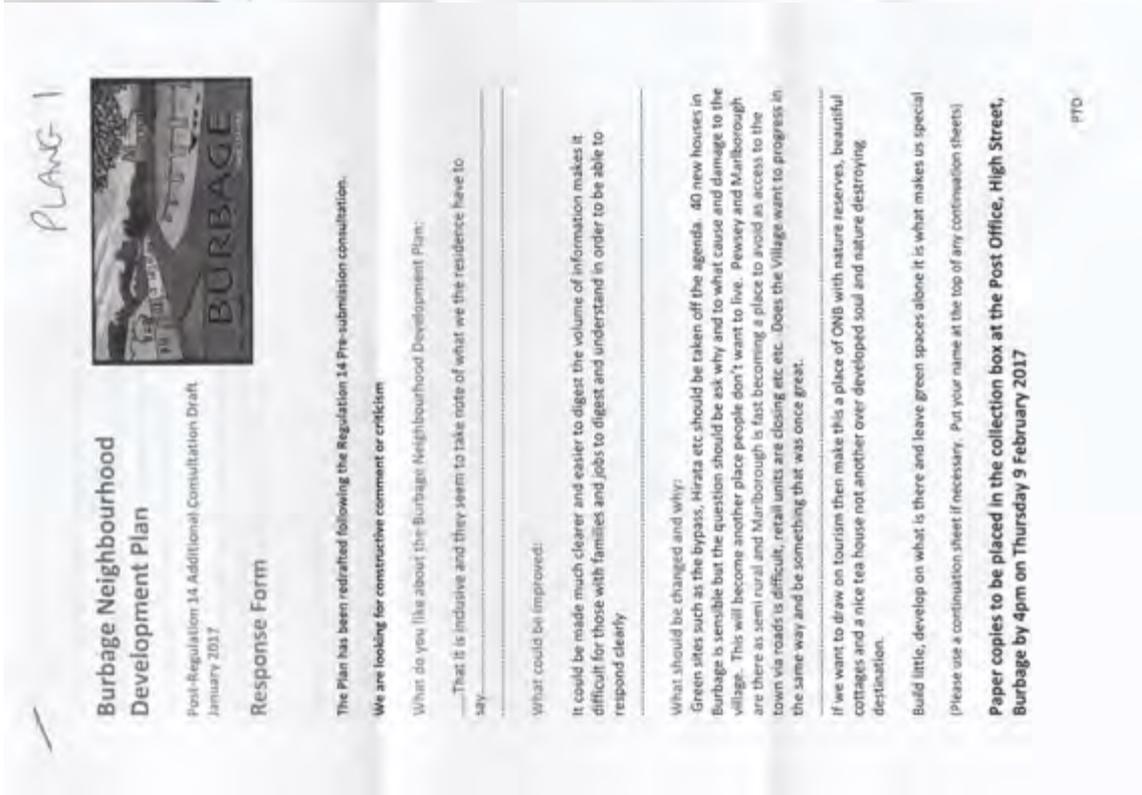
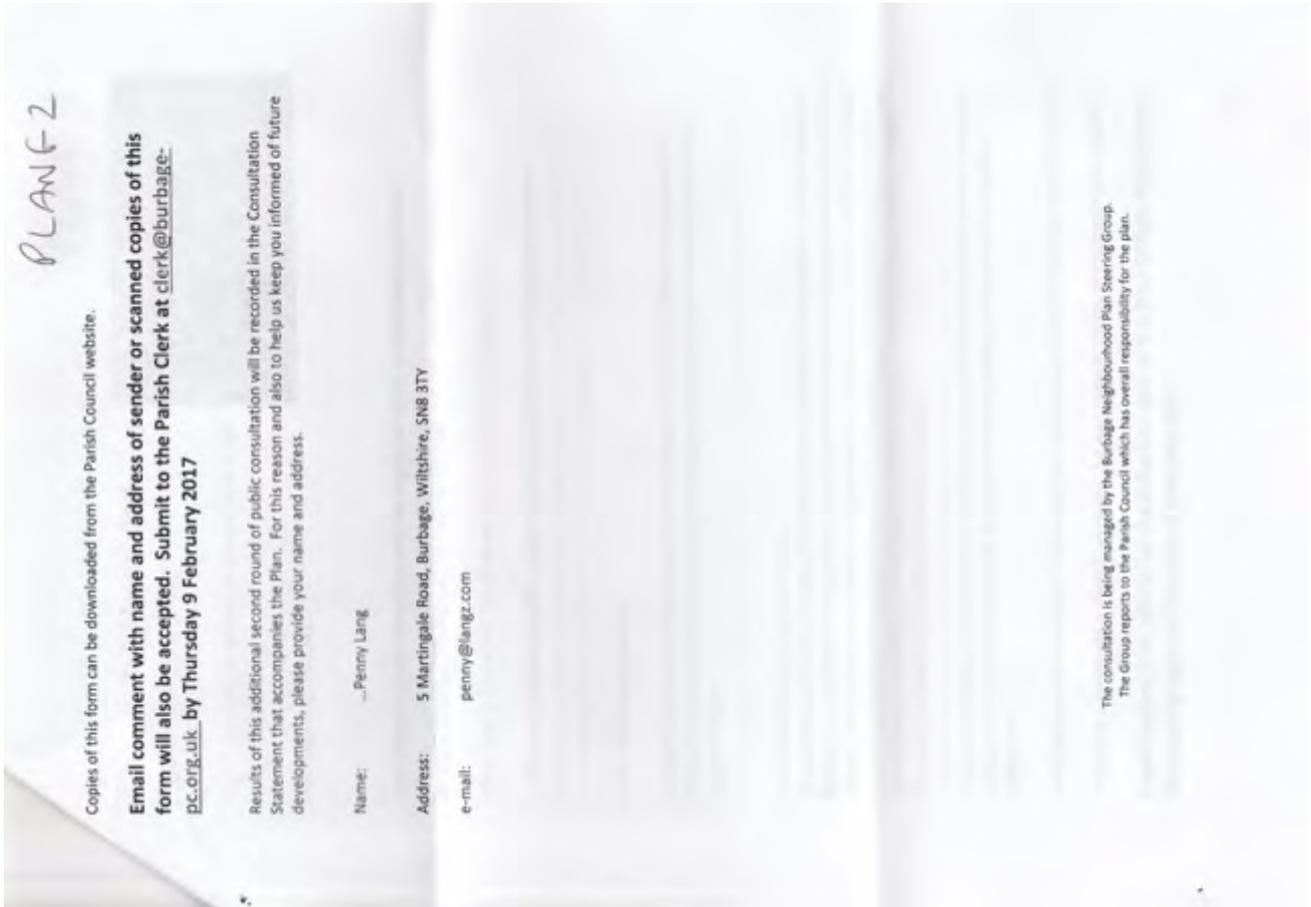
Build little, develop on what is there and leave green spaces alone it is what makes us special

(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

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PTD



L MASH 1



### Burbage Neighbourhood Development Plan

Post-Regulation 14 Additional Consultation Draft  
January 2017

#### Response Form

The Plan has been redrafted following the Regulation 14 Pre-submission consultation.  
We are looking for constructive comment or criticism

What do you like about the Burbage Neighbourhood Development Plan:

I like that the potential number of houses and areas available for building have been greatly reduced. Villages feedback has been acknowledged.

What could be improved:

The quality of the house designs are allow. (Other villages have insisted on some that had properties being included in any new developments.) This would improve the overall look of new developments and fit in with the mixed housing we have in Burbage.

What should be changed and why:

The nature of the style of houses that are built. Whilst I appreciate that Burbage has no one clear style of houses and is a mixture of thatch and red brick, some of the houses on the new set Dunston developments are completely out of place. It sandstone brown.

(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

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PTO

L MASH 2

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Name: Luy Mash

Address: 20 Burrenragh Lane

e-mail: luy.j.mash@btinternet.com

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group. The Group reports to the Parish Council which has overall responsibility for the plan.

McARTHUR 2

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Name: Mrs. H. McArthur  
Address: 15 STUBS GREEN, BURBAGE, WILTSHIRE SNAR 3BG  
e-mail: MARYM@BOK.COM

encouraging retirement housing in Burbage was  
asked to bring a village of retirees which in years  
to come may well stay in it. As should encourage  
youth back to Burbage, those who have left, to  
return, those who are here, to stay, and welcome  
newcomers. This could be achieved in part by  
building low cost/affordable homes and some  
assisted housing. If Newport Farm site is to be  
used for business/industrial use, this would go  
some way to encourage youth to stay and come to  
Burbage

Common denton, perhaps, should be given to selling  
aside some land for a new retirement home to get  
a proportional cost. Part of the funding could be  
achieved by selling the current surgery site with  
some low cost housing being built on it.

For consultation, we must encourage a younger  
population so the village can remain the a  
vibrant and lively place to live!

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group.  
The Group reports to the Parish Council which has overall responsibility for the plan.

McARTHUR 1



### Burbage Neighbourhood Development Plan

Post-Regulation 14 Additional Consultation Draft  
January 2017

### Response Form

The Plan has been redrafted following the Regulation 14 Pre-submission consultation.

We are looking for constructive comment or criticism

What do you like about the Burbage Neighbourhood Development Plan:

I am pleased that the majority of what has been retained  
from the previous plan is still there and that the council has  
shown a willingness to listen to the views of the community  
and to make changes where necessary. I think it is good to be  
involved in the process and to see the plan being developed  
in a way that is open to all and that the council is  
committed to listening to the views of the community and  
to making necessary changes.

What could be improved:

I am concerned that with the increase in population  
within Burbage the primary and school entry point  
is difficult to cope. I think it would be  
appropriate to bring in some measures which would be  
to be used as a last resort. I think that the school should  
be used as a last resort to the school entry point.

What should be changed and why:

I am not at all sure that the village is being  
developed in a way that is sustainable. I think that the  
council should be encouraged to think about the long term  
impact of the plan and to make sure that the plan is  
sustainable in the long term. I think that the council  
should be encouraged to think about the long term impact  
of the plan and to make sure that the plan is sustainable  
in the long term.

(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

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Burbage by 4pm on Thursday 9 February 2017

PTO

MITCHELL

### Burbage Neighbourhood Development Plan

Part-Regulation 14 Additional Consultation Draft  
January 2017

### Response Form



The Plan has been re-drafted following the Regulation 14 Pre-submission consultation.

We are looking for constructive comment or criticism

What do you like about the Burbage Neighbourhood Development Plan:

This development proposed appears to favour a slow increase in housing in Burbage over a forty year period of time. This is not as important as the secondary infrastructure of medical, transport and local amenities have to keep pace in many instances. The latter infrastructure needs to go hand in hand.

What could be improved:

The restriction of properties of 1-3 bedrooms could be greater than proposed allowing for younger people wishing to live and or buy. There are a number of people who find it hard to find suitable accommodation in local areas. At the moment no development has formed the better of.

What should be changed and why:

Greater emphasis on the provision of incentives to encourage local employers into Burbage - education as well become a priority committee - community.

Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets

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PTO

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MITCHELL

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Name: Mr & Mrs J. P. Mitchell  
Address: 37 Kesteven Road  
Burbage  
Harborough S.M.S.I.A.T.  
e-mail:

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group. The Group reports to the Parish Council which has overall responsibility for the plan.

P MARSH 1



Burbage Neighbourhood Development Plan

Post-Regulation 14 Additional Consultation Draft January 2017

Response Form

The Plan has been redrafted following the Regulation 14 Pre-submission consultation.

We are looking for constructive comment or criticism

What do you like about the Burbage Neighbourhood Development Plan:

I like that you have listened to feedback and are going to address it. I like that you have reduced the amount of development that is being addressed.

What could be improved:

The plan needs to address a longer term strategy objective on the Parish Council plan for CIL income. As it stands this plan could help to replicate housing developments of 30+ units to generate CIL income. It does not support this approach and believe that smaller scale approach should be taken.

What should be changed and why:

State clear strategy for CIL income over 30+ years. Because of the small scale in Bill only work on scale sites the S'bursts they do not work. Find suitable investment for CIL in the past. I do not support investment in the surgery if has not been justified.

(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

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PTO

P MARSH 2

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Name:

R.P. Marsh

Address:

20 Burroyst Drive

Burbage

email:

rp.marsh@st-burton.com

What could be improved:

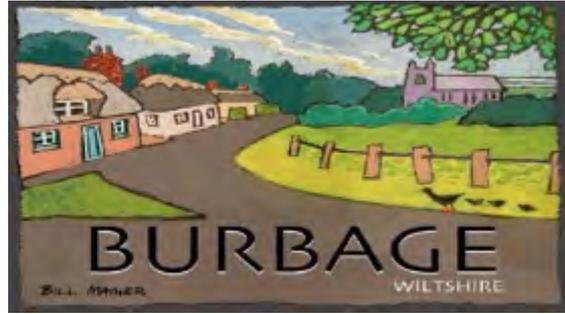
Loss schemes the S'bursts do not integrate well into the village. Smaller scale developments like garden cottages, Manor Gardens etc are visually more appealing but more generally offer the new residents a better opportunity to integrate into the village as neighbours rather than as a distinct residential area. Multiple developments of a size & scale of S'bursts may result from the current approach and I believe very firmly that the residents are very much against this.

This consultation is being managed by the Burbage Neighbourhood Plan Steering Group. The Group reports to the Parish Council which has overall responsibility for the plan.

**Burbage Neighbourhood Development Plan**

**Post-Regulation 14 Additional Consultation Draft  
January 2017**

**Response Form**



**The Plan has been redrafted following the Regulation 14 Pre-submission consultation.**

**We are looking for constructive comment or criticism**

**What do you like about the Burbage Neighbourhood Development Plan:**

We like the Revised Vision and Objectives and support the proposal for 30 new homes.

.....  
.....  
.....  
.....  
.....

**What could be improved:**

.....  
.....  
.....  
.....  
.....

**What should be changed and why:**

Both School enlargement and increased capacity for the Medical centre should be given highest priority over all other infrastructure and facilities proposals, including the Village Hall.....

.....  
.....  
.....  
.....  
.....

(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

**Paper copies to be placed in the collection box at the Post Office, High Street, Burbage by 4pm on Thursday 9 February 2017**

Name: .....J A  
OLIVER.....

Address: Stibb Cottage, Burbage, SN8 3AE  
.....

e-mail: stibb.cottage@gmail.com.....  
.....

Page 1



### Burbage Neighbourhood Development Plan

Post-Regulation 14 Additional Consultation Draft  
January 2017

#### Response Form

The Plan has been redrafted following the Regulation 14 Pre-submission consultation.

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What do you like about the Burbage Neighbourhood Development Plan?

THAT IT BEING A CONSULTATION REGARDING SIZES FOR THE RESULT OF THE FIRST DRAFT NDP (E. NUMBER OF HOUSES) WHICH HAS VARIOUS OPTIONS. HAS BEEN BEING BY AROUND HALF TO GO TO SUPPORT HOME HOUSES.

What could be improved:

PAR. 9.3 STATES THE MENTIONED ROAD FOR THE ADDITIONAL PAR. 10. TO BE WIDENED FROM 6.5 TO 7.5. 20% WIDENED 51-60 AND 9% WIDENED 100 AND ABOVE. THE DRAFT IS SUCH A GREAT IDEA NOT WITHSTANDING THE MAJORITY WANTED LESS THAN 30.

What should be changed and why:

THESE ISSUES SHOULD BE ACCESSED VERY CAREFULLY!

THERE IS AN OSE ABOVE. KEEP IT SIMPLE (KIS) THE DESIGN SURVEY TO EXPLORE A NEW SITE MUST BE FEASIBLE AND I THINK THAT THE COST WOULD BE MORE THAN A NEW STARTER. (Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

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- WITH THIS BEING THE PRESENT STATE OF AFFAIRS, ANY PLANS NDP MUST RESPECT THE VERY IMPORTANT STATUS OF STANFORD. NOW IS A FEASIBLE FUTURE!

Page 2

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Results of this additional second round of public consultation will be recorded in the Consultation Statement that accompanies the Plan. For this reason and also to help us keep you informed of future developments, please provide your name and address.

Name: Robert Parish  
Address: 9 WILLOW MEADOW  
BURBAGE  
WILTSHIRE SN8 3AD  
e-mail: [robertparish@pc.org.uk](mailto:robertparish@pc.org.uk)

POSTED IN THE BOX PROVIDED IN BURBAGE POST OFFICE  
TUESDAY 7TH FEBRUARY 2017

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group. The Group reports to the Parish Council which has overall responsibility for the plan.



SKARLUNSON 2

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Name: STEWARTES BANK WOOD  
Address: AT THE WITHIES, BURBAGE.  
e-mail:

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SKARLUNSON 1

### Burbage Neighbourhood Development Plan

Post-Regulation 14 Additional Consultation Draft  
January 2017



### Response Form

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We are looking for constructive comment or criticism

What do you like about the Burbage Neighbourhood Development Plan:

o Maximum number of 10 houses  
o Consistent with what the community wants

What could be improved:

o Not clearly enough the number of new dwellings  
o Decisions being made should be expanded to cover not  
o excessive dwellings

What should be changed and why:

o Greater land size for local developments  
o Less new houses

(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

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PTO

G R ARNISON 2

Copies of this form can be downloaded from the Parish Council website.

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Name: Mrs G Arnison  
Address: 4 Ave Wicks Burage  
e-mail:

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G R ARNISON 1

### Burbage Neighbourhood Development Plan



Post-Regulation 14 Additional Consultation Draft  
January 2017

### Response Form

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We are looking for constructive comment or criticism

What do you like about the Burbage Neighbourhood Development Plan:

1. Consistency with wishes of the community
2. Balance of housing with no just less than 10 houses
3. Highest standards of no more than 10 houses
4. No more than 20 houses in respect of 4000

What could be improved:

1. A clear idea of where the houses are going to be and how many
2. To be careful not to build on green field sites (large) which may not be enjoyed by the community. Smaller infill sites would have less impact.

What should be changed and why:

1. If more houses are built that the facilities of the village can cope eg roads, drains, school
2. Build more houses rather than larger developments eg Golf Course

Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets

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PTO

L Rowland 2

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Results of this additional second round of public consultation will be recorded in the Consultation Statement that accompanies the Plan. For this reason and also to help us keep you informed of future developments, please provide your name and address.

Name: Liz Rowland

Address: Bowden Farm, Burbage

e-mail: liz.rowland@bowden-farm.com

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group. The Group reports to the Parish Council which has overall responsibility for the plan.

L Rowland 1



**Burbage Neighbourhood Development Plan**

Post-Regulation 14 Additional Consultation Draft  
January 2017

**Response Form**

The Plan has been redrafted following the Regulation 14 Pre-submission consultation. We are looking for constructive comment or criticism

What do you like about the Burbage Neighbourhood Development Plan:  
Has incorporated the majority views of the village well done

What could be improved:  
As below

What should be changed and why:  
Hiute should be included for small businesses in the village and need to expand but wish to slow the village. Hayfield is virtually full and has not got the capacity

(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

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PTO

M Rowland 2

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Name: Mike Rowland

Address: Bowden Farm, Burbage

e-mail: mike.rowland@bowden-farm.com

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M Rowland 1

**Burbage Neighbourhood Development Plan**

Post-Regulation 14 Additional Consultation Draft  
January 2017

**Response Form**

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We are looking for constructive comment or criticism

What do you like about the Burbage Neighbourhood Development Plan:

A list class plan.

What could be improved:

Only one comment below

What should be changed and why:

The Huxton area should be included in the ND Plan to give the up and coming small businesses the space and access needed. Huxton is full and access limited.

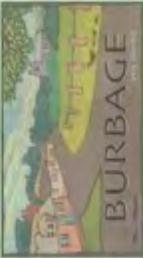
(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

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PTO

SHIRKS 1

9/12



**Burbage Neighbourhood Development Plan**  
 Post-Regulation 14 Additional Consultation Draft  
 January 2017

**Response Form**

The Plan has been redrafted following the Regulation 14 Pre-submission consultation. We are looking for constructive comment or criticism

What do you like about the Burbage Neighbourhood Development Plan:  
 NEW PLAN VERY ACCEPTABLE

What could be improved:

What should be changed and why:

(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

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PTO

SHIRKS 2

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Name: Suzanne Shires

Address: 6 Burroughs Lane  
Burbage

e-mail: susan.shires@greenbee.net

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group. The Group reports to the Parish Council which has overall responsibility for the plan.

Stead 1



### Burbage Neighbourhood Development Plan

Post-Regulation 14 Additional Consultation Draft  
January 2017

#### Response Form

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We are looking for constructive comment or criticism

What do you like about the Burbage Neighbourhood Development Plan:

It shows the local authority the extent of the  
plans of the people in the village regarding  
the future development  
It offers viable housing development opportunities  
with an area covered by the Burbage  
Neighbourhood Development Plan

What could be improved:

The plan as it stands (draft) does not  
need a great deal of improvement  
See comment below

What should be changed and why:

Could the plan include more robust  
provisions for improving public transport  
links to nearby towns and villages  
Especially the new housing being built  
better links could mean fewer  
cars on the roads

(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

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Burbage by 4pm on Thursday 9 February 2017**

PTO

Stead 2

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**Email comment with name and address of sender or scanned copies of this form will also be accepted. Submit to the Parish Clerk at [clerk@burbage-PC-078.uk](mailto:clerk@burbage-PC-078.uk) by Thursday 9 February 2017**

Results of this additional second round of public consultation will be recorded in the Consultation Statement that accompanies the Plan. For this reason and also to help us keep you informed of future developments, please provide your name and address.

Name: Mr. Mr. Stead  
Address: 6, Creskys, Burbage,  
Bedborough, Rutshire SN8 3TL  
e-mail: philandstead@sky.com

The consultation is being managed by the Burbage Neighbourhood Plan Steering Group  
The Group reports to the Parish Council which has overall responsibility for the plan.

THOMSON 2

Copies of this form can be downloaded from the Parish Council website.

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Name: JF THOMSON

Address: DAKES LANE  
ST OB SEAN  
BURBAGE

e-mail: jfthomson1@outlook.com

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THOMSON 1



### Burbage Neighbourhood Development Plan

Post-Regulation 14 Additional Consultation Draft  
January 2017

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We are looking for constructive comment or criticism

What do you like about the Burbage Neighbourhood Development Plan:

THE PLAN IS NOW MORE BALANCED AND ATTRACTIVE  
TO THE WORDS OF BURBAGE  
IT IS A VERY GOOD USE OF WORDS

What could be improved:

THE EVIDENCE FOR AFFORDABLE HOUSING IS A LITTLE  
THIN HOWEVER THE PLAN IS WELL SET

What should be changed and why:

NO MORE CHANGES PLEASED THANKS

(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

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WARING 1

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Name: GEORGE Y LUST WARING  
Address: GREYTON HOUSE, FIVE GREEN LANE, BURBAGE, SN8 3AQ  
e-mail: [lucy@lucylust.waringcouncil.gov.uk](mailto:lucy@lucylust.waringcouncil.gov.uk)

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### Burbage Neighbourhood Development Plan

Post-Regulation 14 Additional Consultation Draft  
January 2017



WARING 1

### Response Form

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We are looking for constructive comment or criticism

What do you like about the Burbage Neighbourhood Development Plan:

AS I HAVE SEEN ABOUT LIGHT POLLUTION, THESE NEED NOT BE A MAJOR ISSUE AND WITH SOME OF THE PROPOSED DEVELOPMENTS IN THE VILLAGE, WE DEFINITELY NEED AN NDP.

What could be improved:

THE BOUNDARY SHOULD BE ALLOWED WITHIN VILLAGE LAND - GOOD ACCESS & SUFFICIENT LAND FOR PARKING

What should be changed and why:

REDEVELOPMENT SHOULD BE GIVEN THE PRIORITY AT THE MOMENT (SPECIALS) AS THIS IS THE MAIN PROBLEM WITH THE VILLAGE - NOT THE DEVELOPMENT

(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

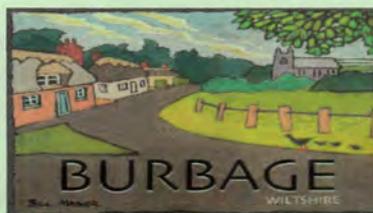
Paper copies to be placed in the collection box at the Post Office, High Street, Burbage by 4pm on Thursday 9 February 2017

PTO

Webster C

## Burbage Neighbourhood Development Plan

Post-Regulation 14 Additional Consultation Draft  
January 2017



### Response Form

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We are looking for constructive comment or criticism

What do you like about the Burbage Neighbourhood Development Plan:

THE REDUCTION IN THE AMOUNT OF PROPOSED HOUSING DEVELOPMENT IS TO BE WELCOMED

What could be improved: AND WHAT SHOULD BE CHANGED

ACCEPTING THE BUILDING OF UP TO 30 HOUSES ON THE GRAFTON ROAD SITE SHOULD BE CONDITIONAL ON THE BASIS THAT SUCH DEVELOPMENT IS PHASED IN OVER A NUMBER OF YEARS AND NOT ALL IN ONE GO. THIS WOULD ALLOW FOR THE GENTLE ABSORPTION OF THE NEW VINDICARS INTO THE COMMUNITY AND NOT PUT FURTHER PRESSURES ON SERVICES SUCH AS THE DOCTOR'S SURGERY, SCHOOL

What should be changed and why:

SEWER AND ROAD SYSTEMS IN A SHORT SPACE OF TIME. SHOULD THIS NOT BE SO (CONDITIONAL) THEN THE GRAFTON ROAD SITE SHOULD BE EXCLUDED FROM THE DEVELOPMENT PLAN AND SMALL SCALE HOUSING INTRODUCED THROUGHOUT THE VILLAGE BE PERMITTED AS AND WHEN IT ARISES AS PER THE DEVELOPMENT STRATEGY POLICY (PAGE 25 OF THE PLAN) STATING 'MODEST SCHEMES (OF NO MORE THAN 10 HOUSES) UNLESS A CLEAR NEED TO THE CONTRARY IS SHOWN.'

(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

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PTO

MURKETT 2

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Name: Mrs Margaret Whelan  
Address: Church Farm,  
25, Eastcourt Road,  
Burbage SN8 3AT  
e-mail: m.whelan@btinternet.com.

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MURKETT 1



### Burbage Neighbourhood Development Plan

Post-Regulation 14 Additional Consultation Draft  
January 2017

### Response Form

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We are looking for constructive comment or criticism

What do you like about the Burbage Neighbourhood Development Plan?

I like the fact that Burbage has got a development plan, because the local community will be consulted every year for future development.

What could be improved:

We certainly need more affordable homes so that young people being brought up in the village and if they afford to buy a property here they would be happy to stay. It is correct as 175 originally about the 2000s, e.g. Village shop, Doctors surgery etc.

What should be changed and why:

We need some flexibility in the green area of the Burfield so that a small area east of the Greenhouse could be released for a small development of approximately 2 or 3 houses to finance the rebuild of the Village Hall.

(Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets)

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PTO

Wilson 2

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Name: Kathy Wilson

Address: 220 High Street  
Burbage

e-mail: kathy.wilson@btinternet.com

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Wilson 1



**Burbage Neighbourhood Development Plan**

Post-Regulation 14 Additional Consultation Draft  
January 2017

**Response Form**

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What do you like about the Burbage Neighbourhood Development Plan:

A for better plan the road one. I feel the village will get too big and be spoilt.

Opening the road (High Street) to much houses and more local traffic going in to the village would be an ACCESS ONLY road. Stop them.

What could be improved:

No more estates just up hill

What should be changed and why:

If they do decide to develop the site where the houses are perhaps we should work together to put a larger boundary on that site with more fencing and easy access.

Please use a continuation sheet if necessary. Put your name at the top of any continuation sheets

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PTO



## **Burbage Village Hall and Recreation Grounds CIO response to Consultation 2**

The Burbage Village Hall (BVH) charitable trust was converted into a CIO at the start of 2016. Land and other assets transferred into the CIO comprise Barn Meadow, Red Lion Field and the Village Hall itself. The BVH and Recreation Grounds CIO Constitution has been developed at great cost to allow for any current and future needs of the village with regards to the care of these assets.

The objects of the CIO are to establish and run a village hall and recreation grounds to promote for the benefit of the inhabitants of the Administrative Parish of Burbage ..... in the interests of social welfare and with the object of improving the conditions of life of the said inhabitants. Any major decisions about CIO assets would be decided by a referendum of the parish, giving the residents control over sale and development.

Both Barn Meadow and Red Lion Field are proposed to be designated as Local Green Space (LGS) in the Burbage NDP. Legal opinion on the implications of this designation for the management of the CIO is not yet mature, but we note the following two views:

- The National Planning Policy Framework (NPPF) states that “Local policy for managing development within an LGS should be consistent with policy for Green Belts.”
- In the view of the Open Spaces Society, once designated the LGS is subject to the same strong development restrictions as Green Belt, and new development here is ruled out other than in special circumstances.

The CIO Trustees understand the designation as LGS as a means of safeguarding green spaces. However, there are reservations because we need to understand the implications for the operation of the CIO to the benefit of the inhabitants of the Administrative Parish of Burbage.

In particular the CIO has concerns about the content of the Burbage NDP in the three areas expressed below. Firstly, in the Burbage NDP the name Barn Meadow has been applied to an area which not only covers the whole of Barn Meadow but also includes the children’s play area and associated land directly attached to the Western edge of Barn Meadow. This additional land is not owned by the CIO and is not part of Barn Meadow. The CIO Trustees have no objection to the Burbage NDP applying the name "Barn Meadow" to the whole area provided it is made clear in the NDP that the additional land area is not owned by the CIO, not the responsibility of the CIO, and that there is no liability to the CIO associated with that land.

Secondly, a similar issue exists with Red Lion Field. In this case the CIO owns the land currently leased to the cricket club and that extends from East Sands north to the hedge between the practice nets and the tennis courts. In the Burbage NDP the name "Red Lion Field" has been applied to an area of land that not only consists of the actual Red Lion Field, but also includes the Glebe Field immediately to the north of Red Lion Field; said Glebe Field being owned by the Diocese of Salisbury. The CIO Trustees have no objection to the Burbage NDP applying the name "Red Lion Field" to the whole area provided it is made clear in the NDP that the Glebe Field is not owned by the CIO, not the responsibility of the CIO, and that there is no liability to the CIO associated with that land.

Thirdly, it is unclear in the Burbage NDP what the implications of the designation as LGS has on the ability of the Trustees to manage the CIO in the interests of and to the benefit of the inhabitants of the Administrative Parish of Burbage. Legal opinion on the subject of development on Green Belt land is mature and several judgements have helped to identify the special circumstances that may permit development. With LGS, however, the opinion is immature, and the Trustees are not aware of any legal precedent that may apply. Some examples may help.

## Submission Draft

The Potterne NDP was published in January 2017. The residents of Potterne have expressed a desire for a new village hall. The chosen solution is to allow the development of 4 new dwellings on the field that is the main green play space within the village to help fund the building of a new village hall on that same field. Such a desire has not yet been expressed by the residents of Burbage, but if that were to occur then it would be the responsibility of the Trustees to attempt to carry that plan forward.

However, if the LGS is subject to the same restrictions as Green Belt then from the NPPF:

*"the construction of new buildings is inappropriate in Green Belt" and "should not be approved except in very special circumstances".*

Another paragraph in the NPPF says that in some circumstances an exception may be made viz. "The replacement of a building may be permitted provided that the new building is in the same use and not materially larger than the one it replaces." Change of use is counted as a new development. This might permit the replacement of the Village Hall, but since the NPPF does not define whether the new building must be on the same site as the one it replaces, moving it to a new position within Barn Meadow might not be possible.

Similarly, the requirement for the "same use" to be maintained would appear to block the construction of a new Village Hall that also, for example, contained a new village surgery, because a change of use is treated as a new development.

Similarly, if the village hall were to be modified to include a cafe, or for computer training for "silver surfers", this might be construed as an inappropriate change of use. Also, it might at some point become appropriate for the CIO to provide a cottage for a caretaker.

Another future request from the inhabitants of Burbage might be the replacement of the Club House on Red Lion Field with a more permanent structure, or a new storage shed.

The Trustees believe that it would be very helpful if the Burbage NDP "spelled out" what would be permitted in terms of extension of the existing Village Hall, or its replacement (on the same site or elsewhere within Barn Meadow), or a partial change of use of the Village Hall to the benefit of the village. Also, whether such developments as the construction of a caretaker's cottage or the development of a new cricket Club House would be permitted.

On behalf of the Burbage Village Hall and Recreation Grounds CIO,

Dr Keith R Jones, 192, High Street, Burbage – joneskr@btinternet.com  
Michele Angell, 68 Eastcourt Road, Burbage – michwitch@btinternet.com  
Louise Clark, 7, Croft Corner, Burbage – lou-home@hotmail.com