

Corsham Neighbourhood Plan Delivery and Monitoring Use of Policies in CNP 1				
Nov 19-20 Sept 2023				
Policy Ref	Key Objectives and Policies	Times used CTC	Times used WC	Has the Policy been effective? Retain or review (preliminary opinion)
<b>Ecology and Design</b>				
<b>Policy CNP ED1</b>	Proposals for development should take into account the Corsham Design Guide and Corsham Batscape Strategy. Applicants must demonstrate how their proposals will: i) take account of the principles and guidance in the Corsham Batscape Strategy to help ensure that their development preserves and, where possible, enhances landscape permeability and connective habitats within the Corsham area (including details of measures to preserve and, where possible, enhance wildlife corridors, especially with regard to foraging areas, priority flight lines and maternity roosts); and ii) be of high-quality design, reflecting the distinctive character and features of the local area (design, scale, materials, colours and proportion respect the prevailing historic context) identified in the Corsham Design Guide and, where possible, result in improvements to existing features that are considered to be detractors.	7	6	Yes - retain
<b>Business and Economy</b>				
<b>Policy CNP BE1</b>	Employment related development proposals which are sustainably located so as to strengthen and support the growth of Corsham's economy will be supported, particularly where the provision of new jobs for local people or business start-up units and/or growth in the innovation, education and knowledge sectors are being proposed and the inward investment for local business has been demonstrated.		2	Yes- retain
<b>Policy CNP BE2</b>	To encourage Tourism and business travel to Corsham, the development of a hotel in a convenient and sustainable location within walking distance of the site safeguarded for the future Railway Station and associated infrastructure (Figure 16 on page 46) will be supported.		0	Not tested - retain

<b>Policy CNP BE3</b>	Development which safeguards and/or contributes to the strengthening of the vitality and identity of West Corsham will be supported. Where applicable, proposals should seek opportunities to: a) Expand the business potential of West Corsham in accordance with an identified need; b) Create an active frontage on to Westwells Road to contribute to the creation of a more coherent community; c) Make strategic connections to facilitate easy access and reinforce interconnections within West Corsham and surrounds; and d) Encourage new Small and Medium Enterprises with a defence and/or ICT specialism. Development proposals in proximity to residential areas must seek to avoid adversely impacting on residential amenity or, where this is not possible, incorporate appropriate mitigation measures into the design of the proposal.		1	This policy was used by an Inspector at the Appeal for the Donkey Field site as being supportive of development (or any kind including housing) on the site. Greater protection of the villages may be possible by refining or having a new policy or supporting text which defines exactly what development we expect to see at the small villages including Westwells. - Retain but review
<b>Policy CNP BE4</b>	Employment related development which contributes to the revitalisation of Corsham Town Centre in accordance with the Corsham Framework Masterplan (illustrated in Figure 3, page 20) will be supported. Proposals should, where applicable, seek opportunities to: a) Enhance/remodel the Martingate Centre; b) Integrate Coach Parking (minimum of two spaces); c) Develop a new supermarket with mixed-use opportunities and associated infrastructure as shown in Figure 3; d) Identify start-up employment within development proposals as defined in Figure 3; e) Remodelling, relocation and/or environmental enhancements of the Town Centre car parks, providing that there is no net loss of spaces; and f) Create vital social, economic and environmental linkages between key commercial locations within Corsham Town and the wider Corsham Neighbourhood Plan Area. Where applicable, suitable alternative premises will need to be identified and provided in order for businesses and residents to relocate before redevelopment of the Newlands Road area can commence.		0	Not tested - retain

<b>Environment</b>				
<b>Policy CNP E1</b>	<p>Otherwise acceptable proposals for development which protect and, where possible, enrich the habitat of the protected bat species associated with the Bath and Bradford on Avon Bats Special Area of Conservation (SAC) will be supported. Applicants will need to demonstrate how their proposals would contribute to the delivery of the Corsham Batscape Strategy<sup>2</sup>, including details of measures to preserve and, where possible, enhance wildlife corridors, (especially with regard to foraging areas), priority flight lines and maternity roosts. Proposals that enhance the biodiversity of Corsham will be supported. <sup>2</sup> The Corsham Batscape Strategy fully accords with the Bat Special Area of Conservation (SAC) Planning Guidance for Wiltshire. The Batscape Strategy is a more detailed reflection of how the guidance should be applied to development in the Corsham Area.</p>	3	5	Retain
<b>Policy CNP E2</b>	<p>All new development should seek to contribute to the achievement of sustainable development. Proposals should: a) Safeguard and, where possible, enhance biodiversity and geodiversity; b) Adopt best practice in sustainable urban drainage; c) Reduce flood risk and ensure that the design and location of new development is resilient to the effects of flooding. Proposals are encouraged to demonstrate: a) Innovative design which seeks to achieve low carbon sustainable design; b) The promotion of the efficient use of natural resources, the re-use and recycling of resources, and the production and consumption of renewable energy; c) Grey water re-use; and d) The development of low and zero carbon energy through a range of technologies.</p>	3	10	Review to see if we can strengthen.

<b>Policy CNP E3</b>	Development proposals should protect, conserve and where possible enhance the special qualities of the Cotswold AONB <sup>3</sup> and the distinctive characteristics of the Landscape Setting of the Corsham Rolling Lowlands <sup>4</sup> . Development should: a) Maintain existing woodland cover and hedge trees wherever possible; b) Restore field boundaries around settlements where there is gapping or degradation wherever possible; c) Demonstrate how the proposal relates to Corsham in terms of landscape, setting and visual effects; d) Create new woodland cover where necessary to mitigate the landscape or visual impact of new development; and e) Protect existing Public Rights of Way and link in new routes to offer local people recreational opportunities in terms of countryside access routes and cycleways. All proposed landscaping must be of an appropriate species mix and of local provenance. <sup>3</sup> <a href="http://www.cotswoldsaonb.org.uk/wp-content/uploads/2017/07/landscape-9.pdf">http://www.cotswoldsaonb.org.uk/wp-content/uploads/2017/07/landscape-9.pdf</a> <sup>4</sup> <a href="http://www.wiltshire.gov.uk/north_wiltshire_landscape_character_assessment_2004_volume_1.pdf">http://www.wiltshire.gov.uk/north_wiltshire_landscape_character_assessment_2004_volume_1.pdf</a> Key Objective	2	1	Retain
<b>Policy CNP E4</b>	Development that results in the loss of green infrastructure identified on Figure 5 (on page 28) or that results in any harm to their character, setting, appearance, general quality or amenity value would only be permitted if, as a minimum, the community would gain equivalent benefit from the provision of suitable replacement green infrastructure.	2	0	Retain
<b>Policy CNP E5</b>	In the Rural Green Buffer, as defined in Figure 4 (on page 24), approval will not be given for the construction of new buildings which, individually or cumulatively, would lead to the coalescence of settlements.	1	3	Retain

<b>Health and Wellbeing</b>				
<b>Policy CNP HW1</b>	Development proposals should seek to protect, improve and extend Corsham's green infrastructure network as identified on Figure 5 (on page 28) to support a healthy community. Innovative proposals that contribute to sustainable pedestrian/cyclist linkages between the town and its rural setting will be supported.	2	0	Retain
<b>Policy CNP HW2</b>	Where appropriate and where the need has been identified, new housing development must provide appropriate new healthcare facilities and infrastructure on site or directly fund and/or deliver off-site facilities within an appropriate time scale to enable the sustainable growth of Corsham.	1	1	Retain
<b>Policy CNP HW3</b>	Community green space (including formal and informal sports pitches) identified in Figure 5 (on page 28 and shown in more detail on Maps A1 to A4 in Appendix 2) will be safeguarded and enhanced through new development proposals. Developers must engage with Corsham Town Council at an early opportunity to discuss and potentially secure the long-term management of the open spaces in the public interest.		0	Retain
<b>Policy CNP HW4</b>	Otherwise acceptable proposals that contribute towards making Corsham more family inclusive and dementia-friendly, and futureproofing development to allow flexibility and provide accessibility for all will be supported.		0	Review - refine
<b>Policy CNP HW5</b>	Otherwise acceptable development proposals will be supported where they create safe and accessible environments where crime and disorder, and the fear of crime in accordance with 'Secure by Design' requirements, do not undermine quality of life or the community cohesion of Corsham.		0	Review - refine
<b>Policy CNP HW6</b>	Where appropriate the inclusion of public art within the context of the proposal site itself will be supported. Public art should reflect those founding elements unique to Corsham such as wool, stone, military links and communications and should contribute towards the delivery of the Creative Corsham Strategy 2017 - 2022.	1	0	Retain

<b>Policy CNP HW7</b>	Proposals that result in harm to or loss of allotments will not be supported, unless replacement provision is made, which is of good quality and located at reasonable convenience for the existing plot holders.		0	Retain

<b>Heritage</b>				
<b>Policy CNP HE1</b>	<p>All new development within the Corsham Neighbourhood Plan Area must demonstrate good quality design. This means responding to and integrating with local surroundings and landscape context as well as the existing built environment. Good design for Corsham means: a) Achieving high quality design that respects the scale, character and historic built fabric of existing and surrounding buildings; b) Respecting established building plot arrangements, widths and architectural rhythm of the street scene including front gardens, railings, walls and hedges; c) Establishing 'gateways' into the town (shown in Figure 10 on page 34) at; (i) Cross Keys, (ii) Pickwick, (iii) Pound Pill, to reinforce the identity of the historic centre and enhance the visitor awareness and experience; a) Using good quality materials that complement the existing historic vernacular of Corsham whilst respecting the individual context of each proposal; and b) Taking into account the key views identified in Figures 12 and 13 and ensuring that any development within these views respects the key features of the views. Planning permission will not be granted for development that undermines these core design principles and fails to improve the form and function of the Corsham Neighbourhood Plan Area.</p>	5	16	Retain
<b>Policy CNP HE2</b>	<p>Innovatively designed proposals which add to the vitality of Corsham will be supported as long as scale, materials, colours and proportion respect the prevailing historic context.</p>		5	Retain

<b>Housing</b>				
<b>Policy CNP H1</b>	Proposals for brownfield developments within the Corsham settlement boundary or small infill sites within Gastard and Neston will be supported where they: a) have a scale, form and density which would be complementary to surrounding properties and would not result in the loss of amenity for existing residents; b) are encouraged to achieve high standards of sustainable and low carbon design; and c) would be accompanied by appropriate provisions for parking, access and storage of waste.	4	5	Review - include Westwells
<b>Lifelong Learning</b>				
<b>Policy CNP L1</b>	Development proposals that would facilitate the expansion of Bath Spa University and other higher and further education establishments and associated infrastructure will be supported. Development must be sustainably located where there are appropriate links to the transport and footpath network and local facilities.		0	Review - include something about supporting pre-school provision
<b>Transport</b>				
<b>Policy CNP T1</b>	Development proposals that generate a significant amount of traffic movement must be accompanied by evidence that sets out the transport issues relating to the development including the measures to be taken to deal with the anticipated transport impacts of the scheme. If the impact cannot be satisfactorily mitigated the proposal will be resisted.		0	Not tested - retain
<b>Policy CNP T2</b>	Developments should provide safe pedestrian and cycle routes and improve connections within and to the town and surrounding area wherever appropriate and possible. Developments will also be expected to provide suitable cycle parking facilities in a convenient location.		1	Retain



<b>Policy CNP T3</b>	The Corsham Neighbourhood Plan proposes to establish the 'Corsham Link' to sustainably connect the town and surrounding villages with the provision of a safe pedestrian/cycle route as shown in Figure 6 (on page 29). Consideration should be given to the biodiversity and geodiversity sensitivity of the route, ensuring that all proposals protect and where possible enhance habitats and ecological networks and enhance access to key geological exposures at the location.		0	Not tested - retain
<b>Policy CNP T4</b>	The area shown on Figure 16 (see right) will be safeguarded for the construction of a new railway station and its associated infrastructure.	2	1	Review with a view to to strengthening either this policy or the text in the housing section to ensure the wider site is subject to a masterplanning exercise.
<b>Deesign Guide</b>		22	8	
<b>Batscape Strategy</b>		4	3	
<b>Notes</b>	Comments on amended plans not counted.			
	Objective HKO2 referenced by CTC and WC.			