



Ashton Keynes Neighbourhood Plan 2015 - 2026

Sustainability Appraisal Scoping Report

Submission version - 9th August 2016



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1. Introduction

This document is the scoping report for the sustainability appraisal, incorporating the requirements for a Strategic Environmental Assessment (SEA), of the Ashton Keynes Neighbourhood Plan.

This stage of sustainability appraisal involves compiling background information needed before a sustainability appraisal can be undertaken; it is often referred to as 'scoping'. It establishes an evidence base for ongoing appraisal work and culminates in a framework of sustainability objectives.

The information contained within this report will be used to assess the extent the emerging neighbourhood plan policies contribute towards sustainable development.

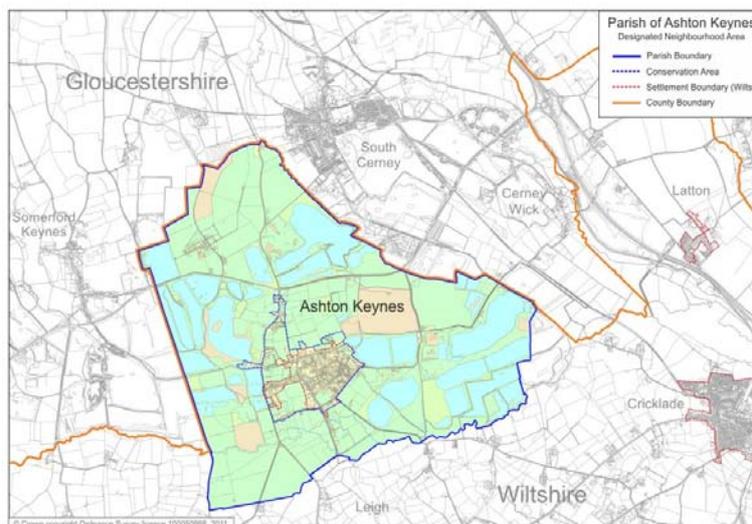
The Ashton Keynes Neighbourhood Plan must be in general conformity with higher level planning policy, including the adopted Wiltshire Core Strategy. The Core Strategy has been subject to its own sustainability appraisal¹ and this report has been informed by information contained within that assessment and associated Sustainability Appraisal Scoping Report.

1.1 Ashton Keynes Neighbourhood Plan

Representatives from the Parish Council of Ashton Keynes, together with representatives from the local community have joined together to form The Ashton Keynes Neighbourhood Plan Steering Group.

The Steering Group has been authorised by the 'qualifying body' (the Parish Council) to prepare a Neighbourhood Plan for the designated area of Ashton Keynes Parish. In preparing the Plan the Group will consult with local residents, groups and bodies with an interest in the local area; as well as gain advice from planning experts on such matters as evidence gathering and compliance with relevant legislation and higher order policy².

In demonstrating general conformity with the adopted Wiltshire Core Strategy, the emerging Neighbourhood Plan will present policies and proposals for the period up to 2026.



¹ Incorporating the requirements of the Strategic Environmental Directive 2001/42/EC

² Higher order policy includes the National Planning Policy Framework and the provisions of the Wiltshire Core Strategy.

1.1.1 What we wish to achieve

Over the period to 2026, we wish to make our neighbourhood an even better place to live, work and visit. We wish to sustain and enhance the beauty and vitality of our neighbourhood and make sure our infrastructure is capable of supporting us.

In accordance with the policies of the Wiltshire Core Strategy³, Ashton Keynes is designated as a 'Large Village', within the context of the 'settlement hierarchy'. Bearing in mind the need to demonstrate that the emerging Neighbourhood Plan is in general conformity with the policies of the Core Strategy, an appropriate and sustainable level of growth will be planned for that meets local aspirations for growth. The village forms the focal settlement within the Parish with links to settlements in the local area, including the Local Service Centre of Cricklade.

The Parish is essentially rural in character with the village of Ashton Keynes offering a range of traditional buildings, a good school and local amenities. The village is located in the Cotswold Water Park and is surrounded by wildlife open spaces, lakes and watercourses, including the infant river Thames which runs through the Parish. We must ensure that any increase in population also brings enhanced infrastructure to sustainably support growth in the village.

We want appropriate community led development.

We want development that will stand the test of time, provide high quality accommodation for all of our community, both now and into the future; respect the individual character of the Parish; support the local economy; deliver local infrastructure improvements and protect our natural environment. We want a stronger voice in managing local development when planning applications are decided by Wiltshire Council.

We want the opportunity to plan for future development.

We want a greater say about where, how, what and when development occurs in our community. We want our community to have a chance to get good impartial advice from experts about what kind of growth would benefit the Parish. We want to use this advice to work in partnership with all those involved so as to manage what is eventually built. We want to maintain the village as the vibrant central core of the Parish and to ensure that future development proposals do not result in a coalescence of disparate settlements.

1.1.2 Ashton Keynes Neighbourhood Plan Vision and Objectives

The Ashton Keynes Neighbourhood Plan Vision and Objectives were agreed by the Steering Group and informed by the topic theme Focus Groups that underpin the core of the emerging Neighbourhood Plan and are these:

Over-arching Vision

The over-arching vision for how Ashton Keynes should be regarded by 2026 is:

“A thriving sustainable community in the Cotswold Water Park where people want to be, and which continues to evolve by developing in harmony with its character and natural environment”

³ Core Policies 1 and 2 of the Wiltshire Core Strategy.

Housing

Vision: *“To maintain a strong community within the parish through planned growth and change to meet the housing needs of existing and future residents of Ashton Keynes”*

Objective HS1: To enable local people to stay in the Parish throughout their lifetime by ensuring housing is available as their needs change.

Objective HS2: To ensure an adequate supply of affordable housing to meet the needs of the Parish in line with the Wiltshire Development Plan and our own housing needs.

Objective HS3: To ensure the parish is not over-developed and that new development is of high quality design, is built to a high sustainability standard and reinforces local distinctiveness.

Objective HS4: To give preferential access to some new homes for people with a strong local connection.

Objective HS5: To ensure that the design and location of new development is resilient to the effects of climate change and flooding.

Infrastructure

Vision: *“To achieve an efficient local infrastructure including key services that continues to meet the needs of the residents and that contributes towards a safe and healthy community”*

Objective IN1: To plan and maintain a resilient drainage system to mitigate the risk of flooding, and to implement Sustainable Drainage Systems in identified problem areas.

Objective IN2: To improve road and pedestrian safety in the Parish by careful planning of new development, and implementing measures to mitigate road safety hazards.

Objective IN3: To improve General Practitioner facilities in the Parish.

Objective IN4: To improve broadband and mobile phone network coverage in the area through proactive discussions with existing and potential operators.

Amenities

Vision: *“To protect and enhance existing amenities and their accessibility and to promote new amenity provision”*

Objective AM1: To safeguard all existing amenities within the Parish including the Village hall, Doctor’s surgery, Pre-School, the Public House, the Shop, Ashton Keynes Primary School, Holy Cross Church, Open Spaces, Postal services and car parks.

Objective AM2: To develop a building which will form a village hub on the site of the current Village Hall, incorporating the post office, a larger Village shop and doctor’s surgery, with improved parking facilities.

Objective AM3: To maintain and protect green areas of the Millennium Green and playing fields, and to redevelop and refurbish the facilities at the Bradstone playing field.

Objective AM4: To improve existing parking management in keeping with the village ethos whilst improving traffic management at key times.

Environment

Vision: *“To ensure that valued aspects of our environment are protected, maintained and enhanced through active local management”*

Objective EN1: To have a local environment which is attractive and rich in biodiversity and which is protected and sympathetically developed for the enjoyment of everyone.

Objective EN2: To have a planned and managed local green infrastructure network including roads, footpaths, cycle-ways, bridleways, open spaces and Sites of Special Scientific Interest.

Objective EN3: To have a planned and managed local water-based environmental infrastructure covering minerals extraction sites (operational and non-operational, rivers and other watercourses, and which incorporates a local flood management scheme.

Objective EN4: To have a local environment in which long-term sustainability is ensured through long-term management and the active involvement of all local stakeholders.

Objective EN5: To enhance the landscape character of the Parish and retain the character of the Village including the tranquillity of its setting.

Historic Conservation

Vision: *“To develop a thriving and sustainable community in a village on the fringes of the Cotswolds where people want to live and visit by preserving its current character whilst making additional housing and amenities available to meet local needs”*

Objective HC1: To ensure that future developers acknowledge the local qualities and character of the built environment in the Ashton Keynes Neighbourhood Plan Area and that these are preserved, protected and enhanced in future plans.

Objective HC2: To ensure our village is protected from encroachment from holiday homes and is not adversely affected by future employment, leisure or tourism developments.

Economy

Vision: *“A resilient local economy providing business and employment opportunities and helping to support a sustainable community”*

Objective EN1: Encourage a range of diverse businesses to stay or locate in the Parish and identify suitable locations.

Objective EN2: Support businesses with infrastructure improvements for road access, utilities, broadband and communications.

1.2 Sustainability Appraisal and Strategic Environmental Assessment

Delivering sustainable development is the core principle underpinning the planning system and the purpose of sustainability appraisal is to promote the objectives of sustainable development within planning policy. This is done by appraising the social, environmental and economic effects of a plan from the outset and in doing so, helping to ensure that sustainable development is treated in an integrated way in the preparation of the plan.

Sustainability appraisal helps to deliver the UK Sustainable Development Strategy. This strategy defines the goal of sustainable development as “to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations”. It sets out five guiding principles to achieve it:

- living within environmental limits
- ensuring a strong, healthy and just society
- achieving a sustainable economy
- promoting good governance
- using sound science responsibly

Legal requirements

There is no legal requirement to undertake a sustainability appraisal of a neighbourhood plan. This has been established through recent advice and guidance from the department for Communities and Local Government (CLG) and the Planning Advisory Service (PAS). However, assessing the social, economic and environmental effects of a neighbourhood plan is good practice, can help improve its overall sustainability and ensure that a wider range of sustainability considerations inform its development.

There is a legal requirement to consider the need to carry out a Strategic Environmental Assessment (SEA) on plans which are determined likely to have significant environmental effects. This is in accordance with EU Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment”, also known as the SEA Directive. The SEA Directive was transposed in England through *The Environmental Assessment of Plans and Programmes Regulations 2004*.

It is considered that, because of the likely content of the Ashton Keynes Neighbourhood Plan, including the consideration of development sites and the size of the geographical area that the plan covers, there is the likelihood of significant environmental effects and therefore an SEA will be undertaken throughout the plan’s preparation.

The requirements of the SEA Directive that this report meets are outlined in Section 2.1 of this report and at the beginning of the following sections.

Joint assessment

Although the legal requirements for sustainability appraisal and SEA are separate and distinct, they have a high degree of overlap and guidance advises an integrated approach can be followed. Throughout this report therefore, where reference is made to sustainability appraisal, it relates to the combined process of sustainability appraisal and SEA.

1.3 Habitat Regulation Assessment

Habitats Regulations Assessment in accordance with Article 6 (3) of the Habitats Directive (92/43/EEC)

A Habitats Regulations Assessment (HRA), in accordance with Article 6 (3) of the Habitats Directive 92/43/EEC is a further consideration in respect of the Ashton Keynes NP. HRA concerns Natura 2000 sites, which are areas protected for their nature conservation value; these areas consist of Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites.

An HRA screening exercise will be undertaken in consultation with Natural England and ecologists at Wiltshire Council to establish if the Ashton Keynes Neighbourhood Plan is likely to lead to any adverse effects on European Sites. This will take the HRA Report published alongside the Wiltshire Core Strategy into consideration. Any HRA work will be conducted alongside the sustainability appraisal process to ensure the processes inform each other. However, any HRA work will be reported on separately as they are separate legal requirements.

1.4 Report Structure

This report is structured in the following way:

Chapter 2: Methodology

Chapter 3: Review of other plans, policies and sustainability objectives

Chapter 4: Baseline information

Chapter 5: Key sustainability and environmental issues and problems

Chapter 6: Sustainability Appraisal Framework

Chapter 7: Consultation requirements

Chapter 8: Next steps

2. Methodology

2.1 Introduction

The methodology for this initial scoping stage of the sustainability appraisal was developed in accordance with the following guidance:

- *A Practical Guide to the Strategic Environmental Assessment (SEA) Directive* (ODPM, 2005)
- *Environmental Assessment of Neighbourhood Plans: a guide for Wiltshire's parish and town councils* (Wiltshire Council, 2014)
- *Planning Practice Guidance – Strategic Environmental Assessment and sustainability appraisal* (DCLG, 2014)

This report meets the scoping requirements of the SEA Directive which are as follows:

SEA Directive 2001/42/EC -

Setting the context and objectives, establishing the baseline and deciding on the scope

The Environmental Report shall include information on [inter alia]:

- the “relationship [of the plan or programme] with other relevant plans and programmes” (Annex I(a))
- “the environmental protection objectives, established at international, [European] Community or [national] level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation” (Annex I (e))
- “relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme” and “the environmental characteristics of areas likely to be significantly affected” (Annex I (b), (c))
- “any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC” (Annex I (d))
- “The authorities ... which, by reason of their specific environmental responsibilities, are likely to be concerned by the environmental effects of implementing plans and programmes ... shall be consulted when deciding on the scope and level of detail of the information which must be included in the environmental report” (Article 5.4 and 6.3).

2.2 Stages of Sustainability Appraisal

The sustainability appraisal is carried out in a series of stages which are outlined in Figure 1 below.

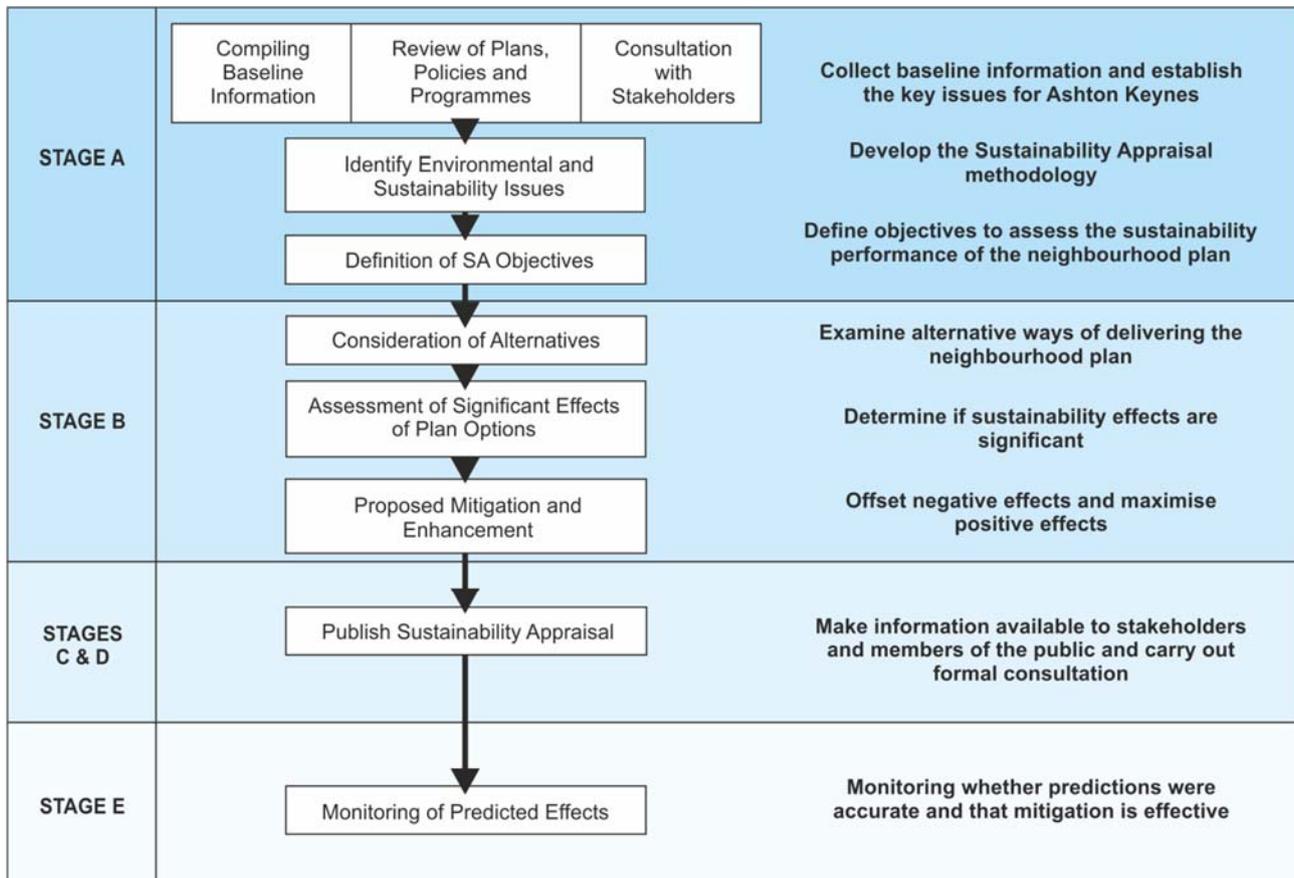


Figure 1 - The stages of Sustainability Appraisal and SEA

This scoping report includes the information relating to Stage A and this relates to Stage 1 of the neighbourhood planning process for Wiltshire, presented in Appendix A. Further information on neighbourhood planning in Wiltshire can be found at: www.wiltshire.gov.uk/neighbourhoodplanning.htm

The individual tasks within Stage A, which will meet the requirements of the SEA Directive, are further explained in Sections 3 - 7 of this report.

2.3 Scope of the Sustainability Appraisal

The sustainability topics considered in this scoping report encompass those required by the SEA Directive but include wider social and economic considerations. These have been informed by the National Planning Policy Framework (NPPF) and the sustainability appraisal of the Wiltshire Core Strategy.

The SEA Directive 2001/42/EC requires an assessment of:

“the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.”

In addition, topics have been included to ensure that those of particular relevance to the Ashton Keynes area have been considered. These topics are summarised in the table below, with a comparison of the topics required by the SEA Directive.

The sustainability appraisal guidance also requires that any inter-relationships between topic areas are considered. Cross cutting matters have therefore been addressed within this report for each topic area. Cross cutting issues refer to where elements of one topic relate to elements of either one or a number of the other topic areas.

SEA Directive required considerations	Ashton Keynes Neighbourhood Plan Sustainability Appraisal topic areas	Sustainability theme	
Biodiversity	1. Biodiversity Incorporating fauna and flora	Environmental	
Fauna			
Flora			
Soil	2. Land and soil resources		
Water	3. Water resources and flood risk		
Air	4. Air quality and environmental pollution		
Climatic factors	5. Climatic factors		
Cultural heritage, including architectural and archaeological heritage	6. Historic environment Incorporating cultural heritage, architectural and archaeological heritage		
Landscape	7. Landscape		
Population	8. Population and housing		Social
Human health	9. Healthy communities		
	10. Inclusive communities		
	11. Education and skills		
	12. Transport	Economic	
	13. Economy and enterprise		
Material assets	Material assets and infrastructure matters are discussed within other topic areas. For example, waste matters are discussed within the land and soil resources topic area and transport infrastructure is discussed within the transport topic area.	Environmental Social Economic	
Inter-Relationships	Important cross cutting matters are addressed in relation to each topic	Environmental Social Economic	

Figure 2 - Sustainability topics included within the Sustainability Appraisal

3. Task A1 – Identifying other plans, policies and sustainability objectives

The SEA Directive requires consideration of:

“the relationship with other relevant plans and programmes”

“the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation”

Annex 1(a) and (e)

3.1 Introduction

The Ashton Keynes Neighbourhood Plan may be influenced in various ways by other plans or programmes, or by external environmental protection objectives such as those laid down in policies or legislation. In addition, as the Plan takes shape, it will itself begin to influence a range of plans and programmes. Documenting these influences is an important part of the sustainability appraisal process as it ensures the neighbourhood planning work is consistent with up to date policy, is informed by sound information and also helps in the process of identifying environmental and sustainability issues.

The SEA Directive specifically requires environmental protection objectives established at international, European Community or national levels to be taken into account during the development of a plan.

3.2 Review of plans, policies and objectives relevant to Ashton Keynes

A comprehensive review of International, national, regional and local level documents have been undertaken by Wiltshire Council and documented in its Wiltshire Core Strategy Sustainability Appraisal Scoping Report 1. There are also a number of documents that contain local-level information that are of specific relevance to the Ashton Keynes Neighbourhood Plan and which will need to be taken into account during its development. These documents are all listed below:

- National Planning Policy Framework
- North Wiltshire Local Plan – North Wiltshire District Council, 2006
- Wiltshire Core Strategy
- Joint Strategic Assessment for the Malmesbury Community Area, 2011
- Wiltshire Infrastructure Delivery Plan 2011 – 2026 Appendix 1: Community Area Delivery Schedules – Malmesbury
- Housing Land Supply Statement 2015: North and West Wiltshire Housing Market Area
- Ashton Keynes - Strategic Housing Land Availability Assessment - Wiltshire Council (WC)
- Ashton Keynes Conservation Area Statement – North Wiltshire District Council, 1998
- Ashton Keynes Local Housing Needs Survey – Wiltshire Council (WC), 2013
- Strategic Flood Risk Assessment – Scott Wilson for Wiltshire Council (WC), 2009
- North Wiltshire Landscape Character Assessment – White Consultants, 2004

- Cotswold Water Park Landscape Character Assessment – LDA Design 2009
- Cotswold Water Park Vision and Implementation Plan – Scott Wilson for WC, 2008
- Cotswold Water Park Biodiversity Action Plan – Cotswold Water Park Society, 2007
- Wiltshire Local Transport Plan
- Wiltshire and Swindon Minerals Core Strategy Development Plan Document (DPD) – Wiltshire Council / Swindon Borough Council, 2009
- Wiltshire and Swindon Minerals Development Control Policies (DPD) – Wiltshire Council / Swindon Borough Council, 2009
- Wiltshire and Swindon Aggregate Minerals Site Allocations Local Plan – Wiltshire Council / Swindon Borough Council, 2013
- Wiltshire and Swindon Waste Core Strategy DPD – Wiltshire Council / Swindon Borough Council, 2009
- Wiltshire and Swindon Waste Development Control Policies DPD – Wiltshire Council / Swindon Borough Council, 2009
- Wiltshire and Swindon Waste Site Allocations Local Plan – Wiltshire Council / Swindon Borough Council, 2013

Key aims, objectives and indicators have been identified from these documents and these have been incorporated into the Sustainability Appraisal framework (see Section 6) and used to inform baseline data and the identification of key sustainability issues.

Appendix B contains a review of the various documents.

4. Task A2 – Baseline information

SEA Directive requires consideration of:

“relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme” and “the environmental characteristics of areas likely to be significantly affected” (**Annex I (b), (c)**)

4.1 Introduction

The process of assessing baseline conditions identifies what is currently happening in Ashton Keynes and the likely future state of the area – (the future baseline) if current trends were to continue. It provides the basis for predicting and monitoring environmental and sustainability effects of the neighbourhood plan and helps to identify problems and alternative ways of dealing with them. Clearly, it is the role of the SA process to steer the preparation of the Neighbourhood Plan towards delivering the most sustainable future baseline conditions.

A practical approach to the collection of baseline information is essential as there will be opportunities to update the sustainability appraisal scoping work as further consultation is undertaken. Gaps in data may be identified and if so they will be identified in this report. Stakeholders will have an important role to play in this process; local people, developers, advisors and statutory consultees will provide information and feedback which will inform the neighbourhood plan as it progresses.

This section of the report outlines a summary of the environmental and sustainability baseline information for Ashton Keynes set out by sustainability topic as discussed in Section 2. This information will provide the basis for understanding what the key sustainability issues

are in the NP area and it will influence the type of environmental and sustainability objectives that are chosen for the ongoing assessment of the neighbourhood plan.

4.2 Baseline information

General Situation

Ashton Keynes is a large village in the northwest corner of Wiltshire, about 5 miles to the west of Malmesbury on the county boundary with Gloucestershire. The Parish of Ashton Keynes covers an area of approximately 1,712 hectares. It is close to Cirencester, Swindon and the nearby Kemble station, which provides a good rail link to London, makes it a desirable location in which to live. The last 30 years have seen almost a 50% growth in population. The village is now dominated by water associated with the restoration of local mineral workings. The River Thames is on the southern boundary and much of the surrounding area has been the site of extensive gravel extraction, leaving a legacy of a series of artificial lakes. The Thames Path national trail goes through the village itself. The parish area lies almost totally within the Cotswold Water Park.

Appendix E – Figure 6 shows a map of the parish area which is the approved designated neighbourhood area.

Sustainability Appraisal Topic Areas in accordance with the SEA Directive 2001/42/EC

a. Biodiversity

SSSI: There are two sites of Special Scientific Interest within the parish, Pikes Corner a site of unimproved grassland and Upper Waterhay Meadow a snakeshead fritillary and wildflower lowland meadow.

SAC: There is a Special Area of Conservation⁴ occupying two sites adjacent to the Parish. North Meadow, 2 km to the East, a lowland hay meadow with a very high proportion of surviving population of snakeshead fritillary; and Clattinger Farm, 2½ km to the West, a precious remnant of a lowland hay and wildflower meadow.

County Wildlife Sites: The area includes large areas designated as County Wildlife Sites operated by the Wildlife Sites Project under the auspices of the Wiltshire Wildlife Trust.

“County Wildlife Sites are areas of land of recognised value for wildlife, which fall outside the legal protection given to Sites of Special Scientific Interest (SSSI). The Wiltshire Wildlife Sites Project identifies, designates and monitors County Wildlife Sites and, to date, over 1,500 such sites have been designated in Wiltshire. These sites provide a vital network of threatened habitats such as chalk grassland, ancient woodland, hay meadows and wetlands, and act as reservoirs of declining animal and plant species.”

Cotswold Water Park: As the parish is almost totally within the boundary of the Cotswold Water Park, Core Policy 54 of the Wiltshire Core Strategy requires that the plan should contribute towards enhancement of biodiversity within the Cotswold Water Park.

Appendix E – Figure 9 shows a map of the wildlife and nature sites in the parish.

The Plan needs to ensure that no development in, or near proximity, to sites of important biodiversity or special conservation is allowed that may adversely affect these areas.

b. Land and soil resources

Mineral Extraction: The area has been a rich source of aggregate minerals for decades. In recent years mineral extraction has been reduced and gravel extraction sites have largely become man-made lakes used for wildlife or leisure. There are still reserves of gravel in the area which may be economically extracted. The Wiltshire and Swindon

⁴ (SAC) A European protected site of ecological importance

Aggregates Mineral Site Allocations Local Plan 2013 identifies land at the Cotswold Community site in the parish as potential to yield 2.76 million tonnes, being the single largest site in the plan.

Agricultural Land Quality: The National Soil Resources Institute soilscape assessment of the shows the area is largely comprised of freely draining lime-rich loamy soil, with smaller areas of slightly acid and lime-rich loamy and clayey soils with impeded drainage. As a result of minerals extraction in the area farming has been diminished and is evident in only a few sites.

Landfill/Waste Sites: The Barnground Landfill site in the north of the parish managed by Hills Minerals & Waste Ltd is no longer being used for landfill of waste and is in the process of restoration of the land. The landfill licence allowed taking non-biodegradable wastes. However, the site is allocated for the development of 'local scale' waste uses in the adopted Wiltshire and Swindon Waste Site Allocations Local Plan (site N7).

Appendix E – Figure 10 shows a map of the soilscape in the Parish.

The Plan needs to ensure that development that may result in the unnecessary loss or contamination of agricultural land is not allowed.

c. **Water resources and flood risk**

Water and Sewerage Services: Water supply to the Parish is provided by Thames Water from a water treatment works located in the village which sources and treats water from an aquifer. Thames Water supply the majority of this water to Flaxlands reservoir near Wootton Bassett through a recently upgraded pipeline. Treatment of water supply is by chlorination. The hardness of the water supply is very high leading to the need for above average replacement of plumbing fixtures and appliances which consequently makes a negative contribution to carbon emissions and sustainability.

Sewage treatment for the area is provided by Thames Water and this is routed from the village to the Waterhay Sewerage Treatment Works in the adjacent parish of Leigh to the South of the area. Thames Water advise that the capacity of this facility is at or near capacity for the plant.

Flood Risk: Large parts of the area is categorised as a Flood Risk Zone 3⁵ and Flood Risk Zone 2 by the Environment Agency. Actual flooding over recent years has not reached these flood risk levels. Poor maintenance of drainage ditches and watercourses in the local area have led to flooding incidents in recent years.

Appendix E – Figure 8 shows a map of water resources and flood risk in the parish.

The Plan needs to ensure that development that may result in increased flood risk or contamination of principal water Source Protection Zones (SPZ) is not allowed.

d. **Air quality and other potential environmental pollution**

There is a degree of air pollution from vehicle emissions using the B4696, which is a designated Lorry Route on the Western and Northern sectors of the Parish. Mineral extraction and processing activities do give rise to dust being spread in local the atmosphere by machinery and transport during dry warm periods. This may decline during the plan period (i.e. up to 2026) as the minerals industry moves further East. However, the impact of mineral extraction operations at the Cotswold Community site is unknown at this stage. Such matters are addressed in the adopted Minerals Plans and will be subject to appropriate controls should planning permission be granted in due course.

⁵ Flood Zone 3 essentially delineates the extent of the flood plain. As such development should be sequentially planned away from critical flood zones (i.e. Zones 2 and 3) and towards Flood Zone 1.

The Plan should seek to mitigate the effects of air pollution on developments adjacent to the main transport routes (i.e. the B4696) or active minerals workings by requiring screening measures such as trees and landscaping to be implemented.

e. Climatic factors

Risk of flooding is the most significant climatic factor affecting the area. Continuing changes in weather patterns are predicted to result in periods of high rainfall. As the area is in the upper Thames Valley Floor and has a high water table there is an increasing probability of flooding.

The Plan should seek to ensure that developments are designed to meet the highest standards of energy efficiency and sustainability to mitigate increases in carbon emissions.

f. Historic environment

The name Ashton means 'farm by the ash tree'. The later addition of Keynes is a family name; in the 13th century the manor was occupied by a William de Keynes.

Neolithic axe heads found here show that the land was inhabited as early as 3000-1800BC. Crop marks in the centre of the parish near Kent End reveal a Bronze Age site. Earthworks believed to date from the original settlement at Ashton Keynes still remain close to Church Farm; these are now a Scheduled Ancient Monument. Ashton Keynes was a place of some significance during the Saxon and Norman periods and there is evidence of a battle taking place nearby in 1016 between the Danes and the Saxons. In the 2nd century this was a Romano/British settlement. Many of these settlements existed, notably the preserved Ancient Monument close to the currently deserted Ashton Fields Farm. There was possibly a Roman villa here and it is believed that Cleveland Farm, near the eastern boundary, is on the site of a Roman Temple.

From the early 1100s nearly all the land of Ashton Keynes descended as a single estate belonging to Tewkesbury Abbey and after the Dissolution, the Manor changed hands several times. In 1848 the estate was sold to Lord Henry Vane (later Duke of Cleveland), who in turn left it in his will of 1891 to Arthur Hay-Drummond. Both men increased the size of the estate through purchases of land and cottages. In 1913 the whole estate was put up for auction. The numerous farms and cottages were sold separately and the Manor ceased to exist, although the title Lord of the Manor was bought by Mr. A.W. Bowley, who also bought Church Farm and Kent End Farm.

The Church of the Holy Cross is mostly Norman, and consists of a chancel with north chapel, a nave of four bays with aisles, north and south porches and a western tower containing five bells. It was restored in 1876-7 by William Butterfield. There were Congregational and Primitive Methodist chapels in the village until the 1970s; both buildings are now private houses.

Ashton Keynes has been described as the village of the four crosses. These crosses were put up for a variety of purposes, including places of worship, boundary marks and meeting places. The four at Ashton were all erected in either the 14th or 15th century, but only the bases and parts of the shafts remain, the tops probably having been smashed during the Civil War. The churchyard cross was re-erected in 1917, the stone pieces having been discovered in various parts of the village. The other crosses are at Park Place, Gumstool Bridge and High Road. The first of these was re-located in c.1910 to accommodate road-making.

During the Second World War American soldiers were stationed in the village and several households took in evacuees.

Notable Historic Buildings.

- Cove House was built in the 17th century and is believed to have been the residence of the Lord of the Manor, remaining so until the breakup of the estate in 1913. It remained a family home until the Second World War, when, at different times, British, Canadian and American troops were stationed there. It has now been separated into two residences.
- There is a Mill at Ashton mentioned in Domesday, probably on the same site as the current Mill House. The present building originates from the 16th century, with later additions. It was converted into a house in c.1910 when the mill section was pulled down and made into a garden.
- The Old Rectory is an 18th century building on the site of a Rectory built in 1584. There is a date stone inside the house, at one time on the north wall, which reads 'Thomas Aubrey 1584'. There are also remains of a malting kiln.
- The Long House and Long Cottage are in Park Place. (There is another Long House in High Road). A date stone on the house is marked TMC1765. These are the initials of Thomas Carter, who built a bake house and two cottages on the land.
- Ashton Fields Farm, 1½ miles NW of the village and within the NPA, was the focus of a development in the 1920s by the Bruderhof, an international European movement who set up a community there. A number of buildings from that era are now Grade II listed.

The Plan needs to ensure that development does not wherever possible result in the diminishment of the historic environment and character areas as identified in the Conservation Area Statement.

g. Landscapes

North Wiltshire Landscape Character Assessment: In 2004 North Wiltshire District Council commissioned a landscape character assessment. The particular area covering the parish of Ashton Keynes is referred to as the Thames Valley Floor. This low lying area is centred on the River Thames and its floodplain. It is a varied landscape which includes large areas of open water from former gravel pits, and field patterns which vary from the small and irregular to larger fields on reclaimed, drained land. Historical features indicate how mankind has adapted to the challenge of this predominantly wet land, with raised ancient roadways, a network of drainage channels, and pollarded waterside willows.

There is little settlement in this wet landscape, although Ashton Keynes is an exception, and is distinctive in the presence of open canalised water courses within the village. In general the area has a strong sense of place due to the contained views and distinctive ditched field boundaries, pollarded willows and relative lack of settlement. It has a calm remote character, with a feeling of historical continuity, disturbed only by the traffic on the B4696 which runs through the area to connect with the A419.

This landscape is highly sensitive to change. The overriding sense of tranquillity, and the feeling that this is a landscape imprinted with history, could easily be lost through insensitive landscape change, especially new development. The proximity to Swindon and the A419 brings with it particular pressure for development. The landscape is therefore vulnerable to change either through cumulative small scale development which over time will change the area's character, or through larger scale developments which have a more obvious immediate effect.

The Landscape Character Assessment of the Cotswold Water Park (CWP) recognised by the Wiltshire Core Strategy is that published in 2009 by LDA. Ashton Keynes lies in a Character Area designated as River Basin Clay Vale which is described as low lying, flat to very gently undulating floodplain landscape underlain by extensive deposits of alluvial clay and silt, and sand and gravel that mask the solid geology.

The area is underlain by the youngest rock formations of the Jurassic period, comprising the Kellaways Beds and Oxford Clay formations. These impervious clays are overlain by extensive superficial deposits of alluvium and River Terrace sands and gravels. The pattern and depths of these drift deposits have had a significant effect on local character through their varying influence on agricultural activity and the potential for mineral extraction.

Ashton Keynes is one of the main settlements associated with this character area, and is described as a compact nuclear village with the central historic core designated as a Conservation Area. Many of the older buildings are constructed in the local vernacular and limestone typical of Cotswold villages, together with more recent development, particularly on the village perimeter. The juvenile River Thames flows through the village and is an integral part of the village form with a series of pedestrian stone bridges linking dwellings. Although surrounded to the west, north and east by restored lakes and a wetland landscape, this is not immediately evident within the village and it presents a sense of a detachment from the nearby water based activities.

The Plan needs to ensure that cumulative development is strictly controlled to preserve the strong sense of place of Ashton Keynes as a core settlement in the area.

h. Population and housing

The Domesday population of Ashton Keynes was approximately 200. By 1801 it was 764, continuing to rise until reaching its first peak of 1070 in 1861. After falling to 744 in the 1920s, it has again risen steadily, reaching 1400 in 2011 Census, comprised of 576 households compared with 400 in the 1970s. Two blocks of fields have been used for post-war housing developments, and much in-filling has taken place within the village.

A Housing Needs Survey was conducted with Wiltshire and the AK Parish Councils in 2013, concentrating on those households who are unable to afford accommodation on the open market. At the time of the 2011 Census, there were 82.5% of households in the parish were owner-occupying, 7.3% were renting from social landlords, 6.4% were privately renting, 2.4% were living in shared ownership (part owned, part rented) homes, and 1.4% of households were living rent free. The 2011 Census recorded 42 social homes in the parish. These properties represent 7.3% of the total housing in Ashton Keynes, which is lower than the Wiltshire affordable housing average of 14.7%. Social housing in Ashton Keynes had a zero re-let rate in the past year: from the first to the fourth quarter of 2012/13, no social homes were re-let in the parish. There were thirty three households on the Wiltshire Council Housing Register seeking affordable accommodation in Ashton Keynes parish. The low levels of turnover of the social housing in Ashton Keynes suggest that none of the households responding to the survey and in need of affordable accommodation could meet their needs through accessing the existing social housing of the parish.

The Plan needs to ensure that housing development during the period up to 2026 is appropriate to provide for the locally identified needs, especially affordable housing. Additionally, the Plan needs to allocate suitable housing sites for new development that contribute towards the housing requirements of the Malmesbury Community Area.

i. Healthy communities

Local facilities for healthy activities are good – playing fields with play equipment, and a sports field. Walking in the area has good accessibility for the local community and visitors with well identified paths. Cycle ways are minimal and need to be expanded especially to interconnect with cycle ways in other parts of the CWP.

The village is fortunate to have a visiting GP facility in the village hall as a satellite of a GP Surgery in Cricklade, the nearest Service Centre town.

Access to hospitals is by travel to Swindon GWH, the nearest major Wiltshire NHS hospital (16 miles away), and Malmesbury (10 miles away) and Cirencester, Glos (7

miles away) Primary Care Centres. Defibrillator cabinets are located at village hall and sports field.

Road safety is generally good with only a few locations on surrounding roads considered to be of high risk with recorded accident rates. Cycling on the surrounding roads is considered risky and the local community cyclists are reluctant to use them as such. There is an issue with speeding traffic in the area, notably on the B4696 on the west side of the village where a Community Speed Watch Scheme has been introduced by local residents and improved signage has been implemented. Several road locations in the village suffer from blind corners, or junctions, which constitute a road hazard. These have arisen naturally as a result of the historic layout of the village. Any new development should be designed so as to avoid any further road hazards.

Crime in the area is considered to be low, and there have been no reports of violent crime in recent decades. Consequently residents generally feel safe in their homes and out in the area. There are continuing incidents of burglaries in the parish, which are suspected to be perpetrated by criminals outside of the area.

The Plan should seek to enhance the accessibility to open spaces and facilities in and around the village, especially for pedestrians and cyclists. Additionally, the Plan needs to support the General Practitioner service currently accommodated in the village hall by identifying suitable space for expansion or relocation of this key service.

j. Inclusive communities

Ethnicity: According to the 2011 Census the population mix of the parish was 98.6% (1,381) White British and 1.4% (19) Black or Minority Ethnic Group.

Elderly people and those with a low or restricted income: The main issues facing the older population, most of who are home owners, are: the limited availability of bungalow properties for sale or rent to downsize to; and the potential decision to relocate from the area, losing regular contact with friends and family. People with low or restricted incomes find it difficult to afford the property prices in the area, this is especially true for children who may have grown up in the area to adulthood and have to move elsewhere to build a home. Refer to (h. Population and housing) above for more information.

Volunteering and a feeling of belonging: There are numerous active community groups in the area ranging from junior sports to golden years. Ashton Keynes is known for its strong sense of community and residents are encouraged to participate in social activities as they wish. The main community groups involving the youth of the community are sports groups.

The Plan needs to ensure that development supports the housing needs and does not engender in a sense of isolation or not belonging to any minority group in the community.

k. Education and skills

The parish has a Church of England Voluntary Controlled primary school with a good OFSTED rating, which is well attended by pupils from the parish and outside the parish.

The nearest secondary education is available from schools in Purton near Swindon, and Cirencester (Gloucestershire).

The 2011 Census reveals the range of occupational skills in the working age population to be:

- Professional Occupations (22.9%)
- Director, Manager or Senior Official (18.8%)
- Associate Professional or Technical (13.8%)
- Administrative or Secretarial (12.8%)
- Skilled Trade (9.1%)
- Caring, Leisure or other Service (8.7%)

- Sales and Customer Service (5.4%)
- Process, Plant and Machine Operator (4.3%)
- Elementary Occupations (4.3%)

The Plan needs to ensure that development is controlled to be in accordance with the capacity or expansion potential of the primary school.

I. Transport

Buses: There is a limited, two runs per day Monday to Saturday, bus service from Cirencester to Swindon which stops at Ashton Keynes. A change merging two services from April 2014 for cost saving now includes Wootton Bassett on the route to Swindon.

An improved bus service to local towns and train stations, and usage of it, is required to be effective in reducing travel by private vehicles and contributing to sustainability objectives.

A local school bus service to Braden Forrest comprehensive school at Purton near Swindon is operated by a village based private coach company.

Trains: The nearest available train service is operated by First Great Western from Kemble station 6 miles to the west of the village. This connects Gloucester to Swindon, and also has a direct service to London Paddington.

Cars: This represents the predominant form of transport in the area, and the majority of residents and families have accessibility to the use of a private vehicle. In line with the national trend there has been an increase in car ownership in the parish, which is evident in the level of on street parking.

To support the older and infirm population who do not have access to a personal vehicle the community operate a Helpline service backed by the Wiltshire Link organisation and operated by volunteers who use their own vehicles to transport people to and from places of importance, such as hospitals and doctor's surgeries.

A sustainability objective of the Plan is to 'Reduce the need to travel and promote more sustainable transport choices', however, the ability to affect public transport services is outside of the scope the Plan and is determined by the Wiltshire Local Transport Plan.

m. Economy and enterprise

The 2011 Census revealed that there were 848 (61%) of people in the parish of working age, and of these 704 (70%) were economically active. Approximately 78% travelled to work outside of the parish, and 22% (148) work in the parish.

The large business employers have been the aggregate minerals and manufacturing companies on the outskirts of the village, however, operations have been in decline in recent years and employment has shrunk.

A local business survey carried out in 2014 revealed that the largest employment sector is Services (70%) with the majority of companies being classified as small.

There are an undefined number of small home-based businesses in the area providing services or expertise to the local community and farther afield. This is an important part of the local economy which has the potential for expansion to dedicated premises and contributes towards a sustainable local economy.

As the Cotswold Water Park is predicted to expand further as a regional and national visitor attraction, there are likely to be opportunities for local employment and start-up businesses in the leisure and tourism sectors.

Broadband internet speeds have recently been improved by Fibre-To The-Cabinet (FTTC) upgrades made by BT. Mobile phone coverage in the area remains poor, with

the central part of the village being ‘not spots’ for most service providers. No plans have been announced by the mobile network operators to improve this as yet.

Appendix E – Figure 12 shows a map of the employment and brownfield sites in the area.

The Plan should seek to promote the area as a good place for businesses to operate.

Summary – The Modern Village

Ashton Keynes is a vibrant community with plenty of groups and activities for all ages. There is a village hall, sports field and playing fields. To celebrate the millennium, the parish produced a book listing people, dwellings, organisations and businesses present at the turn of the century and also established a Millennium Green, as an oasis of protected natural environment available to the whole parish population.

The local community is supported by community owned and operated village general store which is accommodated in purpose-built premises adjoining the village hall. The village has one thriving public house, having lost two others in the last 20 years. The bus service to Cirencester and Swindon is considered inadequate. The Ashton Keynes Church of England Primary School is well attended and currently has around 170 pupils on roll.

The people of Ashton Keynes understand the need to develop to meet increasing population needs but wish to see the character of the village and surrounding parish area preserved when future housing plans are considered.

5. Task A3 – Key sustainability and environment issues and problems

5.1 Introduction

SEA Directive requires consideration of:

“any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC (**Annex 1(d)**)

This stage of the scoping report is concerned with identifying the key environmental and sustainability issues in the Ashton Keynes NP Area. These issues may be defined as both problems and opportunities and this leads on from evidence related to the baseline information in the previous section. Identifying these issues aids the understanding of matters which need addressing within the neighbourhood plan.

Many current issues have been identified during the early development of the neighbourhood plan and through local knowledge and consultation with local people and stakeholders. In addition, many of the sustainability and environmental issues identified in the Wiltshire sustainability appraisal are also relevant to Ashton Keynes and where this is the case, they have been included here.

5.2 Key issues and problems

Sustainability Topic	Issue/Problem	Source
Maintenance and Enhancement of the high quality natural environment and biodiversity	A key positive feature of the area is its rich biodiversity and the natural environment. It is important to protect and, where possible, enhance existing habitats.	Natural England Baseline Evidence Local Consultation
The Cotswold Water Park landscape setting	As an integral part of the Cotswold Water Park it is important to enhance and preserve the wildlife and landscape whilst improving the accessibility for the local community and visitors.	Cotswold Water Park Vision and Implementation Plan Local Consultation
Maintenance of local built settlement character and heritage assets	There are concerns that inappropriate new developments will erode the distinctive character of the village and the sense of place in the parish.	NPPF Wiltshire Core Strategy (including the 'saved' policies of the North Wiltshire District Local Plan) Ashton Keynes Conservation Area Statement
Design of Housing	There is a concern that the quality of design of modern development is poor in terms of style, design, layout and use of materials.	Wiltshire Core Strategy (including the 'saved' policies of the North Wiltshire District Local Plan) Local Consultation
Flood Risk	According to the Environment Agency analyses large parts of the surrounding area and parts within the Settlement Boundary are likely to be badly flooded at a future date.	Environment Agency Wiltshire Council Wiltshire Core Strategy (including the 'saved' policies of the North Wiltshire District Local Plan)
Impact of climate change e.g. rising energy prices	Concerns about climate change together with national and local policy objectives, provide an opportunity through sensitive local approaches to land use and buildings (new and existing).	NPPF Wiltshire Core Strategy (including the 'saved' policies of the North Wiltshire District Local Plan) Local Consultation
Lack of affordable housing and housing for the elderly	Housing Needs Studies have identified the need for affordable housing of various types in the parish to meet the needs of a range of people. Cost of existing housing stock in the area is high in relation to gross income.	Wiltshire Core Strategy (including the 'saved' policies of the North Wiltshire District Local Plan) Ashton Keynes Housing Needs Survey Local Consultation

Sustainability Topic	Issue/Problem	Source
A lack of infrastructure and support for local businesses	Local consultation identified an increasing number of people working from home in the area, and a desire to encourage and support local businesses. The need for high-speed broadband is considered to be of paramount importance.	Wiltshire Core Strategy (including the 'saved' policies of the North Wiltshire District Local Plan) Local Consultation
Community facilities and services	The need to retain and improve community facilities and accommodation of them is acknowledged as key for community cohesion and wellbeing. Accommodation for community services and events such as in the village hall and other buildings is considered to be inadequate and a need for improved facilities identified.	Wiltshire Core Strategy (including the 'saved' policies of the North Wiltshire District Local Plan) Local Consultation
Sport and Recreation	The need to secure improved facilities for various sporting and leisure activities within the village and area e.g. sustrans links, Rights of Ways e.g. Cotswold Country Park.	Local Consultation
Transport	The plan area is heavily reliant on cars for getting about and accessing local services and facilities. There is a need to at the very least maintain existing bus services but ideally seek enhanced services in the evening and at weekends. Pedestrian and cycle movements need to be encouraged wherever possible within the village itself.	Wiltshire Core Strategy (including the 'saved' policies of the North Wiltshire District Local Plan) Wiltshire Local Transport Plan Local Consultation
Pre-School / School provision	The pre-school group would prefer to be able to occupy permanent premises in close proximity to the village primary school. Liaison with the Council's education department will also be required to assess the impact of new development proposals on the village primary school and local secondary schools.	Wiltshire Council Local Consultation
Allotments	The permissive land previously used as an allotments site has been closed due to security concerns. A designated allotments site is required to be identified subject to community interest.	Local Consultation
Burial facilities	There is no shortage of space for burials in the area at present. Additional space on or adjacent to the church site may need to be identified in the future.	Local Consultation
GP Surgery	The existing GP Surgery is too small and is housed in premises that are not ideal for their purpose. An expanded or new purpose-built surgery to serve the community would be desirable.	Local Consultation

Figure 3 - Ashton Keynes neighbourhood area key sustainability issues

6. Task A4 – Sustainability Appraisal Framework

6.1 Introduction

The Sustainability Appraisal Framework consists of sustainability objectives which provide a way in which the effects of the neighbourhood plan can be described, analysed and compared. While not specifically required by the SEA Directive, objectives are a recognised way of considering the effects of a plan and comparing the effects of alternatives.

Sustainability appraisal objectives are different in concept and purpose from the objectives of the neighbourhood plan, though there is a degree of overlap. They are not necessarily intended to be achievable, but are more aspirational in nature, addressing the full cross-section of sustainability issues, including social, economic and environmental factors laid down by law or policy.

The objectives listed in Section 6.2 are based upon those outlined in the Wiltshire Core Strategy Sustainability Appraisal Report but they have been amended and adapted to reflect the more locally specific baseline information and key issues highlighted in Sections 4 and 5 of this report.

6.2 Sustainability objectives

Sustainability objectives are set out in Figure 4 as follows, together with the sustainability topics they cover:

Sustainability theme	Sustainability appraisal objective
Biodiversity	1. Protect and enhance all biodiversity and geological features and avoid irreversible losses.
Land, soil and water resources	2. Ensure the more efficient use of land.
	3. Use and manage water resources in a sustainable manner.
Climate change adaptation	4. Support the resilience of Ashton Keynes to the potential effects of climate change.
Climate change mitigation	5. Promote climate change mitigation.
Historic environment and landscape	6. Protect, maintain and enhance Ashton Keynes's cultural heritage resource, including its historic environment and archaeological assets.
	7. Conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and sense of place.
Population and community	8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.
	9. Retain existing community facilities and provide additional facilities where such a need has been identified.
	10. Reduce poverty and deprivation and promote more inclusive and self-contained communities.

Sustainability theme	Sustainability appraisal objective
Population and community	11. Provide good quality educational facilities capable of meeting the needs of the local community, and provide opportunities for people to improve their workplace skills.
Healthy Communities	12. Provide a safe and healthy environment in which to live.
Transport	13. Reduce the need to travel and promote more sustainable transport choices.
Economy and Enterprise	14. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.
	15. Ensure adequate provision of high-quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce.

Figure 4 - Sustainability objectives

A more detailed framework is presented in Appendix C. As the proposed objectives are purposely broad and aspirational in nature, they are supported by ‘decision aiding criteria’; these help to ensure that all the key sustainability issues in the neighbourhood area have been considered during the appraisal.

6.3 Predicting and evaluating significant effects

The sustainability objectives outlined in Figure 4 have been used to predict and evaluate the social, environmental and economic effects of options being considered in the neighbourhood plan, and this will form a key part of the Sustainability Appraisal Report of the plan. The methodology for the prediction and evaluation of effects is outlined in that report.

Significance of effects have been determined taking account of the criteria for determining likely significance, outlined in Annex II of the SEA Directive. Significance was also determined taking account of the established criteria adopted by Wiltshire Council in its Core Strategy Sustainability Appraisal Report. This is presented in Appendix C of that report.

7. Task A5 – Consultation requirements

SEA Directive requires consultation with:

“authorities with environmental responsibility when deciding on the scope and level of detail of the information to be included in the environmental report” **(Article 5.4)**

In accordance with the requirements of the SEA Directive, the authorities with environmental responsibility, otherwise known as the ‘statutory consultation bodies’, have been consulted on the scope and level of detail contained within this report. These bodies are:

- Historic England
- Natural England
- The Environment Agency

This report has also been made available to other interested stakeholders and local residents who may be able to provide additional important local information that should be incorporated into this report. It is desirable and recommended to consult other parties who are involved with or likely to be affected by the Neighbourhood Plan.

Widening the scope of this consultation will allow a wider range of sustainability issues to be considered and allow comments on particular issues in specific areas of expertise or for local neighbourhoods.

Community consultation

Apart from the regular Steering Group meetings, there have been regular ongoing discussions with specific individuals, landowners, local employers, and community groups so as to ensure that it is local residents and their interests that are being taken into account when preparing this plan.

Four community consultation events have been widely advertised and held in the village during the preparation of the Plan to date. These were:

- 15th May & 18th May 2013 – What a Neighbourhood Plan is and why it is important
- 12th April & 16th April 2014 – Issues, aspirations and key objectives by topic theme
- 20th January & 24th January 2015 – Housing Site Consultation
- 26th September & 6th October 2015 – Regulation 14 pre-submission consultation

Visitor feedback from survey questionnaires from these community consultation events was gathered and used to inform the objectives and policies of the emerging Neighbourhood Plan.

Full details of the specific events and comments received from all interested parties has been taken into account and published in a Consultation Statement following the consultation period.

Appendix A: The neighbourhood planning process in Wiltshire

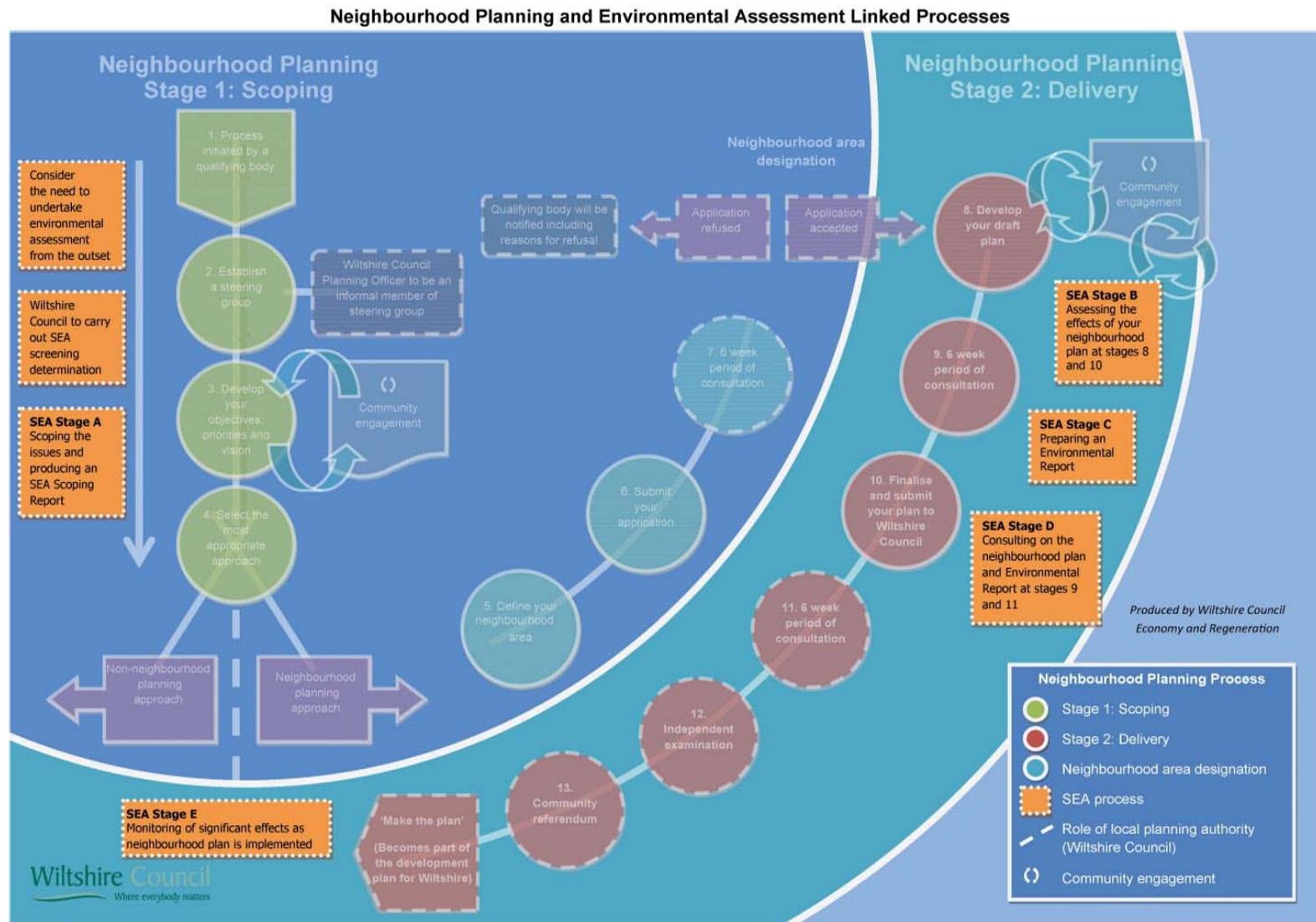


Figure 5 - Wiltshire Council neighbourhood planning process

Appendix B: Review of relevant plans, policies and sustainability objectives

Plan/Programme/legislation: National Planning Policy Framework Author: National Government Document date: March 2012
Summary of document: The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It replaces nearly all of previous Planning law. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.
Objectives/requirements/conclusions to be considered in the Ashton Keynes neighbourhood plan: The NPPF must be complied with in its entirety, however there are several elements which are particularly relevant when looking to achieve sustainable development in the Ashton Keynes NP Area and a compliant Neighbourhood Plan: These are as follows: <ul style="list-style-type: none">• Delivering a choice of high quality homes of good design.• Building and supporting the local economy, through retail and business development and ensuring the vitality of the town centre and supporting high quality communications infrastructure.• Promoting healthy communities and sustainable transport.• Meeting the challenge of climate change and flooding.• Conserving and enhancing the natural environment.• Conserving and enhancing the historic environment.
How objectives and/or requirements may be considered in the Ashton Keynes neighbourhood plan: The Ashton Keynes Neighbourhood Plan must be in conformance with the National Planning Policy Framework, therefore this document has been referred to as a principle source of guidance for the Plan.

Plan/Programme/legislation:	North Wiltshire Local Plan
Author:	North Wiltshire District Council
Document date:	2006 / 2011
Summary of document:	
<p>The North Wiltshire Local Plan was introduced in 2006 and subsequently updated in 2011. It set out four core policies, covering:</p> <ul style="list-style-type: none"> • Sustainability • Community Infrastructure • Development Control • Business Development <p>The North Wiltshire Local Plan was replaced by the adoption of the Wiltshire Core Strategy Development Plan Document on the 20th January 2015. The following policies of the North Wiltshire Local Plan were saved and carried forward by reference in the Wiltshire Core Strategy.</p> <ul style="list-style-type: none"> • CF2 Leisure facilities and open space • CF3 Provisions of open space • H2 Allocated residential sites – Continue to save the following allocations: - AB Carter Haulage Contractors, 14 Happy Land, Ashton Keynes • H4 Residential development in the open countryside • NE4 Areas of Outstanding Natural Beauty • NE12 Woodland • NE14 Trees and the control of new development • NE18 Noise and pollution • T5 Safeguarding • TM4 The Thames Path National Trail 	
Objectives/requirements/conclusions to be considered in the Ashton Keynes neighbourhood plan:	
<p>The saved policies of the North Wiltshire Local Plan form part of the Wiltshire Core Strategy (WCS) and are listed as Appendix D. The Ashton Keynes neighbourhood plan is required to be in general conformity with the WCS and therefore the saved policies carried forward and listed in Appendix D.</p>	
How objectives and/or requirements may be considered in the Ashton Keynes neighbourhood plan:	
<p>The saved policies of the North Wiltshire Local Plan should be taken into consideration for general conformity and to inform the sustainability scoping report of the Ashton Keynes neighbourhood plan.</p> <p>Saved policy H2 Allocated residential sites – designates the site of AB Carter Haulage Contractors, 14 Happy Land, Ashton Keynes as an allocation for 11 dwellings.</p>	

Plan/Programme/legislation:	Wiltshire Core Strategy
Author:	Wiltshire Council
Document date:	January 2015
Summary of document:	
The purpose of the document is to outline Wiltshire Council's Strategy from 2006 to 2026 for the County of Wiltshire with regard to sustainability, health, economic vitality and provision of housing.	
Objectives/requirements/conclusions to be considered in the Ashton Keynes neighbourhood plan:	
<p>The main aim of the Strategy is to state the way forward for all aspects of life in Wiltshire and as such lies under the National Planning Policy Framework and other EC and Government legislation. Additionally, within the Wiltshire Core Strategy there is a specific strategy for the Malmesbury Community Area. To be compliant the Ashton Keynes Neighbourhood Plan must meet the basic conditions of all of these.</p> <p>The specific objectives for Ashton Keynes are:</p> <ul style="list-style-type: none"> • Core Policy 1: Settlement Strategy <ul style="list-style-type: none"> 4.13 At Principal Settlements, Market Towns, Local Service Centres and Large Villages which have settlement boundaries, as defined by former District Local Plans, these will be carried into this strategy and retained. However, these settlement boundaries can be reviewed. It will be the prerogative of the community to carry out this review through an appropriate planning process which might include a neighbourhood plan. 4.15 At the settlements identified as villages, a limited level of development will be supported in order to help retain the vitality of these communities. At Large Villages the existing settlement boundaries will be retained, and development will predominantly take the form of small housing and employment sites within the settlement boundaries. Small housing sites are defined as sites involving less than 10 dwellings (i.e. not a major application). Development outside the settlement boundary will be strictly controlled. Relaxation of the boundaries will only be supported where it has been identified through a community-led planning policy document, such as a neighbourhood plan, which includes a review of the settlement boundary to identify new developable land to help meet the housing and employment needs of that community. In turn this could bring forward benefits to the local community such as improvements to the economy through identification of land for employment purposes. • Core Policy 2: Delivery Strategy <ul style="list-style-type: none"> 4.26 In order to direct development at a strategic level to the most suitable, sustainable locations and at appropriate times the area strategies outline a housing requirement for each community area including the Principal Settlements and Market Towns. While the Core Strategy only allocates sites that are strategically important for the delivery of the overall strategy for Wiltshire, additional specific sites (non-strategic allocations) may also need to be identified in accordance with the settlement strategy to ensure the delivery of the overall strategic housing requirement. This strategy sets a clear framework for these to be delivered either through community-led planning policy documents, including neighbourhood plans or a site allocations Development Plan Document (DPD). The area strategies identify some specific issues that must be considered when planning for these areas and these should be taken into account when assessments are carried out to identify specific sites for development in particular towns. This strategy has been designed to put into place a clear framework which, together with national policy, will facilitate the delivery of community-led planning policy documents, including neighbourhood plans, at a local level which can indicate where and when development will be brought forward. It also provides the flexibility to allow subsequent planning documents, such as site specific allocations DPD to be brought forward by the council, to deliver important development should the community not deliver their own plans. 	

- **Core Policy 13: Malmesbury Area Strategy**

Specific objectives for the Malmesbury Community Area relevant to Ashton Keynes are:

Provide appropriate levels of housing in the town and villages within the designated area (N.B. Ashton Keynes is identified as a Large Village for the purposes of the settlement strategy)

The Cotswold Water Park will provide a recreational resource for local communities and visitors to the area. The Cotswold Water Park is a changing landscape and expanding recreational resource for the county and its visitors. Development in the Cotswold Water Park should contribute towards the objectives for the Vision and Implementation Plan for the area.

Future development will be carefully managed to ensure the high quality built environment including the important historic assets, such as any listed buildings and Conservation Areas, are protected. Future development should be of high quality design and well integrated with the existing built form and landscape setting of the settlement including using local materials where appropriate.

- **Core Policy 51: Landscape**

Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- I. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.
- II. The locally distinctive character of settlements and their landscape settings.
- III. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.
- IV. Visually sensitive skylines, soils, geological and topographical features.
- V. Landscape features of cultural, historic and heritage value.
- VI. Important views and visual amenity.
- VII. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.
- VIII. Landscape functions including places to live, work, relax and recreate.
- IX. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.

- **Core Policy 54: Cotswold Water Park**

Within the Wiltshire Core Strategy there is a specific strategy Core Policy 54 for the Cotswold Water Park. As the designated neighbourhood area of the parish of Ashton Keynes lies almost totally within the boundary of the Cotswold Water Park the objectives for Core Policy 54 are all relevant to Ashton Keynes. Core Policy 54 objectives are:

In the Cotswold Water Park, proposals for outdoor or water-based sports, leisure and recreational based development will be supported where they help transform the area to an informal recreation and leisure resource for Wiltshire residents and visitors in line with the key objectives of the Cotswold Water Park Vision and Implementation Plan. Proposals for any such development must meet the following criteria:

- I. Increase or enhance public accessibility and enjoyment of the lakes and countryside.
- II. Contribute towards the local economy in the Cotswold Water Park.
- III. Strengthen the local landscape character and engender a sense of place.
- IV. Contribute towards enhancement of biodiversity within the Cotswold Water Park.
- V. Retain the character of individual settlements including the tranquillity of their settings.
- VI. Protect the Cotswold Water Park's built heritage, and enhance accessibility and interpretation of such features where possible.
- VII. Demonstrate high levels of sustainability, particularly including sustainable building design, accessibility by sustainable transport modes and sustainable drainage systems.

- **Core Policy 58: Ensuring the conservation of the historic environment**

Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance including:

- I. Nationally significant archaeological remains
- II. World Heritage Sites within and adjacent to Wiltshire
- III. Buildings and structures of special architectural or historic interest
- IV. The special character or appearance of conservation areas
- V. Historic parks and gardens
- VI. Important landscapes, including registered battlefields and townscapes

- **Appendix D: Saved Policies and policies replaced**

The following are the saved policies from the North Wiltshire Local Plan 2011 – Adopted June 2006

- CF2 Leisure facilities and open space
- CF3 Provisions of open space
- H2 Allocated residential sites – Continue to save the following allocations:
AB Carter Haulage Contractors, 14 Happy Land, Ashton Keynes
(11 dwellings)
- H4 Residential development in the open countryside

- NE4 Areas of Outstanding Natural Beauty
- NE12 Woodland
- NE14 Trees and the control of new development
- NE18 Noise and pollution
- T5 Safeguarding
- TM4 The Thames Path National Trail

How objectives and/or requirements are considered in the Ashton Keynes neighbourhood plan:

The Wiltshire Core Strategy document is one of the two main references informing the Neighbourhood Plan, especially the Settlement Strategy relating to Large Villages. This document will be used to ensure that the Neighbourhood Plan conforms to the sustainability objectives, new housing and other requirements and specifically for the Malmesbury Community Area Strategy and the Cotswold Water Park.

All relevant policies of the Development Plan will have been considered for the purpose of Plan review.

Plan/Programme/legislation: **Joint Strategic Assessment for Malmesbury Community Area**
 Author: **Wiltshire Council**
 Document date: **2011**

Summary of document:

This document sets out the strategic issues for the whole of the Malmesbury Community Area for the next three years based on data, information and knowledge about the Area.

Objectives/requirements/conclusions to be considered in the Ashton Keynes neighbourhood plan:

Although this document covers the whole of the Malmesbury Community Area, and not just the Ashton Keynes NP Area designated for the Neighbourhood Plan, arguably it has the most current local data available at this time, apart from specially commissioned survey work. This is necessary evidence which has to be considered for Plan proposals. There is a lot of background information, but specific objectives, which this document can assist with are:

- Population and forecasted age range
- Health and wellbeing
- Housing
- Transport
- Environment

How objectives and/or requirements may be considered in the Ashton Keynes neighbourhood plan:

With an increasingly ageing population and those with other needs, appropriate types of housing is an important factor when considering Plan proposals. Linked into this is a sustainable approach to supporting a healthy way of life, through promoting walking and cycling. However as we are a rural community, car and bus transport especially is an issue for consideration.

Plan/Programme/legislation:	Wiltshire Infrastructure Delivery Plan 2011–2026 Appendix 1: Community Area Delivery Schedules – Malmesbury Community Area
Author:	Wiltshire Council
Document date:	2011
Summary of document:	
This document shows an infrastructure delivery schedule for the Malmesbury Community Area which sets out the infrastructure requirements identified by service providers as being necessary to support development as outlined in the Wiltshire Core Strategy Feb 2012. However, it does show some information and costings specifically for infrastructure in the designated Neighbourhood Plan area.	
Objectives/requirements/conclusions to be considered in the Ashton Keynes neighbourhood plan:	
The Appendix information is in table form detailing main requirements. The most relevant for consideration for the Neighbourhood Plan relates to protection of the landscape and environment, and contribution towards the Cotswold Water Park Vision and Implementation Plan.	
How objectives and/or requirements may be considered in the Ashton Keynes neighbourhood plan:	
The document shows estimated costings which will be needed to provide additional infrastructure. Also shown is the estimated level of risk of not being able to deliver additional infrastructure, given that funding will mostly be from new development planning gain (CIL and possibly S106). This information will provide some of the baseline evidence to support Neighbourhood Plan proposals.	

Plan/Programme/legislation:	Housing Land Supply Statement (North and West Wiltshire Housing Market Area)
Author:	Wiltshire Council
Document date:	September 2015
Summary of document:	
This document lists those sites which have been considered by Wiltshire Council, and recommended by landowners and others, as being suitable and ready for development within a fairly short time period. The sites have been assessed in a general way to ensure that they will meet basic development requirements and the Housing Land Supply Statement documents this as well as other relevant information. There are documented sites within the designated Ashton Keynes NP Area.	
Objectives/requirements/conclusions to be considered in the Ashton Keynes neighbourhood plan:	
The sites shown in the Housing Land Supply Statement and SHLAA must be considered for the Neighbourhood Plan, given that they are understood to be available for development and already meet Wiltshire Council's baseline assessments.	
How objectives and/or requirements may be considered in the Ashton Keynes neighbourhood plan:	
Each site specified in the Housing Land Supply Statement and the SHLAA report will be assessed using the Neighbourhood Plan criteria and Wiltshire Core Strategy policies relevant to the area.	

Plan/Programme/legislation:	Strategic Housing Land Availability Assessment Output report Dec 2012 (Wiltshire Council) and Strategic Housing Land Availability Assessment (Ashton Keynes)
Author:	Wiltshire Council
Document date:	February 2014
Summary of document:	
<p>These documents list those sites which have been recommended to Wiltshire Council by landowners and others as being suitable and ready for development within a fairly short time period. The sites have been assessed in a general way to ensure that they will meet basic development requirements and the SHLAA documents this as well as other relevant information. There are documented SHLAA sites within the designated Ashton Keynes NP Area.</p>	
Objectives/requirements/conclusions to be considered in the Ashton Keynes neighbourhood plan:	
<p>The sites shown in the SHLAA must, together with others, be considered for the Neighbourhood Plan, given that they are understood to be available for development and already meet Wiltshire Council's baseline assessments.</p>	
How objectives and/or requirements may be considered in the Ashton Keynes neighbourhood plan:	
<p>Each site specified in the SHLAA will be assessed (with others not yet listed) using the Neighbourhood Plan Criteria.</p>	

Plan/Programme/legislation:	Ashton Keynes Conservation Area Statement
Author:	Wiltshire Council (Adopted as supplementary guidance)
Document date:	1998
Summary of document:	
<p>This appraisal contains background information on the reasons and methods of the designation of Ashton Keynes conservation area and outlines the effects of designation. The appraisal also contains detailed character analysis of the Ashton Keynes conservation area and makes observations on positive and negative features within it, with a view to informing development guidelines and enhancement proposals specific to the character areas studied in the appraisal.</p>	
Objectives/requirements/conclusions to be considered in the Ashton Keynes neighbourhood plan:	
<p>Ashton Keynes is one of the oldest settlements in the Thames Valley Floor landscape character area, and it is a key requirement that the effect of new development on this historic settlement must be considered carefully. Considerations include the effect on scheduled monuments, archaeology, listed buildings and the conservation area. Added to this is consideration of the setting of any new buildings within the conservation area and landscape.</p>	
How objectives and/or requirements may be considered in the Ashton Keynes neighbourhood plan:	
<p>The Ashton Keynes Conservation Area Statement will inform the consideration of these heritage aspects when looking at sites for further development in the settlement.</p>	

Plan/Programme/legislation:	Ashton Keynes Parish Housing Needs Survey
Author:	Wiltshire Council
Document date:	August 2013
Summary of document:	
<p>The aim of carrying out the survey was to investigate the affordable housing for people who have a need to live in the Parish of Ashton Keynes. The report is divided into two parts. The first section looks at existing households within the Parish in order to provide a description of the current housing situation within the Ashton Keynes area. It also describes the level of new affordable housing, if any, which would be supported by local residents. The second section examines those households that have declared a need for new housing within the Parish. A financial assessment is then made in order to determine the numbers of households who have a current need for new affordable housing. The results of this assessment are finally summarised in the document.</p>	
Objectives/requirements/conclusions to be considered in the Ashton Keynes neighbourhood plan:	
<p>The survey undertaken is only one of several assessments that have to be carried out and that it is necessary also to review: housing registers; the local Strategic Housing Market Assessments; and advice from allocation staff who manage the register. The information obtained from this survey and related work all needs to be taken into account when preparing the Neighbourhood Plan.</p> <p>The survey recommends that there is a need to provide:</p> <ul style="list-style-type: none"> • 7 subsidised rented houses (4x one bedroom, 1x two bedroom, 2x three bedroom) • 4 shared/low cost homes (1x two bedroom, 3x three bedroom) 	
How objectives and/or requirements may be considered in the Ashton Keynes neighbourhood plan:	
<p>The Housing Needs Survey and Report will inform consideration of this aspect of the plan when reviewing the level of housing need required to be provide over the plan period.</p>	

Plan/Programme/legislation:	Wiltshire Strategic Flood Risk Assessment
Author:	Wiltshire Council (Scott Wilson)
Document date:	June 2009
Summary of document:	
<p>A Level 1 Strategic Flood Risk Assessment (SFRA) was carried out in 2009 for the commencement of Wiltshire Council as a unitary authority.</p> <p>This report summarises information on the application of the Sequential Test, a broad scale assessment of flood risk for potential strategic developments, flood risk management measures for consideration for new developments, recommendations for flood risk policy and site specific Flood Risk Assessment (FRA) guidance.</p> <p>Further guidance is given on issues of flood risk at the district level based on information provided within earlier prepared Level 1 SFRA's for each part of the County (including North Wiltshire).</p>	

Objectives/requirements/conclusions to be considered in the Ashton Keynes neighbourhood plan:

Development should be directed to Flood Zone 1 wherever possible, and then sequentially to Flood Zone 2 and then Flood Zone 3. Where a site spans different flood zones, a sequential approach based on vulnerability of development should be undertaken steering development to the areas of least risk.

The following guidance is given for Flood Risk Management:

- Existing Flood Defences
(in the Plan area drainage ditches need to be monitored and maintained)
- Flood Warning Procedures
- Sustainable Drainage of Development Sites
(in the Plan area Developments should employ SuDS – Sustainable Drainage System)
- Raising Flood Defence Standards
(in the Plan area additional drainage ditches and flood stores should be considered)

How objectives and/or requirements may be considered in the Ashton Keynes neighbourhood plan:

Some parts of the Ashton Keynes neighbourhood plan area lies within the functional flood plain, the protection of which is an important consideration.

Flood risk is a key issue that will need to be taken into account when considering development options. The sequential test will need to be implemented at an early stage in the plan process.

The Environment Agency flood risk GIS dataset as used in this Level 1 SFRA should be referred to for assessing which Flood Zones potential development sites may lie. The most recent dataset obtained from EA was dated November 2014.

Plan/Programme/legislation: **North Wiltshire Landscape Character Assessment**
Author: **Wiltshire Council (White Consultants)**
Document date: **2004**

Summary of document:

North Wiltshire District Council, commissioned White Consultants in 2004 to prepare a landscape assessment and strategy for the district. The assessment intended to inform and support policies in the Local Plan 2011. It was expected to form supplementary planning guidance or subsequently become a supplementary planning document relating to the Local Development Framework. The aim of the study was to ascertain a clear understanding of the landscape resource and set out management guidelines which will contribute to the environmental enhancement of the district.

Ashton Keynes lies in the Thames Valley Floor character area, described as a low-lying area is centred on the River Thames and its floodplain. There is little settlement within this wet landscape, although Ashton Keynes is an exception, and is distinctive in the presence of open canalised water courses within the village.

Objectives/requirements/conclusions to be considered in the Ashton Keynes neighbourhood plan:

The main considerations relevant to the neighbourhood plan arising from this report are:

- Management guidelines
 - To conserve the distinctive low lying valley floor character and its associated water based, riparian and built features.
 - Boundary and riparian tree and shrub cover should be conserved and enhanced to maintain screening and visual containment of settlement and development.

- Wetland features should be conserved for landscape and biodiversity.
- Features of historical and archaeological interest relating to man's use of this wet landscape and early settlement features should be protected.
- Opportunities for recreation and informal enjoyment of the landscape should be provided especially on open water, where these do not conflict with the above objectives.
- Management actions
 - Conserve wetland features.
 - Protect historical features including old field boundaries, ridge and furrow field patterns.
 - Enhance the sense of place through use of appropriate building materials in respect of new development, extensions or other built features.
 - Encourage biodiversity by creating wetland habitats.
 - Discourage development which would detract from the sense of remoteness and the quiet rural character.
 - Encourage the creation of public access along waterways, where consistent with nature conservation objectives.

How objectives and/or requirements may be considered in the Ashton Keynes neighbourhood plan:

The character area in which Ashton Keynes lies is sensitive to change. Therefore, development should be carefully considered so as not to detrimentally affect the distinct character and sense of place and tranquillity of the area. The landscape management guidelines and actions recommended for this character area should inform the objectives of the neighbourhood plan.

Plan/Programme/legislation: **Cotswold Water Park Landscape Character Assessment**
 Author: **Wiltshire Council (LDA Design)**
 Document date: **2009**

Summary of document:

The findings of the Landscape Character Assessment will form part of a suite of baseline studies to inform a wider study that has been commissioned to undertake a Strategic Review of the Cotswold Water Park and develop a Masterplan and future Management Strategy for the area.

The outcome of the Strategic Review will guide the process of determining any potential reconfiguration of the Cotswold Water Park boundary beyond the current designated area, and define the limit of an emerging masterplan that will address current and future issues, and the process of landscape change.

The purpose of the study is to provide a Landscape Character Assessment specifically focused on the Cotswold Water Park. The findings will provide an up to date review of the landscape character of the study area at the current time and a baseline resource for other studies for the Water Park, including the Strategic Review.

The landscape character assessment has the following main objectives:

- To provide an assessment of the character, distinctiveness and qualities of the study area, and to identify and describe the component landscape character types and landscape character areas;
- To summarise the key characteristics associated with each landscape type to inform the principles in respect of landscape change; and
- To promote awareness of landscape character and the importance of landscape conservation, enhancement and restoration.

Objectives/requirements/conclusions to be considered in the Ashton Keynes neighbourhood plan:
<p>The Cotswold Water Park was established in 1967, with a joint resolution by the Cotswold Water Park Joint Committee that confirmed:</p> <p><i>‘the area should become a water park serving the interests of aquatic sportsmen, naturalists and others who wish to enjoy in a general way a stretch of inland water’.</i></p> <p>In 2000 the Cotswold Water Park Joint Committee published a ‘Cotswold Water Park Strategy 2000-2006’ which identified the principal strategic issues, and an overarching statement that set out the following Vision for the Water Park:</p> <p><i>‘The Cotswold Water Park is and will continue to be a premier site for nature conservation, leisure and tourism. The Park should seek to become an exemplar in the field of landscape restoration. The guiding principle is that of sustainable development, where the needs of business, people (including existing residents) and wildlife are successfully met without prejudicing the quality of life for future generations.’</i></p>
How objectives and/or requirements may be considered in the Ashton Keynes neighbourhood plan:
<p>As Ashton Keynes lies almost wholly within the boundary of the Cotswold Water Park, the broad objectives and conclusions of this assessment should be taken into consideration in the neighbourhood plan.</p> <p>The preservation of the landscape in Character Type 3 – River Basin Clay Vale, in which Ashton Keynes is described in Character Area 3A, is of particular relevance.</p>

Plan/Programme/legislation: Cotswold Water Park Vision and Implementation Plan Author: Wiltshire Council (Scott Wilson) Document date: 2008
Summary of document:
<p>The aim of the study was to provide a strategic review and implementation plan for the Cotswold Water Park in order to present a clear, robust and evidence based framework for delivery of an achievable vision. This is to be used to help determine the future potential of the Cotswold Water Park (CWP) to become a resource of local, regional, national and international significance.</p>
Objectives/requirements/conclusions to be considered in the Ashton Keynes neighbourhood plan:
<p>As the designated neighbourhood area is almost totally within the Western Area of the CWP, the issues and objectives of the CWP Vision and Implementation Plan are relevant and could inform the objectives and policies of the Environment and Economy topic themes in particular.</p> <p>The observations about the scope of future development in the CWP are particularly relevant:</p> <p><i>‘After a relatively subdued period of development activity initially, there is now clear evidence that the gravel extraction is resulting in new opportunities, especially for the commercial sector and particularly related to tourism.’</i></p> <p><i>‘However, the structure of development is considered to be relatively ad hoc and not the result of any specific growth or development strategy. The risk is that, if allowed to develop further on the basis of commercial forces alone, the overall ambitions for the CWP could be compromised by certain activities, whilst new and equally valuable opportunities may be missed.’</i></p>

How objectives and/or requirements may be considered in the Ashton Keynes neighbourhood plan:
Whilst Core Policy 54 (Cotswold Water Park) of the Wiltshire Core Strategy is the definitive policy that the neighbourhood plan needs to be in general conformity with, the key drivers and conclusions of the CWP Master Plan should be taken into account when defining local policies regarding the protection and enhancement of the natural environment, and for supporting new opportunities for the local economy.

Plan/Programme/legislation: Cotswold Water Park Biodiversity Action Plan
Author: Cotswold Water Park Society
Document date: 2007
Summary of document:
The 2007 Cotswold Water Park Biodiversity Action Plan (BAP) covers the period 2007 to 2016.
Objectives/requirements/conclusions to be considered in the Ashton Keynes neighbourhood plan:
The CWP BAP vision is entirely compatible with the aspirations of the neighbourhood plan: <i>'The Cotswold Water Park should be a premier site for nature conservation where the requirements of industry, leisure, people and wildlife are successfully integrated.'</i>
How objectives and/or requirements may be considered in the Ashton Keynes neighbourhood plan:
The observations and objectives of the BAP are particularly relevant to the Environment topic theme of the Ashton Keynes neighbourhood plan and should be considered when defining policies.

Plan/Programme/legislation: Wiltshire Local Transport Plan
Author: Wiltshire Council
Document date: 2011
Summary of document:
The Wiltshire Local Transport Plan (aka LTP3) describes the Wiltshire transport strategy to 2026. It defines a number of local strategic transport objectives that relate to the challenges of national transport goals, and community plans. The vision for LTP3 is: <i>'To develop a transport system which helps support economic growth across Wiltshire's communities, giving choice and opportunity for people to safely access essential services.'</i> <i>Transport solutions will be sensitive to the built and natural environment, with a particular emphasis on the need to reduce carbon emissions.'</i>
Objectives/requirements/conclusions to be considered in the Ashton Keynes neighbourhood plan:
LTP3 divides its overall strategy and policies into themes. Themes and <i>challenges</i> of particular consideration for the neighbourhood plan are: <ul style="list-style-type: none"> • Public Transport - <i>How to maintain or enhance public transport with diminishing funding</i>

- **Maintenance** – Statutory responsibility of Wiltshire Council Highways, however, some discretionary funding is available to Community Area Transport Groups (CATG) for priority scheme recommendations.
- **Road Safety** – Heavy vehicle and speeding traffic on the B4696 County Lorry Route.
- **Cycling** - Need to create a Cycle Network Plan for the Malmesbury Community Area
- **Walking** - Ensuring that traffic speeds and flows are in balance with the proximity of people within the village roads.
- **Rights of Way** - Prepare a Rights of Way Improvement Plan in consultation with local access forums.

How objectives and/or requirements may be considered in the Ashton Keynes neighbourhood plan:

Several strategic transport objectives of the LTP3 should be considered to inform the Environment topic theme policies of the neighbourhood plan. Particularly Strategic Objectives:

- SO3 To reduce the impact of traffic on people’s quality of life and Wiltshire’s built and natural environment.
- SO9 To reduce the impact of traffic speeds in towns and villages.
- SO14 To promote travel modes that are beneficial to health.
- SO17 To improve access to Wiltshire’s countryside and provide a more useable public rights of way network.

Plan/Programme/legislation: **Wiltshire and Swindon Minerals Core Strategy Development Plan Document (DPD)**
 Author: **Wiltshire Council / Swindon Borough Council**
 Document date: **2009**

Summary of document:

The spatial vision for minerals development is given in the document as:

‘Throughout the period to 2026 minerals development in Wiltshire and Swindon will make a positive and sustainable contribution to the local area. A restoration-led approach will result in the implementation of well-designed operations and aftercare provisions that afford protection and enhancement of the environment whilst ensuring that communities are engaged in resolving environmental issues and are active in creating local solutions.’

Objectives/requirements/conclusions to be considered in the Ashton Keynes neighbourhood plan:

The Upper Thames Valley and the Cotswold Water Park are cited as the major concentrations for sharp sand and gravel minerals extraction for the Minerals Core Strategy DPD.

- It is predicted that the currently active minerals workings in the area will become dormant in the next decade or so. In this eventuality the restoration plans for licenced minerals extraction sites will come into force. The details of restoration plans for dormant and active minerals extraction sites should be considered to inform the neighbourhood plan.
- The only additional minerals extraction site likely to become active during the Plan period is the Cotswold Community site as identified in the Wiltshire and Swindon Aggregate Minerals Site Allocations Local Plan.

How objectives and/or requirements may be considered in the Ashton Keynes neighbourhood plan:

The Cotswold Community site is expected to become active during the Plan period and therefore its potential impact on the environment and local community should be considered.

Plan/Programme/legislation: **Wiltshire and Swindon Minerals Development Control Policies (DPD)**
 Author: **Wiltshire Council / Swindon Borough Council**
 Document date: **2009**

Summary of document:

The principle aim of the Minerals Development Control Policies, Development Plan Document (DPD) is to ensure that applications for minerals development received by Wiltshire Council and Swindon Borough Council (the Councils), result in sites that are operated and managed to high standards with minimum impacts to local communities and the environment.

Objectives/requirements/conclusions to be considered in the Ashton Keynes neighbourhood plan:

Minerals development control policies are outside of the scope of neighbourhood planning.

How objectives and/or requirements may be considered in the Ashton Keynes neighbourhood plan:

Minerals development control policies are outside of the scope of neighbourhood planning.

Plan/Programme/legislation: **Wiltshire and Swindon Aggregate Minerals Site Allocations Local Plan**
 Author: **Wiltshire Council / Swindon Borough Council**
 Document date: **2013**

Summary of document:

Since the adoption of the Minerals Core Strategy and Minerals Development Control Policies DPDs, Wiltshire Council and Swindon Borough Council undertook significant work to identify potential sites for inclusion in the Aggregate Minerals Site Allocations Local Plan ("the Site Allocations Plan"). This work included a focused 'call for sites' in both 2004 and 2006; site identification work through desktop resource sieving exercises; contacting landowners of potential mineral bearing land; and consultation on an initial 'long-list' of 62 potential site options.

Objectives/requirements/conclusions to be considered in the Ashton Keynes neighbourhood plan:

The only site allocation identified in this document that is relevant to the Plan area is the Cotswold Community site. Although neighbourhood plans cannot include policies that cover minerals and waste development, the operations of these activities will have detrimental effects on the local environment, and therefore mitigation and restoration measures are described for allocated sites. The Site Allocations Local Plan document describes the conditions for restoration of the Cotswold Community site as follows:

'The site must be sensitively designed and worked in a phased manner to reduce and mitigate the local environmental impact of quarrying. Suitable restoration proposals for this site should be sympathetic to the uses taking place at Keynes Country Park and would include open water, ponds, reedbed, wet woodland or grazing pasture. The site is located within the 13km aerodrome safeguarding zone. To avoid the risk of birdstrike (associated with RAF Fairford) the restoration scheme will need to be designed so as not to attract large and flocking species of birds.'

Enhancements for biodiversity should focus on connectivity of habitat areas via enhancements to hedgerows and ditches that can offer secluded corridors for wildlife movement. In addition, the planting of blackthorn hedges to be managed specifically for Brown Hairstreak butterflies would significantly enhance the local opportunities for biodiversity gain. Proposals for restoration must aim to meet targets for named habitats and species in the Cotswold Water Park Biodiversity Action Plan (CWP BAP) and the Wiltshire Biodiversity Action Plan (WBAP). There is also potential to enhance public access through introducing cycle routes and board walks with interpretation boards.

A cultural heritage assessment and conservation plan to inform which buildings might be removed and the measures required to secure the enhancement of the historic farmstead should form part of any mitigation/restoration plan.

The restoration of the margins of the workings will be designed appropriately with material consideration given to the existing lawful residential uses and any future redevelopment proposals on site.'

How objectives and/or requirements may be considered in the Ashton Keynes neighbourhood plan:

Whilst DPD and Local Plan policies relating to minerals operations are outside of the scope of the neighbourhood plan, the effects of continuing and new minerals extraction and processing operations in the Plan area should be considered as potential environmental influences.

Plan/Programme/legislation: **Wiltshire and Swindon Waste Core Strategy Development Plan Document (DPD)**
Author: **Wiltshire Council / Swindon Borough Council**
Document date: **2009**

Summary of document:

The purpose of the Waste Core Strategy is to establish a strategic policy framework that determines the nature and spatial extent of waste management development in Wiltshire and Swindon to 2026. The Waste Core Strategy sets out the locational criteria that will be used to direct where waste management facilities should be located and provides clear guidance on the distinction between 'strategic' and 'local' scale developments.

Objectives/requirements/conclusions to be considered in the Ashton Keynes neighbourhood plan:

The document describes the Strategic Objective for the Environment as:

'Protect and enhance the diverse and highly valued natural and historical environment of Wiltshire and Swindon, incorporating the landscape character, biodiversity and geological interests and cultural heritage. Ensure the protection of the water environment whilst minimising and mitigating flood risk. Contribute to reducing and adapting to the impacts of climate change.

Minimise the cross boundary impacts of waste management upon features of the natural and cultural environment. Options for sustainable transportation should be encouraged in order to reduce the impacts of transporting waste through Wiltshire and Swindon. Protect human health from adverse impacts. Maintaining the separate identities of neighbouring communities. The sustainable construction of waste management facilities will be encouraged wherever possible.'

How objectives and/or requirements may be considered in the Ashton Keynes neighbourhood plan:

Waste development policies are outside of the scope of neighbourhood planning, however, the strategic objective for the environment in the Waste Core Strategy DPD, is in accordance with the broad objectives for the environment topic theme of the Ashton Keynes neighbourhood plan.

Plan/Programme/legislation:	Wiltshire and Swindon Waste Development Control Policies (DPD)
Author:	Wiltshire Council / Swindon Borough Council
Document date:	2009
Summary of document:	
<p>The document sets out the councils' detailed land use policies for determining planning applications for waste management development within the 'Plan' area of Wiltshire and Swindon. The principle aim of the policies within the document is to ensure that sites are operated and managed to high standards with minimum impacts to local communities and the environment.</p>	
Objectives/requirements/conclusions to be considered in the Ashton Keynes neighbourhood plan:	
<p>Waste development control policies are outside of the scope of neighbourhood planning.</p>	
How objectives and/or requirements may be considered in the Ashton Keynes neighbourhood plan:	
<p>Waste development control policies are outside of the scope of neighbourhood planning.</p>	

Plan/Programme/legislation:	Wiltshire and Swindon Waste Site Allocations Local Plan
Author:	Wiltshire Council / Swindon Borough Council
Document date:	2013
Summary of document:	
<p>The Wiltshire and Swindon Waste Site Allocations Local Plan is the final document in the current waste planning policy framework for Wiltshire and Swindon. The document takes its lead from the policy framework set out in the adopted Wiltshire and Swindon Waste Core Strategy (July 2009) and Waste Development Control Policies (September 2009).</p> <p>This plan presents a framework of 35 strategic and local scale sites offering a range of potential waste uses to flexibly meet the capacity requirements of Wiltshire and Swindon up to 2026</p>	
Objectives/requirements/conclusions to be considered in the Ashton Keynes neighbourhood plan:	
<p>The North Wiltshire Local Scale Waste sites listed in the Waste Sites Allocations Local Plan includes the Barnground site. The address is shown as South Cerney, however, the site is situated inside northern boundary of the Parish of Ashton Keynes.</p>	
How objectives and/or requirements may be considered in the Ashton Keynes neighbourhood plan:	
<p>Whilst DPD and Local Plan policies relating to waste operations are outside of the scope of the neighbourhood plan, the effects of continuing waste operations at the Barnground site should be considered as a potential environmental influence.</p>	

Appendix C: Sustainability Appraisal Framework

Sustainability Themes	Sustainability Appraisal objective	SA appraisal questions. Will the option / proposal...
Biodiversity	1. Protect and enhance all biodiversity and geological features and avoid irreversible losses.	<ol style="list-style-type: none"> 1. Support continued improvements to the status of the Cotswold Water Park (including the Cotswold Water Park SSSI)? 2. Support continued improvements to the status of the Pike Corner SSSI? 3. Support continued improvements to the status of the Upper Waterhay Meadows SSSI? 4. Protect the Clattinger Farm and North Meadow sites of Special Area of Conservation? 5. Protect and enhance the integrity of the County Wildlife Sites present in the plan area? 6. Protect and enhance semi-natural habitats? 7. Protect and enhance priority habitats, and the habitat of priority species? 8. Achieve a net gain in biodiversity? 9. Promote enhancements to ecological corridors? 10. Support access to, interpretation and understanding of biodiversity and geodiversity?
Land, soil and water resources	2. Ensure the more efficient use of land.	<ol style="list-style-type: none"> 1. Promote the use of previously developed land? 2. Avoid the development of the best and most versatile agricultural land?
	3. Use and manage water resources in a sustainable manner.	<ol style="list-style-type: none"> 1. Minimise water consumption? 2. Support improvements to water quality? 3. Ensure that essential water infrastructure is co-ordinated with all new development?
Climate change adaptation	4. Support the resilience of Ashton Keynes to the potential effects of climate change.	<ol style="list-style-type: none"> 1. Ensure that no development takes place in areas at higher risk of flooding, taking into account the likely effects of climate change? 2. Protect and enhance the natural function of floodplains? 3. Sustainably manage water run-off, ensuring that the risk of flooding is not increased (either within the plan area or downstream) and where possible reduce flood risk? 4. Ensure the potential risks associated with climate change are considered through new development in the plan area? 5. Improve green infrastructure networks in the plan area to support adaptation to the potential effects of climate change? 6. Increase the resilience of biodiversity in the plan area to the effects of climate change?

Sustainability Themes	Sustainability Appraisal objective	SA appraisal questions. Will the option / proposal...
Climate change mitigation	5. Promote climate change mitigation	<ol style="list-style-type: none"> 1. Limit the increase in the carbon footprint of the plan area from population growth? 2. Promote the use of sustainable modes of transport, including walking, cycling and public transport? 3. Reduce the need to travel? 4. Increase the number of new developments meeting sustainable design criteria? 5. Generate energy from low or zero carbon sources? 6. Reduce energy consumption from non-renewable resources?
Historic environment and landscape	6. Protect, maintain and enhance Ashton Keynes's cultural heritage resource, including its historic environment and archaeological assets.	<ol style="list-style-type: none"> 1. Preserve and enhance buildings and structures of architectural or historic interest? 2. Preserve and enhance the setting of cultural heritage assets? 3. Support the integrity of the Ashton Keynes Conservation Area? 4. Support the delivery of actions in the Ashton Keynes Conservation Area Statement (1998)? 5. Promote sensitive re-use of historical buildings and buildings of significant local interest where appropriate? 6. Conserve and enhance local diversity and distinctiveness? 7. Ensure appropriate archaeological assessment prior to development? 8. Support access to, interpretation and understanding of the historic environment?
	7. Conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and sense of place.	<ol style="list-style-type: none"> 1. Protect and enhance landscape and townscape character and the scenic quality of the countryside? 2. Protect and enhance features of value for landscape and townscape character? 3. Deliver good quality design that reflects local character?
Population and community	8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	<ol style="list-style-type: none"> 1. Provide an adequate supply of affordable housing? 2. Support the provision of a range of house types and sizes? 3. Meet the needs of all sectors of the community? 4. Provide quality and flexible homes that meet people's needs? 5. Ensure that best use is made of the existing housing stock? 6. Promote the use of sustainable building techniques, including use of sustainable building materials in construction? 7. Provide housing in sustainable locations that allow easy access to a range of local services and facilities?

Sustainability Themes	Sustainability Appraisal objective	SA appraisal questions. Will the option / proposal...
Population and community	9. Retain existing community facilities and provide additional facilities where such a need has been identified.	<ol style="list-style-type: none"> 1. Improve the availability and accessibility of key local facilities, including healthcare, education, retail and leisure? 2. Promote the development of a range of high quality, accessible, community, cultural and leisure facilities? 3. Maintain and enhance local facilities?
	10. Reduce poverty and deprivation and promote more inclusive and self-contained communities.	<ol style="list-style-type: none"> 1. Encourage and promote social cohesion? 2. Encourage active involvement of local people in community activities? 3. Increase the ability of 'Hard-to-Reach' groups to influence decisions?
	11. Provide good quality educational facilities capable of meeting the needs of the local community, and provide opportunities for people to improve their workplace skills.	<ol style="list-style-type: none"> 1. Ensure the provision of adequate pre-school and primary school places to meet need resulting from additional new housing development? 2. Encourage the retention and formation of new businesses in the locality capable of providing training for employees?
Healthy communities	12. Provide a safe and healthy environment in which to live.	<ol style="list-style-type: none"> 1. Increase opportunities for regular participation in sports/exercise? 2. Provide and enhance the provision of community access to green infrastructure, in accordance with national standards? 3. Protect and enhance rights of way, open space and common land? 4. Protect and enhance the Thames Path National Trail as an important recreational asset? 5. Improve access to the countryside for recreation? 6. Promote design of buildings and spaces to reduce crime and the fear of crime?
Transport	13. Reduce the need to travel and promote more sustainable transport choices.	<ol style="list-style-type: none"> 1. Reduce the need to travel through sustainable patterns of land use and development? 2. Encourage modal shift to more sustainable forms of travel? 3. Enable transport infrastructure improvements?
Economy and enterprise	14. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	<ol style="list-style-type: none"> 1. Promote business development – particularly high value technology based businesses? 2. Seek to prevent the loss of existing business premises? 3. Seek to identify replacement businesses for brownfield and declining employment sites?

Sustainability Themes	Sustainability Appraisal objective	SA appraisal questions. Will the option / proposal...
Economy and enterprise	15. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce.	<ol style="list-style-type: none"> 1. Assist businesses in finding appropriate land and/or premises? 2. Protect existing employment sites? 3. Encourage remediation of contaminated land? 4. Promote the development of workplace skills?

Appendix D: Community consultation events

Community consultation events were held in the village hall on four dates as follows:

15th and 18th May 2013 - What a Neighbourhood Plan is and why it is important

The purpose of the exhibition was to raise awareness in the community on what a Neighbourhood Plan is, why it is important, what options could be considered, and to seek feedback from the community on whether or not a Neighbourhood Plan for Ashton Keynes should be prepared.

The exhibition was well attended by 140 visitors (12.5% of the electorate). Attendees were given the opportunity to submit their views and provide comments by means of a survey questionnaire.

Following the analysis of the community feedback from the exhibition it was evident that a number of theme topics were important to community members. These are summarised as:

- Housing
- Historic Conservation
- Environment
- Amenities
- Infrastructure
- Economy

Focus Groups comprised of members from the community, and representatives from the Neighbourhood Plan Steering Group, were formed to assess the present situation for each theme, identify issues and opportunities that should be addressed, and understand the community's aspirations for the future.

The Focus Groups engaged with the community and stakeholders to define the key issues and objectives that would inform the Neighbourhood Plan. A community questionnaire on amenities, and a local business needs survey, were undertaken to gain a more detailed understanding and information base on these themes.

12th and 16th April 2014 - Issues, aspirations and key objectives by topic theme

The main purpose of the exhibition was to present the vision, issues and objectives of each Focus Group theme, and to seek community feedback by comments and a visitor survey to refine the key objectives for each theme. The exhibition was also used to update the community on the progress on the Neighbourhood Plan and the relevance of the Wiltshire Core Strategy policies that must be conformed to.

The exhibition was well attended by 127 visitors (11% of the electorate). Attendees were given the opportunity to submit their views and provide comments directly on the displays and by means of a survey questionnaire.

20th and 24th Jan 2015 - Housing Site Consultation

The main purpose of the exhibition was to present a number of potential housing sites, including SHLAA sites and sites of developer interest, for consideration and to seek community feedback by a visitor survey to inform the Steering Group on decision making for housing site allocations.

The exhibition was well attended by 136 visitors (12.5% of the electorate). Attendees were given the opportunity to submit their views by means of a survey questionnaire to indicate their preferences.

The presentation material from the Community Consultations is available to view on the Ashton Keynes Neighbourhood Plan website - <http://www.ashtonkeynesneighbourhood.com>

26th September and 6th October 2015 - Regulation 14 Pre-Submission Consultation

The main purpose of the exhibition was to present a draft of the proposed Neighbourhood Plan in order to seek community and stakeholder feedback by means of a questionnaire and representations.

The exhibition was also well attended by 153 visitors (14% of the electorate). Attendees were given the opportunity to submit their views by means of a survey questionnaire.

Appendix E: Maps and Diagrams

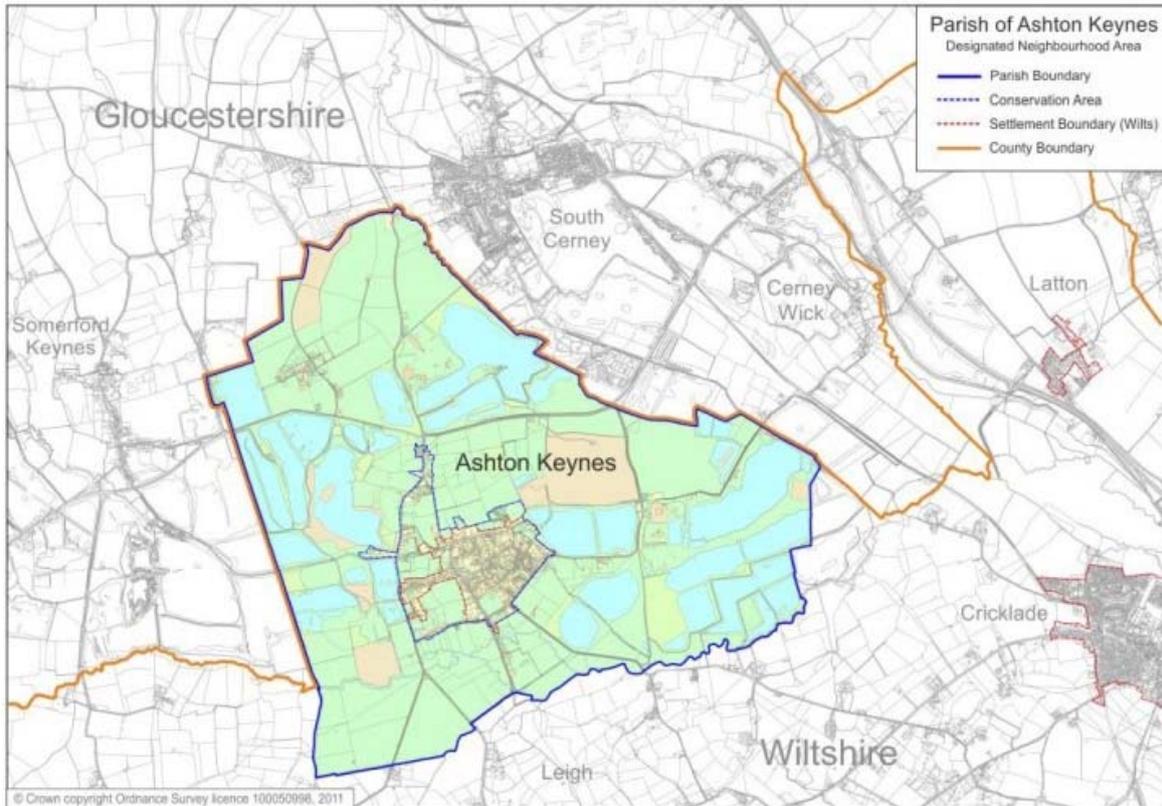


Figure 6 - Ashton Keynes Neighbourhood Area

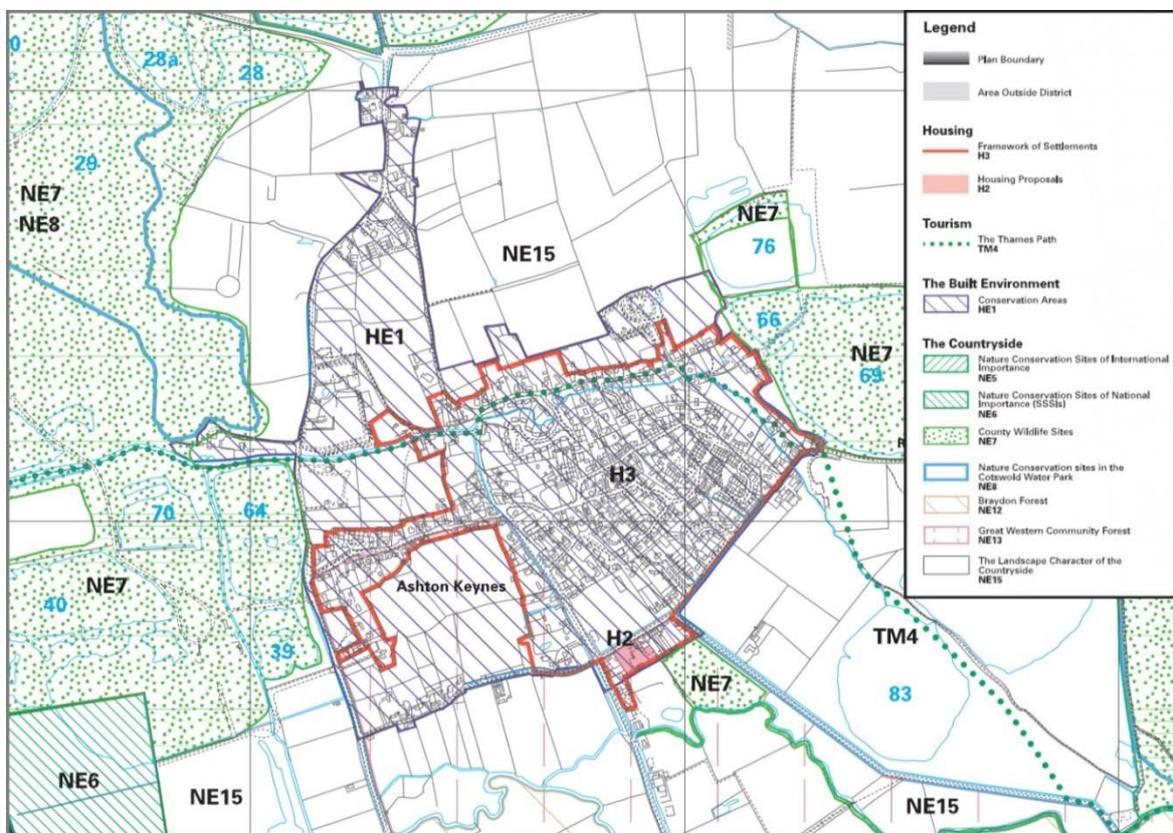


Figure 7 - Ashton Keynes Conservation Area and Settlement Boundary

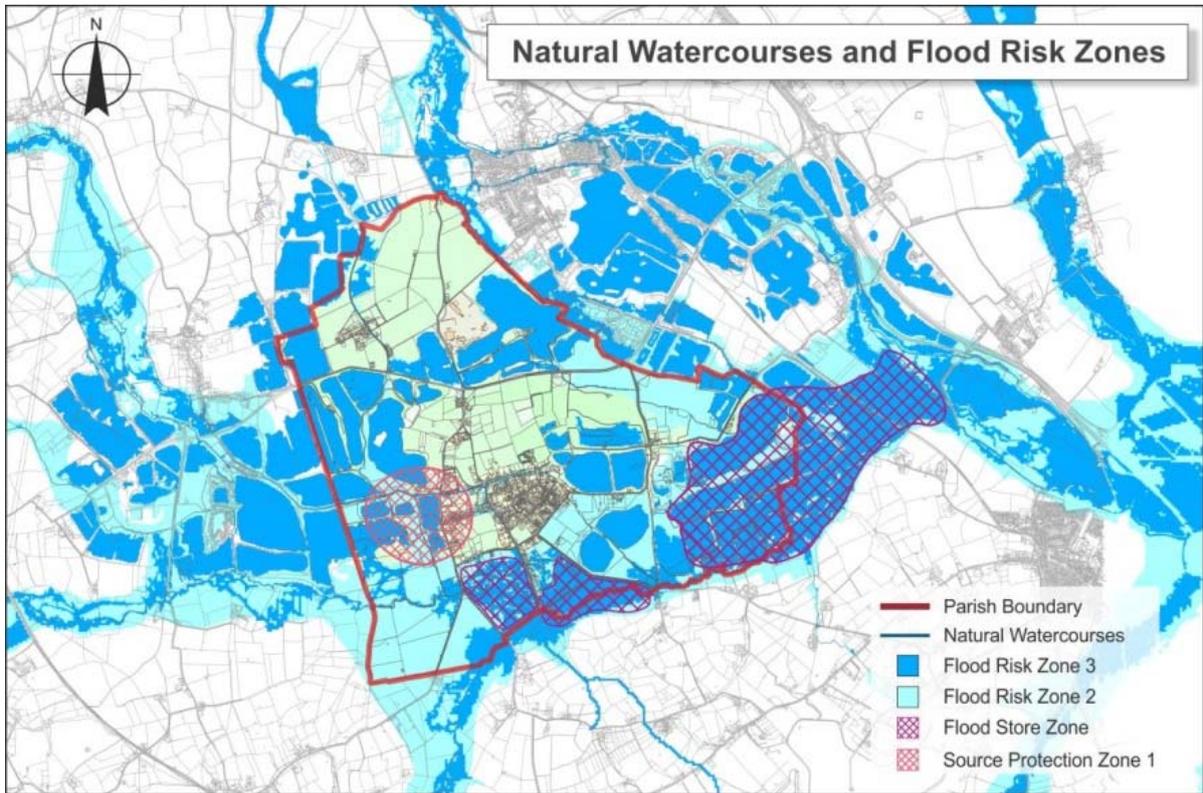


Figure 8 - Ashton Keynes Flood Risk Zones (data courtesy of the Environment Agency)

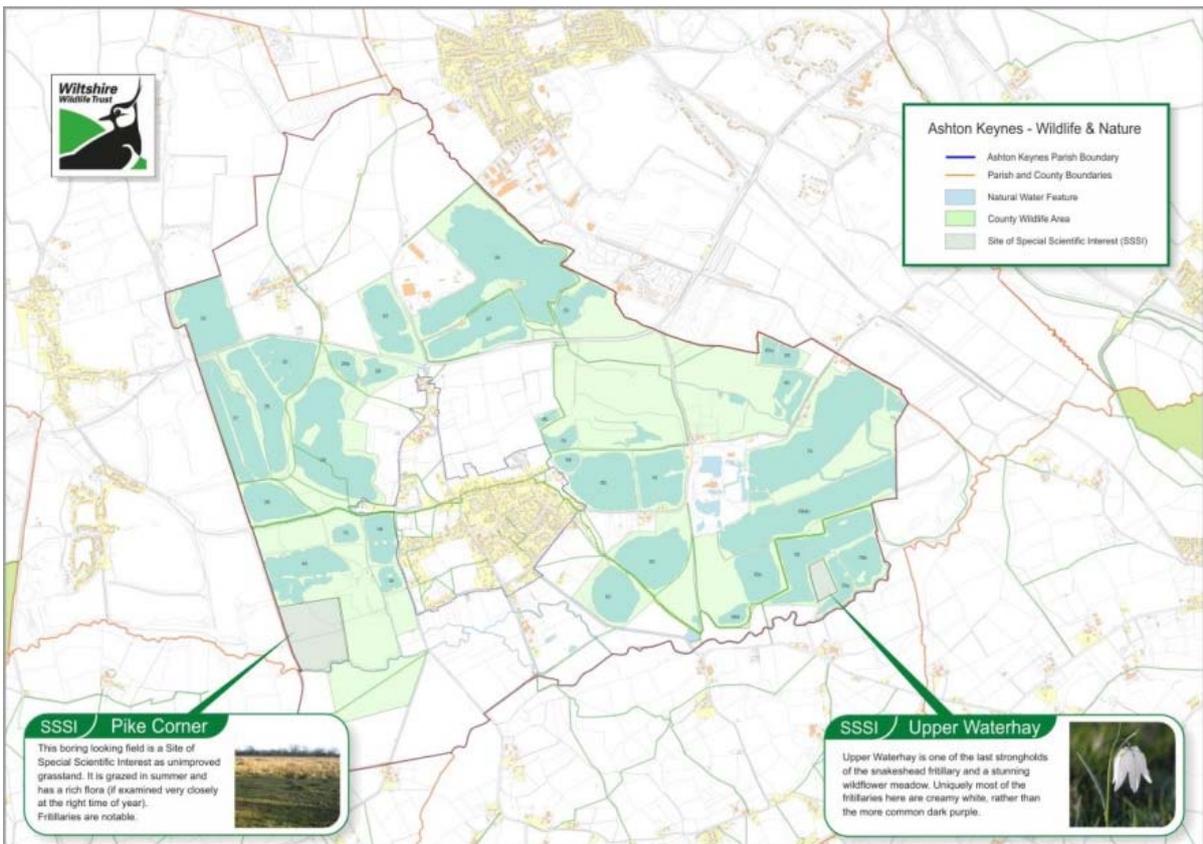


Figure 9 - Wildlife and Nature Sites in Ashton Keynes

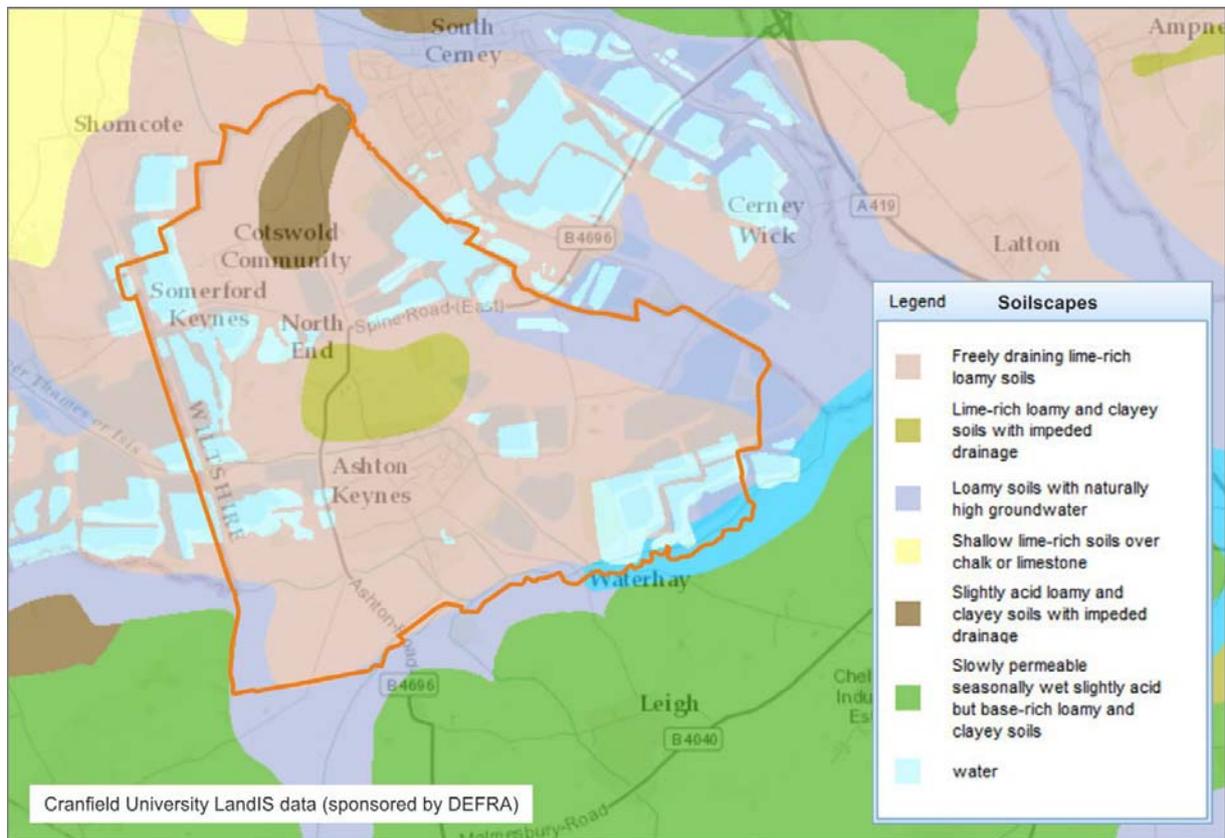


Figure 10 - Soilscape in Ashton Keynes

Soil information

Soilscape 5:
Freely draining lime-rich loamy soils

Texture: Loamy

Drainage: Freely draining

Fertility: Lime-rich

Habitats: Herb-rich chalk and limestone pastures; lime-rich deciduous woodlands

Carbon: Low

Drains to: Chalk or limestone groundwater

Water protection: Vulnerable to leaching of nitrate to groundwater; surface capping and erosion of chalk soils under cereals is linked with nutrient enrichment and silting of chalk streams and their gravel spawning beds

Soil information

Soilscape 8:
Slightly acid loamy and clayey soils with impeded drainage

Texture: Loamy some clayey

Drainage: Slightly impeded drainage

Fertility: Moderate to high

Habitats: Wide range of pasture and woodland types

Carbon: Low

Drains to: Stream network

Water protection: Farmed land is drained and therefore vulnerable to pollution run-off and rapid through-flow to streams; surface capping can trigger erosion of fine sediment

Soil information

Soilscape 9:
Lime-rich loamy and clayey soils with impeded drainage

Texture: Clayey, some loamy

Drainage: Slightly impeded drainage

Fertility: High

Habitats: Base-rich pastures and classic chalky boulder clay ancient woodlands; some wetter areas and lime-rich flush vegetation

Carbon: Low

Drains to: Stream network

Water protection: Land is drained and nitrate vulnerable; potential for rapid pollutant transport; surface capping can trigger sheet erosion of fine sediment to stream network

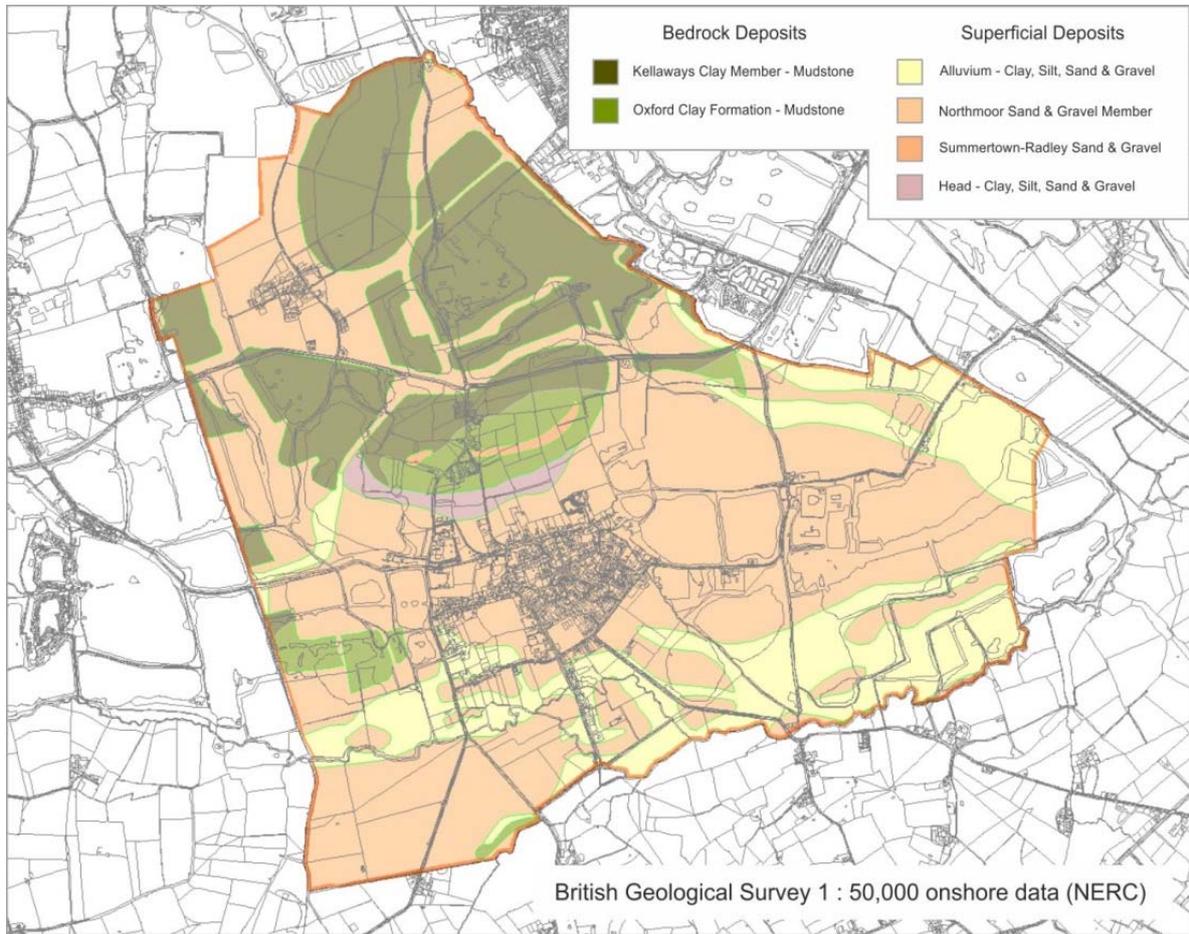


Figure 11 - Geology of Ashton Keynes

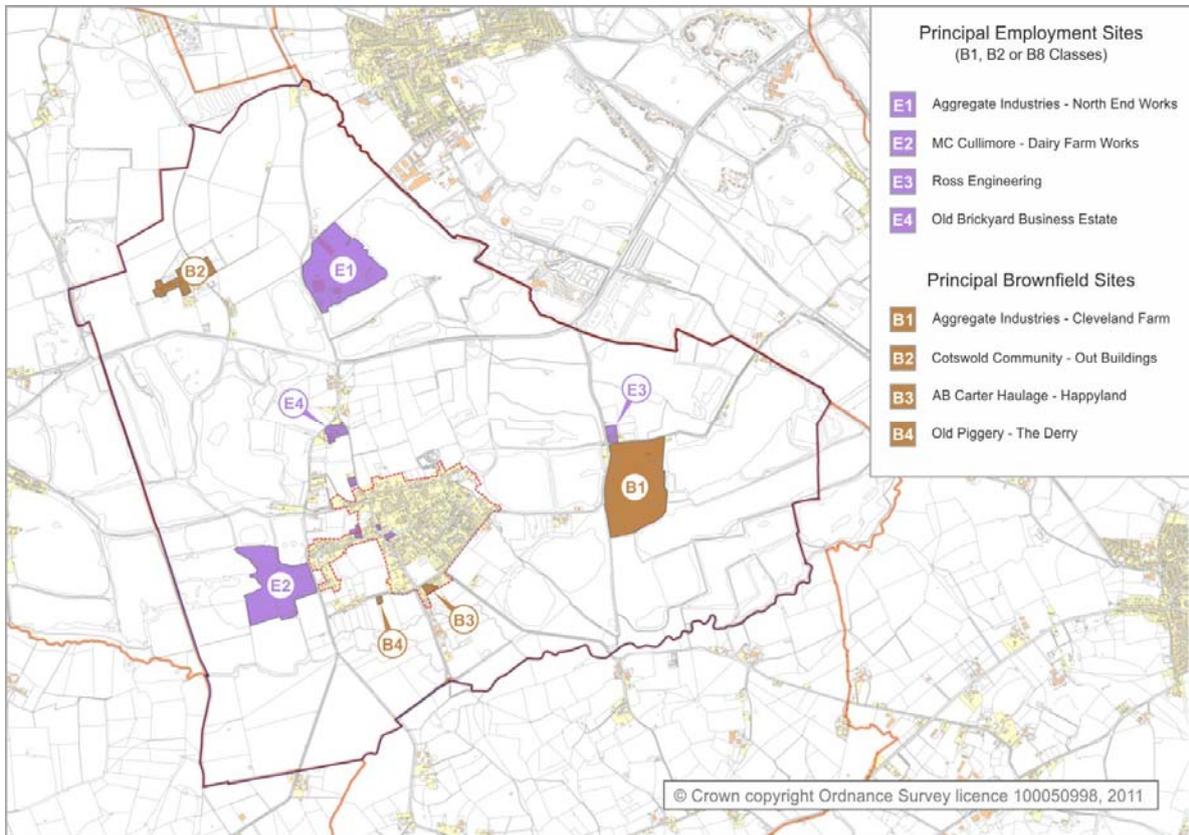


Figure 12 - Principal Employment and Brownfield Sites