

# Wiltshire Council Neighbourhood Area Application Form



Economy and Regeneration  
Wiltshire Council  
County Hall  
Bythesea Road  
Trowbridge  
Wiltshire  
BA14 8JN



neighbourhood.planning@wiltshire.gov.uk

Application to designate a Neighbourhood Area  
Town and Country Planning Act 1990  
Neighbourhood Planning (General) Regulations 2012

## Publication of applications on the Wiltshire Council website

Please note that the information provided on this application form may be published on the Authority's website. If you require any further clarification, please email [neighbourhood.planning@wiltshire.gov.uk](mailto:neighbourhood.planning@wiltshire.gov.uk)

Please complete using block capitals and black ink

### 1. Parish Clerk details

Title, First name ..... **Mr Michael John**  
Last name ..... **Marsh**  
Unit, House number, House suffix ..... **6**  
House name .....  
Address 1 ..... **Richmond Court**  
Address 2 .....  
Address 3 .....  
Town ..... **Ashton Keynes**  
County ..... **Wilts**  
Postcode ..... **SN6 6PP**  
Email ..... **clerk@akpc.org.uk**

### 2. Additional contact details (if different from parish clerk)

Title, First name ..... **Mr Malcolm**  
Last name ..... **Carter**  
Unit, House number, House suffix ..... **11**  
House name .....  
Address 1 ..... **The Lotts**  
Address 2 .....  
Address 3 .....  
Town ..... **Ashton Keynes**  
County ..... **Wilts.**  
Postcode ..... **SN6 6PS**  
Email ..... **mcarter@akpc.org.uk**

Position in relation to the Neighbourhood  
Area application

**Parish Councillor**

### 3. Relevant body:

Please confirm that you are the relevant body to undertake neighbourhood planning in your area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations.

Yes: ☒

No: ☐

Name of relevant body: **Ashton Keynes Parish Council** .....

**Note:** In areas covered by a town or parish council the town or parish council is the relevant body. For applications covering more than one town or parish council area a lead or 'named' body should be nominated for the purposes of administering the neighbourhood area application. Please provide details of the lead or 'named' parish above, and also provide further details of the other parishes covered in section 4 below.

### 4. Applications covering more than one parish area:

Does your application cover more than one parish area?

Yes: ☐

No: ☒

If yes, please list all the parish areas covered by the area application:

**Note:** An application which covers more than one parish area will only be validated where each parish concerned has given their consent to be included in the application. Please provide evidence of this consent by including signed consent forms with your application (consent forms are available online at: [www.wiltshire.gov.uk/neighbourhoodplanning](http://www.wiltshire.gov.uk/neighbourhoodplanning)).

### 5. Name of Neighbourhood Area

Please give a name by which your neighbourhood area will be formally known.

**Ashton Keynes Neighbourhood Area** .....

## 6. Extent of area

Please attach an OS plan showing the extent of the proposed neighbourhood area and indicate below the relationship of the proposed area to parish boundaries.

Proposed area covers the whole of a single parish boundary area: ☒ Yes

Proposed area covers part of a single parish boundary area: ☐

Proposed area covers multiple parish boundary areas: ☐

Where the proposed area covers multiple parish boundary areas, please specify below as to whether each of the parishes is included in whole or in part within the proposed area:

## 7. Reasons for considering the area appropriate

Please describe below why you consider this area is appropriate to be designated as a neighbourhood area and indicate whether you are intending to prepare a neighbourhood development plan and/or a neighbourhood development order (continue on separate sheet if necessary).

See attached sheet describing the Designation Area

## 8. Declaration

I hereby apply to designate a neighbourhood area as described on this form and the accompanying plan.

Signed:  .....

Name: Michael John Marsh .....

Position: Clerk to the Parish Council .....

Date: 29th July 2013 .....

**Note:** In the case of applications covering more than one parish area signed consent forms are required from each parish concerned.

Please note that if your application is validated we will need the assistance of the relevant town and/or parish councils to appropriately publicise the application, including by displaying notices on town/parish council notice boards.

## Ashton Keynes Neighbourhood Plan - Designation Area Statement

Following public exhibitions and surveys in May 2013 to inform the community of the opportunity and options available for local planning under the National Planning Policy Framework there was overwhelming support for the Parish Council to submit an application to Wiltshire Council for a Neighbourhood Area Designation that will be for a Neighbourhood Plan for the Parish in its entirety.

The preparation of a Neighbourhood Plan is considered an important task to ensure that development in the Parish enhances the natural and historic environment, and preserves the character of the village, whilst embracing the need for positive change and development to ensure a resilient and sustainable community.

The community already has experience of producing a well-consulted Conservation Area Statement in 1998 and a Village Plan in 2005. A Neighbourhood Plan (the Plan) will build upon these previous consultations and outline how the Parish plans to sustain itself into the future with appropriate development in local economy, housing, amenities and infrastructure in general conformity with the Wiltshire Core Strategy and the Malmesbury Community Area strategy.

The survey results from the public exhibitions clearly indicated a range of local planning related topics that could be categorised into six main themes; amenities, historic conservation, local economy, environment, housing development, and services. Accordingly, it was decided to structure a Steering Group to address these main themes in the creation of the Plan.

The structure of the initial Neighbourhood Plan Steering Group is as follows:

- Chairman (Parish Councillor)
- Project Coordinator (Parish Councillor)
- Wiltshire Council Link Officer (Spatial Planning)
- Community Area Councillor
- Administrator
- Theme Leader – Amenities
- Theme Leader – Historic Conservation
- Theme Leader – Local Economy
- Theme Leader – Environment
- Theme Leader – Housing Development
- Theme Leader – Services

The members of the Steering Groups will be representatives of the Parish Council, the community, and stakeholder individuals and organisations. The membership of the Steering Group may change from time to time during the course of the creation of the Plan to ensure the inclusive involvement of the community and other interested parties.

In order to fully engage with the community in the preparation of the Plan there will be Focus Groups formed to enlist members of the community and other interested parties to define the vision and objectives for each theme that will be included in the Plan. A comprehensive communications strategy has been devised to involve and update the community and build an evidence base during the preparation of the Plan.

Neighbouring Parishes and Town Councils have been consulted regarding current or emerging Neighbourhood Plans and to understand issues in the Cotswold Water Park, particularly where common local policies regarding minerals development and afteruse may be appropriate. Accordingly, we have agreed to maintain open communication to share information.

## A Spatial Portrait

The Parish of Ashton Keynes is situated in North Wiltshire in the Upper Thames area and on the border with Gloucestershire. The Parish is mainly rural and 4.5 square miles in area. The village of Ashton Keynes is 0.5 square mile in size and is largely surrounded by lakes making it the distinctive area in the Parish. There are 587 dwellings and a population of approximately 1,600 people. The Parish is a vibrant community and has a range of amenities which serve the catchment area of the Parish which include; a village hall, village shop, post office, primary school, church, doctors surgery and two playing fields. The Parish is wholly within the Cotswold Water Park which attracts many visitors for its leisure facilities and natural habitats. The infant river Thames runs through the Parish as does the Thames Path national trail.

Since the formation of the Wiltshire Unitary Council the Parish of Ashton Keynes is included in the Malmesbury Community Area. For electoral purposes it remains part of the Minety Ward. Ashton Keynes is described as a Large Village in the Wiltshire Core Strategy.

Ashton Keynes was an ancient settlement with a history that can be traced back to the Bronze Age. There are six Scheduled Ancient Monuments in the village itself and many listed buildings. A Conservation Area covering most of the village was adopted by North Wiltshire District Council in 1998 with the objective of preserving the character of the village. A Settlement Boundary defines the oldest part of the village and covers 127 acres. The Parish contains two Sites of Special Scientific Interest and large areas of County Wildlife Sites.

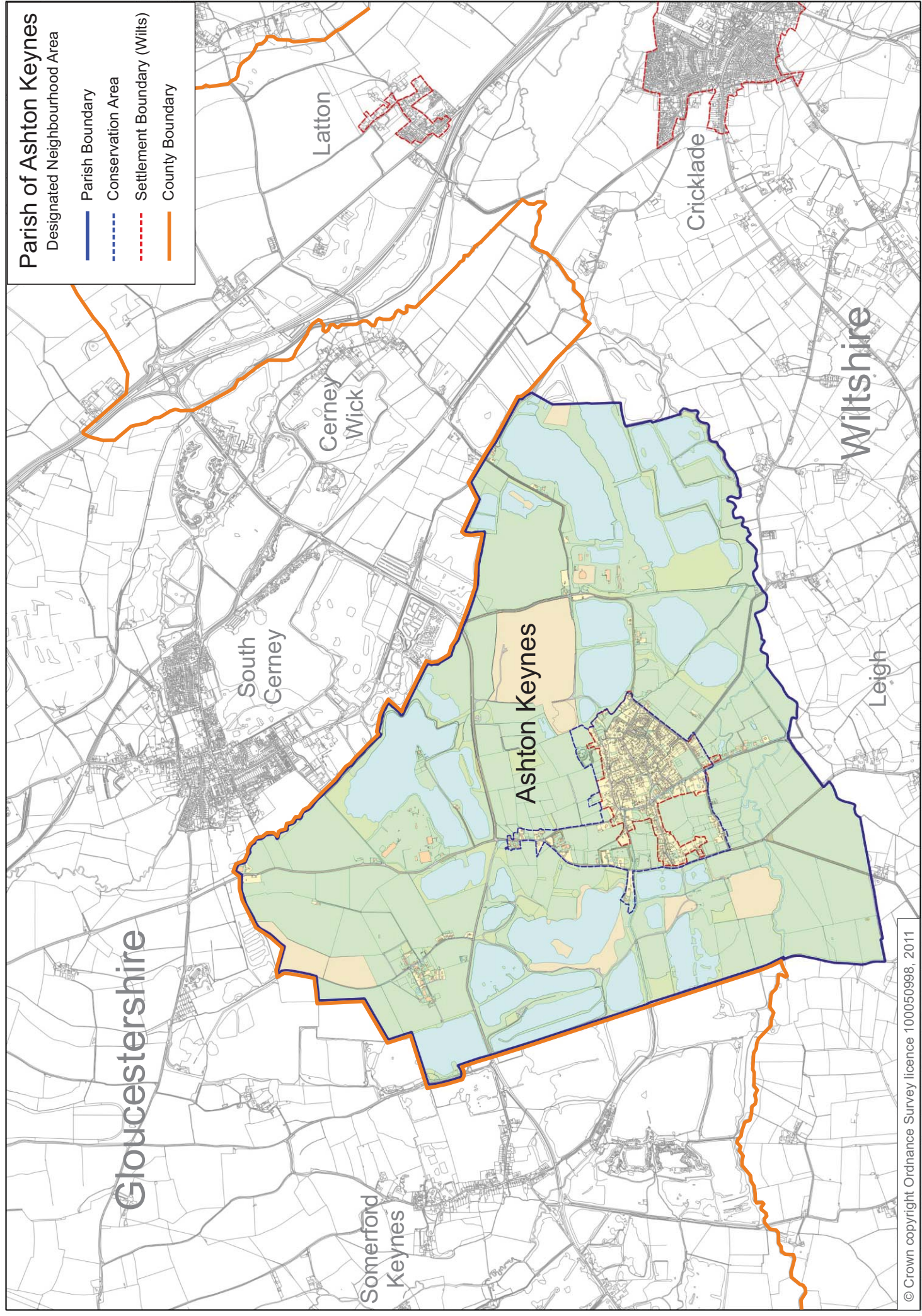
Industry and employment in the Parish has been largely centred on gravel minerals extraction and building materials manufacturing. The reserves of gravel resources have been greatly reduced by years of extraction, and manufacturing sites are expected to be downsized from two to one. There is provision for a limited number of small businesses in the Old Brickyard on the edge of the village. A high proportion of the population of working age commute out of the Parish to large neighbouring towns using their own transport. Development of the Local economy is important as gravel extraction will inevitably decline and afteruse of these sites will present opportunities for regeneration. New businesses and tourism should be encouraged and improvements in communications, accessibility, and leisure amenities will be important for this.

Due to the fact that the Parish is in the Upper Thames area, and that many gravel extraction sites have become natural lakes because of the high water table, there is a risk of flooding. In the event of severe flooding the predictions indicate that the village will be encircled by flood water. Future development needs to be carefully considered so as not to exacerbate this risk.

There is limited public bus transport serving the Parish and the vast majority of the population are car owners. The village of Ashton Keynes is bypassed on the West by the B4696 which joins with the Spine Road to the North serving as main feeder road to the Cotswold Water Park villages. The B4696 is defined as a Local Lorry Route by Wiltshire Council. Traffic through the Ashton Keynes itself is mainly local and services based, however, a number of commuter drivers use the village roads as a rat-run to large towns such as Swindon.

Housing is concentrated in the village and ownership is mainly private with approximately 7% Social Housing or privately rented. Due to the limited development land available in the Conservation Area of the village, and flood risk constraints, the opportunities for housing needs delivery is likely to be in non-strategic areas of the Parish, and re-development of the Cotswold Community in the North West corner of the Parish. Any substantial development in these areas will require careful planning of infrastructure improvements and amenities to be sustainable.





**Parish of Ashton Keynes**  
Designated Neighbourhood Area

- Parish Boundary
- Conservation Area
- Settlement Boundary (Wilts)
- County Boundary