

Examiner Question Paragraph Ref.	Examiner Question	Seend Parish Council Response	Wiltshire Council Response
Regulation 16 Comments			
4	I would firstly like to offer the Parish Council the opportunity to comment on the representations that were submitted as part of the Regulation 16 consultation. I am not expecting a response in respect of every point, just those that the Parish Council feels it wishes to respond to.	Seend Parish Council to respond.	
Strategic Policies			
5	Can Wiltshire Council confirm that it is only the Strategic Development policies in the local plan that are for the purpose of the basic condition, the strategic policies that the neighbourhood plan has to be in general conformity with?		Wiltshire Council can confirm that it is the Strategic Development policies of the Wiltshire Core Strategy 2015, including saved policies of the Kennet District Local Plan 2011 that are relevant for the purpose of the basic condition and that the neighbourhood plan has to be in general conformity with.
Policy SD1: Locally Distinctive, High Quality Design			
6	Can Wiltshire Council confirm whether a Compliance Statement is included of the list of documents required to accompany a planning application as set out in its Local Validation Checklist?		The Council can confirm that a Compliance Statement is not included on any of the local validation checklists as a document required to accompany planning applications.
7	Would the Parish Council comment on whether a Design and Access Statement could meet the requirements of a Compliance Statement, for appropriate development in the Conservation Area?	Seend Parish Council to respond.	
Policy SP3 - Locally Valued Heritage Assets			

8	Could the Parish Council confirm that there are only the 2 sections of original pavements proposed to be designated?	Seend Parish Council to respond.	
9	Would the Parish Council define which particular properties the Seend Cleeve Slag Stone Walls are attached to?	Seend Parish Council to respond.	
10	I need to be convinced that the Irene Usher Memorial Hall meets the definition of being a heritage asset as set out in the NPPF, having been built in 1973. Can the Parish Council elaborate on whether the proposal relates solely to the historical association with the person the building is named after or dedicated to, rather than the actual heritage interest of the building itself? I need to be satisfied that the dedication of the building is sufficient basis for its protection in planning terms.	Seend Parish Council to respond.	
Melksham By Pass			
11	I would be grateful if Wiltshire Council could confirm whether the proposed by pass is being treated as “a nationally significant infrastructure project”.		The Council is able to confirm that the proposed bypass will not constitute a National Significant Infrastructure Project and instead would form a “Large Local Major improvement scheme”.

12	Is there a published alignment of this route?		<p>The proposals are still at early stages and mapping work is only indicative at this stage. If proposed route options 10c or 10d were taken forward, then they would be likely to pass through the north west of Seend Parish boundary/neighbourhood plan area.</p> <p>More information can be found here: https://www.wiltshire.gov.uk/article/3146/A350-Melksham-bypass</p>
Policy SP4 - Landscape and Local Key Views			
13	Can the reference numbers of the local key views in Figure 10 be increased in size and clarity so that it is easier for the reader to be able to cross reference the map with the description of the views in the Seend Local Key Views report?	Seend Parish Council to respond.	
Policy SP5 - Parish Green Infrastructure			
14	Can the Parish Council elaborate further and explain how an applicant will be expected to demonstrate that they are delivering a 10% improvement in "biodiversity value" on a site as a result of the development? How is the base value of a site calculated and how will the proposals for the increase be calculated?	Seend Parish Council to respond.	
Policy SP8 - Community Facilities			
15	To what extent does the Caravan Club campsite provide a community facility?	Seend Parish Council to respond.	

16	Is there a conflict between sites being designated as local green space, such as the Parish Council allotments, WI allotments and the picnic site, which would rule out development except in exceptional circumstances and their designation as community facilities, which allows facilities to be lost if it is no longer needed, fit for purpose or viable or where an equivalent facility is available in the parish? How would a decision maker know which policy took priority? Is there a value in duplicating protection with different criteria for development on the same site?	Seend Parish Council to respond.	While it is expected that Seend Parish Council will be able to provide a response to this query, Wiltshire Council agree that as currently written these policies are in conflict and welcome amendments to these for the clarity of the decision maker.
Policy SP11 - Sustainable Development in Seend Parish			
17	Could the Parish Council define what it considers to be a “small” or “very modest” housing units. Does it have a view on the applicability, as suggested by Wiltshire Council of the use of “minor development”, which would allow up to 9 dwellings.	Seend Parish Council to respond.	
18	Can the Parish Council comment on whether its use of “suitable brownfield land” is the same as that used by the NPPF when it defines “previously developed land”?	Seend Parish Council to respond.	
Policy SP13 - Climate Change and Sustainable Design			

19	Can the Parish Council comment on whether this policy is compatible with the Secretary of State's Written Statement dated 25th March 2015 that neighbourhood plans should not set "any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings"?	Seend Parish Council to respond.	<p>While it is expected that Seend Parish Council will respond to this query. Wiltshire Council would like to direct the examiner to the Government's response to 'The Future Homes Standard: 2019 Consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings', publicised January 2021 due to its relevance to this matter.</p> <p>More information can be found here: The Future Homes Standard: changes to Part L and Part F of the Building Regulations for new dwellings - GOV.UK (www.gov.uk)</p>
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