

# Clyffe Pypard Parish Neighbourhood Plan: Questions from the Parish with answers from the Steering Group

Up to 21 March 2021

## Housing/Planning

1. How many people need a private new home in this parish?

*It is impossible to say there is a 'need' for private market homes in the Parish in the same way as there could be a need for Affordable Housing. The Neighbourhood Plan will, when adopted, set out what if any development the Parish is willing to accept over the next 10 years. If people want to build private market housing then they would need to do that in accordance with the adopted Neighbourhood Plan, irrespective of 'need'. That is why it is so important for members of the Parish to get involved with the development of the Neighbourhood Plan to make sure their views are heard.*

2. How many people need rented property?

*The Housing Needs Survey in 2018 identified a need for four new Affordable Homes in the Parish which may include rental property. It is impossible to say there is a 'need' for private rental property in the Parish in the same way as there could be a need for Affordable Housing. The Steering Group is gathering evidence of any such need as part of the development of the Neighbourhood Plan. Anyone needing Affordable Housing within the Parish should register at [www.homes4wiltshire.co.uk](http://www.homes4wiltshire.co.uk).*

3. Will the questionnaire vision and aims be decided by someone who doesn't live here? Whoever decides what the questionnaire means to Clyffe Pypard and Bushton need to be independent and not involved in the group that put out the questions otherwise it can't be objective.

*Ultimately, the Parish will decide the vision and aims, not the Steering Group (the aims are referred to as 'Objectives' in a Neighbourhood Plan).*

*The external consultants, Planet, have prepared a draft Vision and set of Objectives based on analysis of the questionnaire results and drawing upon their previous experience and expertise.*

*Once finalised, and agreed between the Steering Group members, the proposed Vision and Objectives will be shared with the Parish for approval. If approved by a majority of the Parish, the Vision and set of Objectives will be adopted and will form the basis for the further development of the Neighbourhood Plan.*

*If they are not approved then the Vision and set of Objectives will be amended based on feedback from the Parish and then resubmitted to the Parish for approval. This process will continue until an acceptable form of the Vision and set of Objectives is approved by a majority of the Parish.*

*The questionnaire itself was drawn from the drop-in sessions and the Community Plan. The members of the Steering Group are also parishioners and while their role is to facilitate the Neighbourhood Plan, they are also entitled to express their views just as much as anyone else.*

4. Where is the need for new houses coming from?

***The Housing Needs Survey in 2018 identified a need for four new Affordable Homes in the Parish. Anyone needing Affordable Housing within the Parish can register at [www.homes4wiltshire.co.uk](http://www.homes4wiltshire.co.uk). It is impossible to say there is a 'need' for private market homes in the Parish in the same way as there could be a need for Affordable Housing. Some in the Parish feel that it could benefit from developing new homes to help the Parish thrive, others disagree. The Neighbourhood Plan will, when adopted, set out what if any development the Parish decides it is willing to accept over the next 10 years. That is why it is so important for members of the Parish to get involved with the development of the Neighbourhood Plan to make sure their views are heard.***

5. Who wants to build houses and what do they want to build?

***We don't know the answer to these questions nor are they questions that the Neighbourhood Plan will be able to answer. The Neighbourhood Plan will, when adopted, set out what if any development the Parish decides it is willing to accept over the next 10 years. If people want to build houses then they will need to do that in accordance with the adopted Neighbourhood Plan. That is why it is so important for members of the Parish to get involved with the development of the Neighbourhood Plan to make sure their views are heard.***

6. If only 6 people would have their lives improved by new market housing, doesn't that mean we should just drop that?

***The Neighbourhood Plan will, when adopted, set out what if any development the Parish decides it is willing to accept over the next 10 years. That may or may not include provision for the development of market housing but that is for the Parish to decide. The questionnaire was only part of the information gathering process in the development of the Neighbourhood Plan. As it progresses, it will become clearer what the Parish as a whole would accept. Not everyone will agree with the final Neighbourhood Plan but it will be put to a Parish-wide referendum, and, if approved by a majority, the Neighbourhood Plan will be adopted.***

7. Are any land owners who want to build on either the neighbourhood plan group or the parish council and who are they?

***At the time of writing (March 2021), no member of the Steering Group has expressed a specific interest in developing land. One member of the Steering Group has indicated that he would put forward two plots of land for consideration if there is a call for sites (described below). Details of this, and the interests of each Steering Group member, are set out in the declaration of interest that each member has made as a condition of participating in the Steering Group. Each declaration includes a statement to the effect that, save as set out in the declaration, the member has no intention of putting any land in the Parish forward for housing development during the production of the Neighbourhood Plan***

***Each declaration of interest is available for review on the Parish website ([www.clyffepypard-bushton.com/neighbourhood-plan/committee/](http://www.clyffepypard-bushton.com/neighbourhood-plan/committee/)).***

**We can only answer for the members of the Steering Group – any question for those members of the Parish Council not on the Steering Group should be directed to the Parish Council.**

**Members of the Steering Group are also members of the Parish. Some may hold land suitable for development. It is very likely that at a future stage, once the Vision and Objectives are agreed and the criteria against which land might be considered ‘suitable for development’ is agreed, there will be a call for sites. It is possible that members of the Steering Group, just as anyone else who owns land in the Parish, may have a change of circumstance or intention and therefore decide to propose land for development. This would require the Steering Group member to make a new declaration which would be posted on the Parish website and otherwise publicised to the Parish through the newsletter and NextDoor.**

**However, members of the Parish should be assured that the process by which the criteria is set, the call for sites is carried out and any land put forward is considered, will be conducted in a transparent and fair manner by independent assessors to ensure that there is no conflict of interest or that a member of the Steering Group could gain an advantage. Ultimately, any proposal for the development of housing would need to obtain planning permission which will involve rigorous tests of suitability and need.**

8. Is the council still going to build affordable houses on a farm?

**At the time of writing (March 2021), Wiltshire Council’s plans to build affordable houses on farmland they own within the Parish are, broadly speaking, on hold and there are no imminent plans for development. This may change and members of the Parish should look out for updates via the newsletter and NextDoor.**

9. When the county council decided to slow down the affordable housing, the neighbourhood plan group seem to have started negotiating with landowners and housing associations. Why are they not discussing these issues and plans with the rest of us?

**At the time of writing (March 2021), Wiltshire Council’s plans to build affordable houses in the Parish are, broadly speaking, on hold. The impact of these plans on the Neighbourhood Plan could be complicated and the Steering Group has spent some time trying to gauge what the possible outcomes could be. Whilst there will have been conversations as part of this work, there have been no formal negotiations with landowners or housing associations. At present, no sites have been designated or selected for development, either by Wiltshire Council or the Steering Group. It is very likely that at a future stage, once the Vision and Objectives are agreed and the criteria against which land might be considered ‘suitable for development’ is agreed, there will be a call for sites. That exercise has not yet taken place.**

10. Only 9 people said they’d definitely be happy for affordable homes to be build and only 5 said they definitely be happy for market houses to be build. What does happy mean? What useful information can you get from this answer when happy means different things to different people?

**The Steering Group spent a great deal of time writing and rewriting the questionnaire and then testing it on a number of volunteers. We wanted answering the questionnaire to be as simple and painless as possible and so, as far as possible, it was written in plain English. Please remember that we are volunteers and not market research specialists!**

**In this context, the Steering Group considers the best understanding of ‘happy’ to be ‘would not object too’. An alternate response was “Yes, but dependant on number,**

**design and location” which in the same context would mean that the respondent would not object to homes being built provided the respondent had no issue with the number, design and location of those houses.**

**As noted in other responses, the results from the questionnaire together with all the other information gathered by the Steering Group will all help in the preparation of the draft Vision and Objectives. This process will clarify any issues around different interpretations of ‘happy’.**

**It is worth reiterating that 64 responses were supportive, subject to number, design and location, details of which have yet to be agreed.**

11. If something is going to be built, where will that happen? Where are the options?

**We don’t know the answer to these questions at this stage. The Neighbourhood Plan will, when adopted, set out what if any development the Parish decides it is willing to accept (and where) over the next 10 years. If people want to build houses then they will need to do that in accordance with the adopted Neighbourhood Plan. That is why it is so important for members of the Parish to get involved with the development of the Neighbourhood Plan to make sure their views are heard.**

12. Who is putting forward land to build on? Where is it?

**We don’t know the answer to these questions at this stage. It is very likely that at a future stage, once the Vision and Objectives are agreed and the criteria against which land might be considered ‘suitable for development’ is agreed, there will be a call for sites. That exercise has not yet taken place. One member of the Steering Group has indicated that he would put forward two plots of land for consideration if there is a call for sites (please see the response to Question 7.)**

13. In July Peter Gantlett told the Neighbourhood Plan Group that progress had been made on affordable housing and that “there is now a potential land owner. The activity is still at a very early stage. The parish council know further details”. He said this was now “probable”. Where is this land and why were we not consulted on that in the questionnaire?

**The questionnaire was part of the information gathering exercise the Steering Group is undertaking to understand the Parish’s needs, requirements and views as regards future development over the next 10 years. Separately, there has been an ongoing discussion within the Parish about the provision of Affordable Housing (that could be brought forward independently of the Neighbourhood Plan) largely as a result of Wiltshire Council’s announcement of tentative plans to build affordable houses in the Parish. At the time of writing (March 2021) these plans are, broadly speaking, on hold.**

**There was no consultation on any specific sites in the questionnaire as this is an activity that can only be carried out once there is a clear understanding of what the Parish requires and would accept in terms of development. It is very likely that at a future stage, once the Vision and Objectives are agreed and the criteria against which land might be considered ‘suitable for development’ is agreed, there will be a call for sites. That exercise has not yet taken place.**

14. How many local families need affordable houses?

**At the time of writing (March 2021), the Steering Group understands that there is one individual from within the Parish currently on the register for an Affordable Home. The**

***Housing Needs Survey in 2018 identified a need for four new Affordable Homes in the Parish. Anyone needing Affordable Housing within the Parish can register at [www.homes4wiltshire.co.uk](http://www.homes4wiltshire.co.uk).***

15. On Affordable homes (question 1) & Market houses 3 (Q 3): Why are you lumping together the “yes” responses with the “yes, depending on location etc...” responses? These are very different.

***In analysing the responses, the Steering Group considers that those responding with an unqualified “yes” can be included with those responding with a qualified “yes” (i.e. “yes but dependant on number, design and location”) but not the other way round. They are different responses but those responding “yes” can be included with those responding “yes but dependant on number, design and location” when considering the overall response.***

16. Who is the landowner? Do they have any links with the Neighbourhood Planning Group? Where is the land?

***Please see the response to Question 7.***

17. Given there are large developments on the edge of Calne and WB [Royal Wootton Bassett] what is the requirement by people living in the Parish for new housing?

***At the time of writing (March 2021), the Steering Group understands that there is one individual from within the Parish currently on the register for an Affordable Home. The Housing Needs Survey in 2018 identified a need for four new Affordable Homes in the Parish. Anyone needing Affordable Housing within the Parish can register at [www.homes4wiltshire.co.uk](http://www.homes4wiltshire.co.uk). There is no allocation of housing for the parish in the Local Plan unlike the developments at Calne and Royal Wootton Bassett.***

***It is impossible to say there is a ‘need’ for private market homes in the Parish in the same way as there could be a need for Affordable Housing. The Neighbourhood Plan will, when adopted, set out what if any development the Parish is willing to accept over the next 10 years. If people want to build private market housing then they would need to do that in accordance with the adopted Neighbourhood Plan, irrespective of ‘need’. That is why it is so important for members of the Parish to get involved with the development of the Neighbourhood Plan to make sure their views are heard.***

18. A question for your committee - if it is felt that affordable housing is needed for local people where will the additional local work come from - otherwise more traffic for the village ?

***The Housing Needs Survey in 2018 identified a need for four new Affordable Homes in the Parish. At the time of writing (March 2021), the Steering Group understands that there is one individual from within the Parish currently on the register for an Affordable Home. Anyone needing Affordable Housing within the Parish can register at [www.homes4wiltshire.co.uk](http://www.homes4wiltshire.co.uk). If the need is local, then it is likely that it is due to family connections or work within the Parish itself.***

19. WHY OH WHY do we need MORE housing in BUSHTON???? where a hamlet with NO AMENITIES!

***The Housing Needs Survey in 2018 identified a need for four new Affordable Homes in the Parish. At the time of writing (March 2021), the Steering Group understands that there is one individual from within the Parish currently on the register for an Affordable Home. Anyone needing Affordable Housing within the Parish can register at [www.homes4wiltshire.co.uk](http://www.homes4wiltshire.co.uk).***

***The Neighbourhood Plan will, when adopted, set out what if any development the Parish is willing to accept over the next 10 years. If people want to build private market housing then they would need to do that in accordance with the adopted Neighbourhood Plan, irrespective of 'need'. The Neighbourhood Plan can also address issues such as amenities and services (though its principle role is as regards development). That is why it is so important for members of the Parish to get involved with the development of the Neighbourhood Plan to make sure their views are heard.***

20. ALL the landowners here who have forwarded green land and not brown land proposed for developing are going AGAINST the governments decisions to only build on BROWN LAND!

***To date there has been no consultation on any specific sites and no land has been proposed for potential development under the Neighbourhood Plan. This is an activity that can only be carried out once there is a clear understanding of what the Parish requires and would accept in terms of development (including whether this should include greenfield sites or be restricted to brownfield sites). It is very likely that at a future stage, once the Vision and Objectives are agreed and the criteria against which land might be considered 'suitable for development' is agreed, there will be a call for sites. That exercise has not yet taken place.***

21. A previous survey concluded there was a need for affordable housing in the Parish, the results of the latest survey seem to echo this. When is this housing going to be delivered? What about this housing can the community have input into - does the community have an input into possible sites? The style, sustainability credentials etc?

***The Housing Needs Survey in 2018 identified a need for four new Affordable Homes in the Parish. At the time of writing (March 2021), the Steering Group understands that there is one individual from within the Parish currently on the register for an Affordable Home. Anyone needing Affordable Housing within the Parish can register at [www.homes4wiltshire.co.uk](http://www.homes4wiltshire.co.uk).***

***An application for build Affordable Housing can be brought forward at any time, it isn't dependant on the Neighbourhood Plan, but if a Neighbourhood Plan has been adopted, it can have some bearing on where and how Affordable Housing can be built in the Parish. That is why it is so important for members of the Parish to get involved with the development of the Neighbourhood Plan to make sure their views are heard.***

22. If I were a candidate for affordable housing I would not be feeling very positive about living in the parish with the constant re questioning of that need.

***The Housing Needs Survey in 2018 identified a need for four new Affordable Homes in the Parish. At the time of writing (March 2021), the Steering Group understands that there is one individual from within the Parish currently on the register for an Affordable Home. Anyone needing Affordable Housing within the Parish can register at [www.homes4wiltshire.co.uk](http://www.homes4wiltshire.co.uk).***



***initial discussion stage nor reached a point where community consultation would be a useful exercise (as part of developing the Neighbourhood Plan or otherwise).***

25. Are you planning to do a formal call for sites for affordable or market housing before the community has been fully consulted on, and endorsed, the vision and objectives?

**No.**

26. Who is the land owner? Do they have any ties with the neighbourhood plan group? And of course where is this land? Interesting to see over 90% of people knew no one in the area who needs affordable housing! I'm all for affordable housing but we are so rural (so would need a car) with no bus route? Please tell me I'm wrong!

***Please see the response to Question 7.***

***The Housing Needs Survey in 2018 identified a need for four new Affordable Homes in the Parish. At the time of writing (March 2021), the Steering Group understands that there is one individual from within the Parish currently on the register for an Affordable Home. Anyone needing Affordable Housing within the Parish can register at [www.homes4wiltshire.co.uk](http://www.homes4wiltshire.co.uk). It is impossible to say there is a 'need' for private market homes in the Parish in the same way as there could be a need for Affordable Housing. Some in the Parish feel that it could benefit from developing new homes to help the Parish thrive, others disagree. The Neighbourhood Plan will, when adopted, set out what if any development the Parish decides it is willing to accept over the next 10 years. That is why it is so important for members of the Parish to get involved with the development of the Neighbourhood Plan to make sure their views are heard.***

27. Are we really addressing local need or conflating local need with other agendas?

***The Housing Needs Survey in 2018 identified a need for four new Affordable Homes in the Parish. At the time of writing (March 2021), the Steering Group understands that there is one individual from within the Parish currently on the register for an Affordable Home. Anyone needing Affordable Housing within the Parish can register at [www.homes4wiltshire.co.uk](http://www.homes4wiltshire.co.uk). It is impossible to say there is a 'need' for private market homes in the Parish in the same way as there could be a need for Affordable Housing. Some in the Parish feel that it could benefit from developing new homes to help the Parish thrive, others disagree. The Neighbourhood Plan will, when adopted, set out what if any development the Parish decides it is willing to accept over the next 10 years. That is why it is so important for members of the Parish to get involved with the development of the Neighbourhood Plan to make sure their views are heard.***

28. What's the rush? Why not wait until restrictions ease and we can all sit down, if not together, in SD groups and discuss the findings of the questionnaire.

***The process of developing and adopting a Neighbourhood Plan is a long and protracted one, taken on by volunteers who are not professional planning experts. The current restrictions add another layer of complication and can, perhaps, give a sense that matters are proceeding behind closed doors and away from the public eye, and that they are being rushed.***

***In reality, this is not the case. Details of the process are available on the Parish website and regular updates are provided in the newsletter and on NextDoor. The significant***

***volume of questions the Steering Group has received and the process of answering them will advance the debate. There are lots of opportunities for the Steering Group to gather evidence and for members of the Parish to engage and have their voices heard despite the restrictions on gathering.***

***Ultimately, the Neighbourhood Plan must reflect the will of the Parish and so the Steering Group must engage with the Parish as best it can to understand that will and reflect it in the draft document. The current lockdown restrictions do not excuse the Steering Group from this requirement. There is, however, real benefit in maintaining momentum and engagement with the Parish. As such the Steering Group has sought to progress as best it can during the pandemic restrictions. There are plans for public meetings and events in future when the restrictions are lifted.***

29. Is there really a need for new housing? I'm not convinced. I have nothing against more affordable housing if such a need exists, however better efforts to maintain the existing Green Square properties and their surrounds should be addressed before such a decision is made.

***The Housing Needs Survey in 2018 identified a need for four new Affordable Homes in the Parish. At the time of writing (March 2021), the Steering Group understands that there is one individual from within the Parish currently on the register for an Affordable Home. Anyone needing Affordable Housing within the Parish can register at [www.homes4wiltshire.co.uk](http://www.homes4wiltshire.co.uk). It is impossible to say there is a 'need' for private market homes in the Parish in the same way as there could be a need for Affordable Housing. Some in the Parish feel that it could benefit from developing new homes to help the Parish thrive, others disagree. The Neighbourhood Plan will, when adopted, set out what if any development the Parish decides it is willing to accept over the next 10 years. That is why it is so important for members of the Parish to get involved with the development of the Neighbourhood Plan to make sure their views are heard.***

***On a separate note, if members of the Parish residing in homes operated by a housing association have issues then these should be raised with the housing association in question in the first instance.***

30. And what about openness? Surely as a community if new housing is 'probable' then more information is needed. Where would the houses be built? Who is the potential land owner? What say as residents would we all have on such a project?

***It is impossible to say at this stage whether new housing is 'probable' or not. This is what the process of developing the Neighbourhood Plan seeks to uncover. The Neighbourhood Plan will, when adopted, set out what, if any, development the Parish decides it is willing to accept over the next 10 years. If it is the Parish's wish that no development be made then that is what the Neighbourhood Plan will say. That is why it is so important for members of the Parish to get involved with the development of the Neighbourhood Plan to make sure their views are heard.***

31. The size of the survey and number of respondents relative to the total population of 'houses' makes the data increasingly unreliable if you want to extrapolate the results. What are the conclusions and why?

***Neither the Steering Group nor the Parish Council has a list of everyone resident in the Parish so there is no way of knowing the total population of houses in the Parish. In fact, the list of houses in the Parish was compiled by the Steering Group for the purposes of the questionnaire – no previous list existed.***

***The Steering Group decided that the questionnaire should be distributed one to each household in the Parish to ensure that only those living or with property in the Parish responded. With no list of 'residents' it was felt that seeking a household response would help avoid the risk that non-residents with a particular view on development (for or against) responded and had an impact on the results. The approach taken was felt to be the best way to get the clearest indication of the views of members of the Parish.***

***The questionnaire results are part of the information gathering exercise. This is an ongoing process. Engagement with members of the Parish in responding to questions is another part of this exercise. Altogether this will help inform the Vision and set of Objectives for the Neighbourhood Plan which will be circulated for approval within the Parish.***

32. Re the Parish House Needs Survey Report (June 2018). Based chiefly on an analysis (from the 2011 Census data) of distance travelled to work to arrive at the sustainability for new house development in the parish, the survey recommends a minimum of 4 affordable homes (of different types) over the next 3 year period. Does the PC have any current data based on actual reported need from those living in the parish, and if this is reflected in the Wiltshire CC housing register?

***The Housing Needs Survey in 2018 identified a need for four new Affordable Homes in the Parish. At the time of writing (March 2021), the Steering Group understands that there is one individual from within the Parish currently on the register for an Affordable Home. Anyone needing Affordable Housing within the Parish can register at [www.homes4wiltshire.co.uk](http://www.homes4wiltshire.co.uk).***

33. What is the next step that might trigger planning for any new development of affordable housing? And who controls that next step (for example, PC or Wiltshire CC)?

***This isn't a question the Steering Group can easily answer. At present Wiltshire Council's plans to build Affordable Homes in the Parish appear to be on hold though this may change. This is a decision for Wiltshire Council. An application to build Affordable Housing can be brought forward at any time, it isn't dependant on the Neighbourhood Plan, but if a Neighbourhood Plan has been adopted, it can have some bearing on where and how Affordable Housing can be built in the Parish. That is why it is so important for members of the Parish to get involved with the development of the Neighbourhood Plan to make sure their views are heard.***

34. Do we know if Wiltshire CC has stated minimum economic viability criteria for the number of new affordable homes that can be built in the parish? If this number is above the 4 homes described in the Parish House Needs Survey Report (June 2018) – is it thought that Wiltshire CC would seek to build the higher figure?

***We do not. This isn't a question the Steering Group can easily answer. At present Wiltshire Council's plans to build Affordable Homes in the Parish appear to be on hold though this may change. The number and location of those homes has not been determined. This is a decision for Wiltshire Council.***

35. Does planning approval for affordable homes through the Neighbourhood Plan process (currently the PC route) carry a higher or lower burden of approvals scrutiny than that for progressing a planning application using core policy 44?

***This is a technical planning law question beyond the expertise of the Steering Group. We will see if Planet can provide a view on this.***

36. Is the PC aware of any aspirations/plans for the building of private housing in the parish? If so, is the PC aware of where prospective sites are located?

***The Steering Group is not aware of any current aspirations/plans for the building of private housing in the Parish. We can only answer for the members of the Steering Group – any question for those members of the Parish Council not on the Steering Group should be directed to the Parish Council.***

***Please also see the response to Question 7.***

37. It has been generally mooted that due to the Government's relaxed planning laws, any level of new build by Wiltshire CC will set a precedence for additional council/private new builds. Does the PC have a view on this please?

***This is a technical planning law question beyond the expertise of the Steering Group. We will see if Planet can provide a view on this.***

38. Originally, my endorsement of the Plan was totally dependant on where new building would be sited. However, I am now not convinced that there is a need for new housing in our village at all. Are we not doing this the wrong way round? The requirement should come before the discussion. And, as already suggested, to build here - with precious little public transport - would not be encouraged by any environmentally responsible group.

***The Housing Needs Survey in 2018 identified a need for four new Affordable Homes in the Parish. At the time of writing (March 2021), the Steering Group understands that there is one individual from within the Parish currently on the register for an Affordable Home. Anyone needing Affordable Housing within the Parish can register at [www.homes4wiltshire.co.uk](http://www.homes4wiltshire.co.uk). It is impossible to say there is a 'need' for private market homes in the Parish in the same way as there could be a need for Affordable Housing. Some in the Parish feel that it could benefit from developing new homes to help the Parish thrive, others disagree. The Neighbourhood Plan will, when adopted, set out what if any development the Parish decides it is willing to accept over the next 10 years. That is why it is so important for members of the Parish to get involved with the development of the Neighbourhood Plan to make sure their views are heard.***

### **Neighbourhood Plan**

39. Why can't we slow down the neighbourhood plan so that we can all get together after lockdown to talk about what to do with the things the questionnaire talked about?

***We appreciate that it may feel like we are expediting the development of the Neighbourhood Plan. We would like to re-assure you that up until now, we have very much been following the 'norm' in terms of timescales. We also appreciate the constraints that the Covid Pandemic has put upon everyone and our ability to hold more accessible sessions with the wider community.***

***It is worth reminding ourselves that the questionnaire itself was built on ideas, considerations and concerns generated from one of our earlier community drop in sessions. The sessions themselves were designed to give people the opportunity to discuss their views and concerns on the themes presented, themes that fall under the neighbourhood planning remit.***

***Due to the current restrictions, we have slowed the next stage of the process down. The draft Vision and Objectives will be shared with the Parish for review, feedback and ultimately approval. As part of this phase, we will be looking to host another community session at which we will share, discuss and allow commentary on the draft Vision and Objectives. We will hold this session when it is feasible to do so, the current aim being May 2021 when restrictions may be lifted.***

40. Why are we doing a neighbourhood plan? Who asked for this? Are the questions really only to find out about building for landowners?

***Neighbourhood planning provides the opportunity for communities to set out a positive vision for how we want our community to develop over the next 10, 15, 20 years in ways that meet identified local need and make sense for us, the local people. It allows us to put in place planning policies that will help deliver our vision, and have more of a say in the development they want to see, as well as protect what we value most (views, greenspace etc).***

***Unlike the parish, village or town plans that communities may have prepared, a neighbourhood plan forms part of the development plan and sits alongside the local plan prepared by the local planning authority. Decisions on planning applications will be made using both the local plan and the neighbourhood plan, and any other material considerations.***

41. Remember this stuff from the community plan. Why are the same questions being asked again? Nothing changes.

***Wiltshire County Council advised that due to the time lag since the community plan was completed and the need for formal process records, revisiting the questionnaire was required.***

***The questions asked in the recent survey built upon previously asked questions and also included other topics resulting directly from the community drop-in sessions held in 2019.***

***The outputs from both the Community Plan and Neighbourhood Plan questionnaires will be used in the shaping of our Vision and Objectives. Where the Neighbourhood Plan differs from the Community Plan, is that it is a legally recognised in planning whereas the Community Plan is not.***

42. In the questionnaire, why were responses gathered by household rather than on an individual basis?

***Neither the Steering Group nor the Parish Council has a list of everyone resident in the Parish so there is no way of knowing the total population of houses in the Parish. In fact, the list of houses in the Parish was compiled by the Steering Group for the purposes of the questionnaire – no previous list existed.***

***The Steering Group decided that the questionnaire should be distributed one to each household in the Parish to ensure that only those living or with property in the Parish responded. With no list of 'residents' it was felt that seeking a household response would help avoid the risk that non-residents with a particular view on development (for or against) responded and had an impact on the results. The approach taken was felt to be the best way to get the clearest indication of the views of members of the Parish.***

43. Having had all the data etc from the questionnaires, please can you tell us what happens next, we have a lot of statistics but cannot understand the way forward and the projected next step in actually finalising a plan from the data produced.

***The Steering Group and the consultants Planet, have been interrogating the survey data and utilising it to create the draft Vision and Objectives. The draft version will be shared with the Parish in May for review, feedback and ultimately approval.***

***The review and approval of this document will be two-fold. We will host another community session at which we will share, discuss and allow commentary on the draft Vision and Objectives. Alongside this drop-in session, each house will receive a pamphlet outlining the Vision and Objectives and asked for their views on the proposals.***

***This process is cyclical until we have, as a community, come to a consensus on the Vision for our Parish.***

44. We are rather confused as to why your committee want questions regarding the Neighbourhood Plan when no plan, even in outline, is being made available to comment upon ! You have asked the questions, you have had answers to most so why no plan in outline ? Are you at a point where you can list the topics that will form the neighbourhood plan?

***The Neighbourhood Plan is the outcome of the questions and consultations not the other way round. The content of the Neighbourhood Plan will emerge from this process and will be shared once established. The next step in this process is the drafting and approval of the Vision and Objectives (the phase we are in presently).***

***The Steering Group and the consultants Planet, have been interrogating the survey data and utilising it to create the draft Vision and Objectives. The questionnaire itself, driven by earlier community consultations. The draft Vision & Objectives will be shared with the Parish in May for review, feedback and ultimately approval.***

***The review and approval of this Vision will be two-fold. We will host another community session at which we will share, discuss and allow commentary on the draft Vision and Objectives. Alongside this drop-in session, each house will receive a pamphlet outlining the Vision and Objectives and asked for their views on the proposals. This process is cyclical until we have, as a community, a consensus on the Vision for our Parish.***

45. Considering a need for housing has been established, there is a lot of negative and angry discussion going on in public fora. I think it would be beneficial for us all as a community to begin to find some clear understanding of what is achievable through the neighbourhood plan, what we can give input to, and what has been decided so far.

***Neighbourhood planning provides the opportunity for communities to set out a positive vision for how we want our community to develop over the next 10, 15, 20 years in ways that meet identified local need and make sense for us, the local people. It allows us to***

***put in place planning policies that will help deliver our vision, grant planning permission for the development they want to see, as well as protect what we value most (views, greenspace etc).***

***The Neighbourhood Plan itself, is our chance to shape the vision for our community. However as a planning initiative it must be underpinned by planning policies.***

***Every member of the community has, and will continue to have the opportunity to contribute to the Vision. This two way communication will continue, and even increase, throughout the next phase of the process.***

## **Vision and Aims**

46. Will the questionnaire vision and aims be decided by someone who doesn't live here? Whoever decides what the questionnaire means to Clyffe Pypard and Bushton need to be independent and not involved in the group that put out the questions otherwise it can't be objective.

***Please see the response to Question 47.***

47. The analysis of results is called vision and aims. But this is not an analysis, only a numbers report so who is going to decide what those numbers mean? Which independent person is going to decide what these mean for the future?

***In short, although the Steering Group provides the forum to drive the Neighbourhood Plan forward to a successful conclusion, consultation with the community via the questionnaire, open meetings, website and broadcasting via leaflets and the parish newsletter (each electronically or hand delivered to all addresses in the community), will dictate the course of the Plan throughout.***

***The Steering Group and the consultants Planet, have been interrogating the survey data and utilising it to create the draft Vision and Objectives. This approach ensures that the draft Plan remains objective, but true to the community.***

***It is anticipated that 'Vision' and 'Objectives' statements will be presented to the community in May 2021, for comment and potential revision.***

***It may be helpful to provide an explanation of the terms 'Vision', 'Objectives' and 'Aspirations'.***

***A 'Vision' is what you would like your community to look like at the end of the plan period – the Steering Group has identified 2035 as a target date but this is subject to community approval – A 'Vision' and 'Objectives' are always used when undertaking a neighbourhood plan because without them, there is no 'starting point'. The 'Vision' is a bit of 'blue sky thinking' and where the community would like to end up.***

***The 'Objectives' are the things that need to be undertaken in order to achieve the 'Vision'. The policies are the means by which the objectives will be achieved.***

***An 'aspiration' is something the community would like to see happen within the Parish, but which doesn't fall under the remit of the neighbourhood plan for delivery.***

***A neighbourhood plan can only deliver things related in some way to planning/land use or development. So for example if the community believes there is insufficient health care provision, the neighbourhood plan can't change this. The provision of health care is not a planning issue. However, what the neighbourhood plan CAN do is to allocate a***

*site where a doctors surgery could be sited and it could also support an application which brings forward the building of a surgery.*

*Community Aspirations generally form part of neighbourhood plans undertaken, however it is not obligatory and there needs to be a willingness with the Parish Council to progress them as otherwise it is just a list of “nice to haves”. Our consultant, Planet, has indicated that one of its NP groups did have a long list of aspirations, but the Town council concerned decided it didn’t have the time to do anything about them so it was not included in the Plan. It is up to the community themselves to decide. Planet has recommended it simply because if the community has brought it up, it is important to them and should be recognised.*

## **Roads/Traffic**

48. Traffic seems to be the biggest issue in the questionnaire so how will the parish council tackle traffic problems?

*Please see the response to Question 50.*

49. When are the roads going to be sorted?

*This ‘catch-all’ question is probably best addressed by the response to Question 50.*

50. The things people said would improve their lives the most was slower traffic, fly tipping enforcement and a pub. Why is there so much emphasis on new houses when this wouldn’t make a positive difference to many people and these other issues are much more important? How is the traffic going to get sorted?

*Re-opening the pub is a community aspiration – it can’t be delivered through the Neighbourhood Plan but can be listed as an asset of community value through the Plan.*

*Improving footpaths is a maybe one/maybe the other. It is possible to consider improvements to footpaths in policy terms if you are going to get Community Infrastructure Levy (CIL) money from the developers. So there can be a policy saying “using developer contribution footpaths should be improved”.*

*If one is talking about putting in new footpaths, that is slightly different. In the first instance you need the permission of the landowner. If you get this, then the Parish Council can take this forward as a community aspiration. If you are talking about a pavement type of footpath, this could still be done using developer contribution (CIL / 106), but you would need to have an agreement with the Highways Authority to make sure there would be no objection*

*Regarding safer roads, if you wanted an improvement to a junction for example, this could again be achieved with developer contribution policy. If you wanted – for example – additional traffic signs and 30 mph signs – this would be an aspiration and would need the Parish Council to progress.*

*Fly tipping is the role of the Parish Council to sort out so is a community aspiration.*

51. Where would the roadside path go? Would it be lit? Would we get traffic calming to go with it?

***The Neighbourhood Plan process is not yet at a stage that it can address this matter. Please also see the response to Question 50.***

52. pathways, village shop, bus stop, NO lightning, dangerous roads for young children and no where for them to play!!

***Please refer to the response to Question 50. Regarding the 'village shop' reference, please see the response to the submitted statement (Question 63) under 'Miscellaneous'.***

53. ROADS around and in BUSHTON are very dangerous, we are used by MANY as a cut through and the huge tractors that ZOOM through are CRAZY many on mobile fones! we have been nearly hit a few times now!

***The issues (mud on the road, apparent speeding, use of mobile phones whilst driving etc.) with farm vehicles have been the subject of discussion and possible solutions at recent Parish Council meetings. There is the potential to allude to this subject in the 'Vision' statement (ie. under a generalisation such as 'improving road safety') that is currently being created.***

## **Environment**

54. THE landowners should be thinking now about planting more trees NOT CONCRETE for future generations ie: their children and grand children as we are destroying our home.....THE PLANET.

***Please see the response to Question 55.***

55. People who have moved to this area did so because its rural...we DONT want to be looking out on more BRICKS, more traffic, more noise, more air pollution etc etc...

***The following response addresses what the Steering group believes is the general theme of each of the above-mentioned statements:***

***The coalition government (2010-2015) set up the Localism Act in order to pass "power" down as far as it could. This meant it gave the "power" to local communities to have far more influence over what happened in their own community, which included the infrastructure such as environment / traffic etc. The reason for this was a double whammy. The Government believed that if a community had a greater say in what happened in terms of development in their community, they would accept development more readily. As a result, the local authority would be able to deliver more homes. To some extent this has actually worked.***

***The subject of setting-up focus groups to address the variety of community aspirations arising from the Neighbourhood Plan has been discussed by the Steering Group, and broadly welcomed. The environment and taking measures to improve it are high on the list. Such focus groups, participation of which we hope will be of interest to members of the community not already involved on either the Parish Council or the NP Steering Group, can begin their work in advance and independently of the Neighbourhood Plan, and are not reliant on its completion.***

## **Miscellaneous**

56. Will there be another questionnaire? This questionnaire doesn't give enough meaningful information.

*Probably not is the answer, but the Steering Group has not ruled it out altogether. At this stage there are no plans for a further questionnaire. What is more likely is that further consultation will take the form of a) consultation on the Visions & Objectives – including a survey monkey, b) consultation – including a survey monkey response – on the sites selected c) consultation on the Policies ahead of screening – however, this might not be necessary. The Steering Group will gauge this as we go along.*

*The questionnaire was a broad brush assessment of concerns and interests in the Parish. It was based on earlier consultations such as the drop-in and Community Plan. As the process proceeds there will be opportunities to explore and develop these in more detail.*

57. When will we hear the consultants' conclusions and get the chance to ask them questions?

*The consultants do not produce conclusions, only advise and assist the work of the SG and consultations with the parish. They will be at the meeting on 23<sup>rd</sup> March to explain the process and how it works and to answer any relevant questions.*

*Representatives from our consultant Planet will be attending the Neighbourhood Plan Open Zoom meeting on Tuesday 23<sup>rd</sup> March and are looking forward to responding to the community's enquiries.*

*To provide some background about our Consultant, Planet started undertaking Neighbourhood Plans with the advent of the Localism Act (2011). With its Associate Planner, Navigus Planning, who also started at the same time, it has been in the scheme from the beginning. At this time, Planet worked with what was then the Department for Communities and Local Government (DCLG), including touring the country giving presentations and seminars about Neighbourhood Planning. In 2011, Planet started working with communities on their Neighbourhood Plans acting as a "sounding board" which fed back to DCLG about how it was "on the ground". Planet has continued to give seminars on all aspects of Neighbourhood Planning working with Landmark Chambers (Planning Barristers), Locality and the Ministry of Housing, Communities and Local Government. With their partners, Planet has over 20 "made" plans and is currently involved with over 25 further plans that are at various stages of development.*

58. Will we be having a village hall meeting when lockdown is over so that we can have a community discussion on these issues?

**Yes.**

*Whilst the COVID 'lockdown' has been inconvenient, it has not prevented steady progress with the Neighbourhood Plan. Our consultant, Planet, reports that COVID has also prevented the usual face to face contact in other neighbourhood plans it is involved with. Greater problems have been experienced with some of its larger NP areas such as Shepton Mallet where its size has meant it has had greater difficulty ensuring engagement with a community of over 10,000. However, given that Clyffe Pypard is a very small community, it is much easier to interact with people through other means, and progression is fine and usually quicker as a result. Planet stress the importance of once you start, keep the momentum going which is best done by steadily progressing the Plan and keeping people up to date with what is happening.*

***Clyffe Pypard has conducted the first survey and is working on producing its Vision and Objectives. Planet assesses its timing is about right, being similar to that in most other places it works with. The results of this work will be consulted on with the community in order to progress further. However, Planet suggests that each Parish is different and each progresses at its own rate. It adds that one of its clients has been working on its Neighbourhood Plan since 2013 (this is one of the ones nearing screening) whilst one of the others approaching screening has only been working on theirs for two years. Planet adds that there is no “right and wrong”.***

59. How will you include people who are not able to use zoom in the ongoing discussions?

***It is hoped that public meetings will be able to be held in the village hall from May.***

***The Steering Group welcomes Government indications that limited public gatherings will be again be acceptable in the Summer. COVID has been a challenge for all and the use of Zoom is not ideal but, as evidenced by our consultant Planet, the Steering Group has been able to make satisfactory progress with its Neighbourhood Plan whilst also maintaining an acceptable level of consultation with the community. Those that do not have access to Zoom will have received either electronic or paper copies of the questionnaire, parish newsletters or other Neighbourhood Plan related correspondence during the period that the Steering Group has been operating.***

60. Why is this being rushed through in the middle of a pandemic?

***Our consultant, Planet, has indicated that the Steering Group’s progress with the Plan is typical for a parish of our size and location. There has certainly been no attempt to ‘rush through’ the process, but simply to maintain a steady momentum in spite of the handicaps imposed by the COVID restrictions. The Steering Group appreciates that there is a balance to be struck and is aware that whilst some in the community have concerns about a perceived ‘rushed’ approach, others are clamouring for advance information (such as the result of a ‘call for sites’) that will be not become apparent until further along the process.***

***It might be helpful to those unfamiliar with the Neighbourhood Plan process to quote Planet’s answer to the question, ‘How long does a neighbourhood Plan take to complete?’:***

***“12 months is very optimistic for ANY plan – because the actual formal processes take a long time (in total approximately 6 months) ie. the screening is six weeks, the first formal consultation is six– eight weeks, then once submitted the process will generally take no less than 12 weeks, and with all the engagement, not to mention site selection consultations, the most optimistic scenario (with non-stop working) could be 18 months. On average those we are involved in take between 2 – 3 years.”***

61. Are we addressing local need or conflating local need with other agendas?

***The questioner does not indicate what any ‘other agendas’ might amount to. The Steering Group was created by the Parish Council and its members understand that the SG acts on behalf of and must effectively engage with the community to produce a successful Neighbourhood Plan which reflects local needs.***

62. What is the rush? Why not wait until the restrictions end and we can meet?

**Please see the response to Question 60.**

63. Wearing my Village Hall hat , I have a comment that I can make regarding the use of the Village Hall which seems to have come up a few times - folk wanting more going on etc but then look at the number of people who were prepared to help organise or attend !

***Unfortunately, it is a certainty that this observation is replicated in parishes around the country (even Stoke Poges!) – how many parents actually assist with the running of their child’s school activities (school fete, charity functions etc.); how many parents are content with standing on the touchline rather than actually helping (wash the kit, put out the cones, hold a tackle bag, run the line etc.) on a Sunday morning with their child’s mini rugby session; how many parishioners attend the harvest supper, quiz night, WI talks etc. at the village hall?***

***Experience suggests that, whilst many wish for a flourishing local pub, improved public transport, and an active village hall, actual support for such facilities is often absent and sometimes ‘Housing/Planning’ and Neighbourhood Plan’ groupings from those that have ‘shouted loudest’.***

***This is a perennial problem that realistically is one of individual availability and personal conscience, and beyond the remit of the Neighbourhood Plan Steering Group. The subject of a Neighbourhood Plan has clearly activated interest and debate in the community, which the Parish Council and NP Steering Group see as a positive development, a result of which might possibly be increased community involvement in Parish activities.***

64. The most recent meeting notes for the Neighbourhood Plan Steering Group on the website are from 15 December 2020. Have you stopped posting these notes?

***The minutes of the Steering Group meeting held 12<sup>th</sup> January 2021 are now posted on the Parish Council website. You will hopefully appreciate that there is a delay between a meeting being held, minutes being completed, and acceptance of their content by SG members at their next meeting.***

***Alan Glasspool, who was until January 2020 a member of the Steering Group, had responsibility for producing the minutes from SG meetings. This responsibility has passed temporarily to another.***

***It is anticipated that the minutes from more recent meetings will be posted on the website in the coming week.***

65. We need information. We need an open discussion. Zoom is inadequate. I understand this was graphically demonstrated last week.

***Despite the limitations of the COVID restrictions, the Steering Group has sought, where possible, to develop the Neighbourhood Plan in a transparent, fair and timely fashion. As indicated in an earlier (‘Miscellaneous’ group) answer, our consultant, Planet, has suggested that progress thus far is typical for Neighbourhood Plans that they have been working on.***

***Yes, there were technical problems at last week’s Parish Council (Zoom) meeting but the Chairman was handicapped by the late withdrawal of the Parish Clerk (thereby having***

***the added responsibility for taking the meeting minutes) plus overseeing the (electronic) acceptance of attendees to the meeting (some of whom had arrived after the meeting was due to open), all whilst chairing the meeting. There was also an issue with an incorrect Zoom link to the meeting having been circulated, which only added to the confusion.***

***Zoom is not ideal but has allowed for steady progress with the Plan. The Steering Group is as eager as those it represents to engage in 'face to face' meetings in the village hall.***

***The meeting last week was actually a Parish Council meeting and not a Neighbourhood Plan Steering Group meeting. We hope and expect the NP Steering Group open (Zoom) meeting on Tuesday 23<sup>rd</sup> March to operate more efficiently.***