

Dilton Marsh Neighbourhood Plan Consultation

16th – 31st March 2023



Dilton Marsh Parish Council is putting together a Neighbourhood Development Plan (NDP) for the area. We need the communities help to shape the plan and develop planning policies that best reflect the issues and wishes of the Parish and its residents.

Dilton Marsh NDP Steering Group are therefore holding a consultation to seek your views, on:

Local Green Space Designations

The Neighbourhood Plan can designate land as local green space to be protected from development. We need your help to identify land for protection, and your comments on a number of candidate sites.

Key Views in Dilton Marsh Parish

Our rural landscapes and public rights of way are treasured by us all. We want to know what you consider are the key views which should be preserved for future generations. Please help us to identify these on the map.

Local Heritage Asset designation

As part of the Neighbourhood Plan it is possible to identify buildings, monuments, places and parks that should be preserved for future generations. We want your opinion on potential local heritage assets.

Site allocations for housing, community uses and commercial space

The Parish Council are considering a range of available sites to meet our indicative housing requirement, as well as any community needs and commercial uses. All the land put forward as part of the summer 2022 Call for Sites for development has undergone a detailed and objective site assessment, which has produced a shortlist of potential sites for allocation. Now it's time to have your say on which sites you think are suitable for development.

The results of this consultation will help to inform the draft planning policies and direction of the NDP. It is really important we hear from as many people as possible.

Each member of your household can have their say and complete a copy of this comments form. The form can be found via the following link or just scan the QR code at the bottom of the page:

<https://forms.office.com/e/6jCrkieTPU>

If you would prefer to fill out a paper copy, or need assistance please get in contact the Steering Group via diltonmarshplan@outlook.com who will be able to provide one, or join us for our drop in event to meet the Steering Group, taking place on

18th March 2023, 10:30am - 3pm at the Memorial Hall, High Street.

All the consultation material is available online at www.diltonmarsh-pc.uk.

Comments must be submitted by **31st March 2023**. Forms can be returned to the Fairfield Farm Café or The Weavers Pub.



Section 1: Local Green Space nomination form

Please identify any areas of land that you wish to see designated as Local Green Space, in as much detail as possible.

<p>Name and address of proposed Local Green Space site*</p> <p>Please also identify your nominated green space on the Green Spaces map overleaf. If you are able to attach a photograph of the space, this would assist the Steering Groups assessment. Alternatively email a photo to diltonmarshplan@outlook.com</p> <p><i>*The proposed Green Space should be:</i> a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) is local in character and is not an extensive tract of land.</p>	
<p>Why do you consider the site to be important to the community? (i.e. beauty, historic significance, recreational value, tranquillity or richness of its wildlife)</p>	

We would also welcome your views on the following five candidate sites that have been put forward by the Steering Group (see map overleaf).

<p>1. Dilton Marsh Playing Fields and The Firs, Alan Powell Lane</p> <p><i>The playing fields and adjoining woodland is our largest sport and recreation facility for the community, providing a focus for community events and outdoor children's play.</i></p> <p>Do you agree that this site should be designated as Local Green Space?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Any comments?</p>

2. Lansdowne Close

Two smaller areas of open space flank the entrance to the Lansdowne Close development and provide a valued green frontage on the High Street.

Do you agree that this site should be designated as Local Green Space?

Yes ☐

No ☐

Any comments?

3. Chalcot Park (part)

This beautiful and tranquil part of the wider parkland landscape is surrounded by woodland and abuts the northern edge of the village with public access on footpaths through the parkland south to Chalcot Lane and south east to Hisomley Crossroads.

Do you agree that this site should be designated as Local Green Space?

Yes ☐

No ☐

Any comments?

4. Fairwood Road Green

A small triangular parcel of land at the eastern entrance to the village and an attractive green space welcoming visitors to Dilton Marsh Halt.

Do you agree that this site should be designated as Local Green Space?

Yes ☐

No ☐

Any comments?

5. Stormore Green

A small green at the western end of the High Street at the junction with Stormore is a focus for community gatherings.

Do you agree that this site should be designated as Local Green Space?

Yes ☐

No ☐

Any comments?

Local Green Space Candidate Sites and nomination form



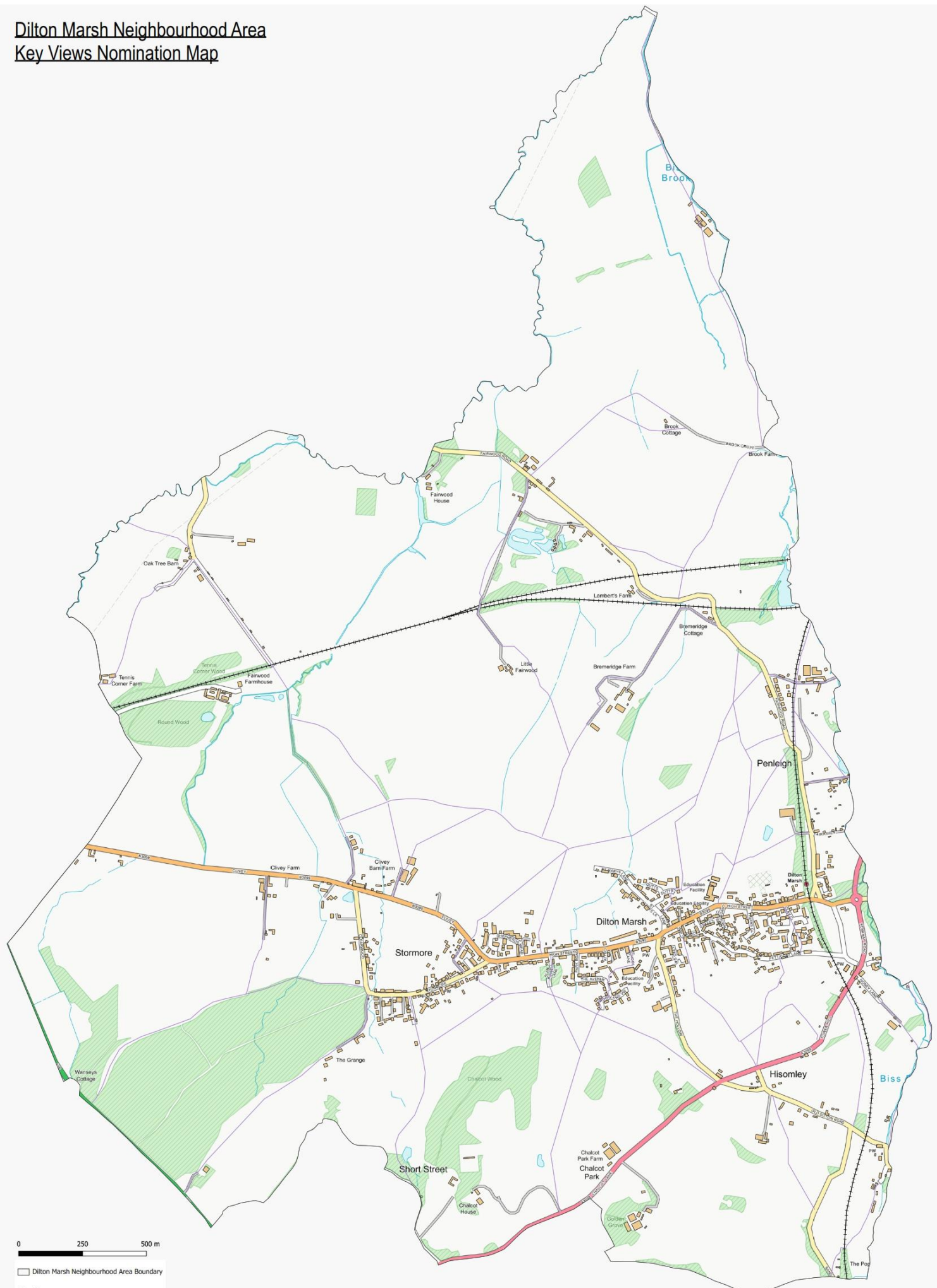
Section 2: Key Views nomination form

Please identify any views that you wish to see designated as a Key View in the neighbourhood plan, in as much detail as possible.

The draft methodology for assessing key views is available online at www.diltonmarsh-pc.uk.

<p>Location of Key View (i.e. From junction between High Street and St Marys Lane looking east down High Street)</p> <p>Please also draw an arrow indicating your key view on the map overleaf. If you are able to attach a photograph of the view, this would assist the Steering Groups assessment, alternatively email a photo to diltonmarshplan@outlook.com</p>	
<p>Description of Key View (i.e. what can you see and why this holds special significance?)</p>	

Dilton Marsh Neighbourhood Area
Key Views Nomination Map



0 250 500 m

□ Dilton Marsh Neighbourhood Area Boundary

Map Key

■ Woodland areas

— Wiltshire Public Rights of Way

—+—+— Railway Track

■ Buildings

Section 3: Heritage Asset nomination form

Please identify any heritage assets you wish to be protected by the neighbourhood plan, in as much detail as possible. Assets can include monuments, sites, places, areas, parks, gardens and designed landscapes / parkland.

The draft methodology for assessing local heritage assets is available online at www.diltonmarsh-pc.uk.

<p>Name and address of your nomination.</p> <p>If you are able to attach a photograph of the view, this would assist the Steering Groups assessment, alternatively email a photo to diltonmarshplan@outlook.com</p>	
<p>Why do you consider the Asset should be designated and protected for future generations? Please use the following criteria to help:</p> <ul style="list-style-type: none">• <i>Does the nomination have architectural interest or quality?</i>• <i>Is it a landmark feature?</i>• <i>Does it have a relationship with a designated heritage?</i>• <i>Does it have historical associations with important features or people?</i>• <i>Does it illustrate the historical development of the area?</i>• <i>Does it contribute to the character of the area?</i>	

Section 4: Site Allocation Options

Wiltshire Council are currently undertaking a review of their Local Plan which will assess the future levels of need for new homes and employment land up until 2038. Wiltshire Council have identified draft housing requirements for Large Villages. In January 2021, Wiltshire Council proposed an indicative housing requirement of 85 homes for Dilton Marsh in the period 2016 – 2036.

In order to deliver this housing requirement, Wiltshire's emerging policy states that site allocations will generally be made in Neighbourhood plans. By allocating land for housing in the Neighbourhood Plan, communities are able to shape development in their area, as well as communicate their expectations and aspirations for where housing and other development should go, what it should look like, and what infrastructure would be needed to support it.

The NDP steering group undertook a call for sites in summer 2022, from which 20 sites were identified for various uses (residential, community and commercial). These sites, along with a further 4 identified in the Wiltshire Strategic Housing and Economic Land Assessment (SHELAA) have undergone a comprehensive site assessment which has resulted in a shortlist of sites which are considered to be potentially suitable for allocation in the Neighbourhood Plan.

We are seeking your views on these sites. Please see below the list of shortlisted sites. Full details of these, and all other sites assessed, including the methodology for assessment can be found in the Site Assessment Report which is published as part of this consultation. This is available at www.diltonmarsh-pc.uk.

Figure 4.1 Site assessment results for residential and community uses (page 1)



Figure 4.2 Site assessment results for residential and community uses (Page 2)

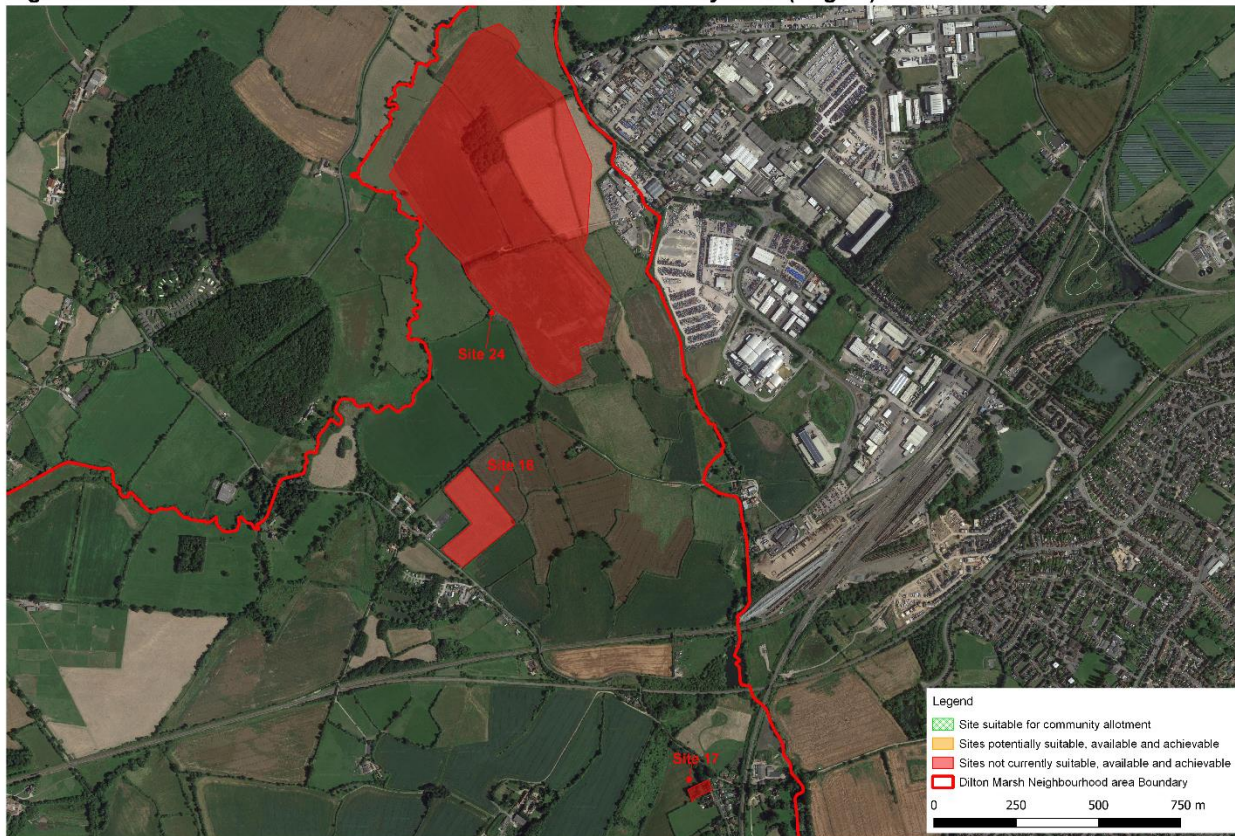
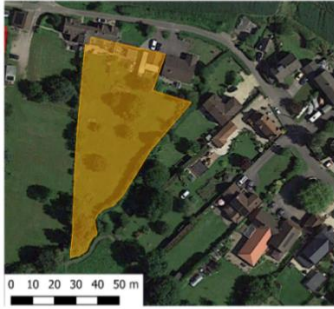




Figure 4.3 Site assessment results for commercial uses



Housing Site Options

Site 2: Land to the Rear of 14 St Mary's Lane		
Site boundary	Indicative capacity:	Site Assessment summary:
	3 – 7 dwellings	<ul style="list-style-type: none"> • Site adjoins the existing settlement and is currently garden land. • Narrow lane may limit the capacity of any development. • There are some views into the site from public footpaths to the west, and a listed building less than 100m to the south-east.
<p>Do you support the principle of housing on this site?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Do you have any comments?</p>		
Site 5: Land at Fairwood Industrial Estate		
Site boundary	Indicative capacity:	Site Assessment summary:
	12 - 24 dwellings	<ul style="list-style-type: none"> • Brownfield site detached from settlement. • Highways issues may limit capacity of development, although commercial vehicle use may offset residential movement. • Site is well enclosed and contains existing buildings. • Potential amenity impacts from adjacent commercial use. • Pond to south-west may have ecological value, therefore limit developable area. • Redevelopment would result in the loss of commercial land in the Parish
<p>Do you support the principle of housing on this site?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Do you have any comments?</p>		

Site 7: Barn at Five Farthings Farm

Site boundary	Indicative capacity:	Site Assessment summary:
	3 – 5 dwellings	<ul style="list-style-type: none"> • Brownfield site to the south of the village in reasonable distance to community facilities. • Nearest footway is 100m to the north of the access. • The access is within national speed limit section. • Site is well enclosed by vegetation.

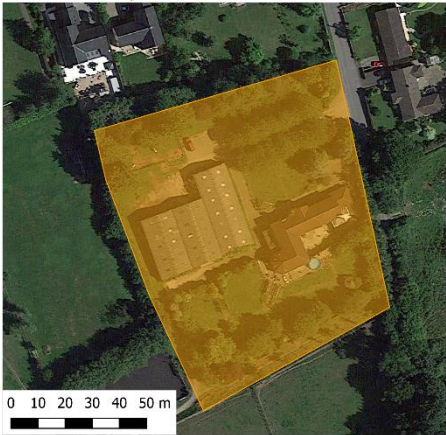
Do you support the principle of housing on this site?

Yes ☐

No ☐

Do you have any comments?

Site 9: Five Farthings Farm

Site boundary	Indicative capacity:	Site Assessment summary:
	11 - 22 dwellings	<ul style="list-style-type: none"> • A mix of Greenfield and Brownfield, situated to the south of the village in reasonable distance to community facilities. • Nearest footway is 100m to the north of the access. • The access is within national speed limit section. • Site is well enclosed by vegetation. • Existing dwelling may be retained


Do you support the principle of housing on this site?

Yes ☐

No ☐

Do you have any comments?

Site 10: Land to the south of Petticoat Lane

Site boundary	Indicative capacity:	Site Assessment summary:
	15 - 30 dwellings	<ul style="list-style-type: none"> • Site adjoins the existing settlement in reasonable distance to community facilities. • Narrow width of lane may limit the capacity of development. • Potential noise and amenity impact due to close proximity of railway line. • Topography of site means it has a prominent landscape position.


Do you support the principle of housing on this site?

Yes ☐

No ☐

Do you have any comments?

Site 12: Land north of High Street

Site boundary	Indicative capacity:	Site Assessment summary:
	34 - 68 dwellings	<ul style="list-style-type: none"> • Greenfield site adjacent to the existing settlement. • Access can be taken from High Street, with good pedestrian connectivity. • A third of the site is at low risk of surface water flooding. • Site forms part of the rural landscape behind the High Street, where there is a strong character of frontage development.


Do you support the principle of housing on this site?

Yes ☐

No ☐

Do you have any comments?

Site 13: Land at High Street, east of Railway

Site boundary	Indicative capacity:	Site Assessment summary:
	14 - 29 dwellings	<ul style="list-style-type: none"> Well related to the village and good access to train station. Potential noise and amenity impact due to close proximity of railway line Access could be taken from High Street. Site currently forms part of the undeveloped gap between Dilton Marsh and Westbury Leigh and is prominent due to its location at the junction.


Do you support the principle of housing on this site?

Yes ☐

No ☐

Do you have any comments?

Site 18: Land at High Street and St Marys Lane Junction



Site boundary	Indicative capacity:	Site Assessment summary:
	6 - 12 dwellings	<ul style="list-style-type: none"> Located within the existing settlement in close proximity to village facilities. Development has potential to impact the open setting of the Grade II Listed building within the site (former farmhouse) and views of the church from St Marys Lane. Development may only be feasible to the rear of the site.

Do you support the principle of housing on this site?


Yes ☐

No ☐


Do you have any comments?

Site 22: Land south of Clivey		
Site boundary	Indicative capacity:	Site Assessment summary:
	75 – 100 dwellings	<ul style="list-style-type: none"> • Adjacent to the existing settlement but some distance from village facilities. • Upper range of site capacity would be in excess of the housing requirement for Dilton Marsh. • Little intervisibility of site with main portion of village. • Two large and open fields where development could change the character of this part of village which has strong linear form at settlement areas of Red Pits, Stormore and Clearwood.
<p>Do you support the principle of housing on this site?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Do you have any comments?</p>		
Site 23: Land at 34 Petticoat Lane		
Site boundary	Indicative capacity:	Site Assessment summary:
	11 – 22 dwellings	<ul style="list-style-type: none"> • Located within the existing settlement in close proximity to village facilities. • Potential for noise impacts due to adjacent social club. • Narrow width of Petticoat Lane may limit capacity of development. • Well enclosed by established boundaries and reads as part of built-up area.
<p>Do you support the principle of housing on this site?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Do you have any comments?</p>		

Community Use Site Options

Site 11: Land south of Whitecroft		
Site boundary	Indicative capacity:	Site Assessment summary:
	Community Allotments	<ul style="list-style-type: none"> • Located within the existing settlement with good accessibility and connectivity to the village • No environmental, physical or landscape constraints that would prevent the use of this land for community allotments.
<p>Do you support the principle of a community allotment on this site?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Do you have any comments?</p>		

Commercial Site Options

Site 5: Land at Fairwood Industrial Estate		
Site boundary	Indicative capacity:	Site Assessment summary:
	Total of 4000sqm of commercial/ industrial floorspace (including existing)	<ul style="list-style-type: none"> • Detached from settlement although currently in use as trading estate, with potential for intensification. • Highways issues may limit capacity of development. • Limited landscape impact as site is well enclosed and contains existing buildings. • Pond to south-west may have ecological value.
<p>Do you support the principle of a community allotment on this site?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Do you have any comments?</p>		

Do you have any comments on any of the other (red) sites assessed in the Site Assessment Report, including on their suitability, availability and achievability? (please clearly identify which site the comments relate to)

Thank you for completing this consultation. Please return all comments by **31st March** to diltonmarshplan@outlook.com or via the drop off boxes in the Fairfield Farm Café or Weavers Pub.