



Decision Statement – Chiseldon Neighbourhood Plan

1. Introduction

1.1 Pursuant with the Localism Act 2011, in particular Regulation 18 of the Neighbourhood Planning (General) Regulations 2012, Swindon Borough Council have produced this 'Decision Statement' in relation to the Chiseldon Neighbourhood Plan.

2. Background

- 2.1 On 11th October 2021, Chiseldon Parish Council requested that the Chiseldon Neighbourhood Area be designated for the purposes of producing a neighbourhood development plan for the area. Following a six-week consultation, Swindon Borough Council designated the Chiseldon Neighbourhood Area on 10 February 2022. This area is coterminous with the present Chiseldon Parish Council boundary.
- 2.2 Chiseldon Parish Council undertook a pre-submission consultation on the draft Chiseldon Neighbourhood Plan from 26 January to 8 March 2024 in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.
- 2.3 Chiseldon Parish Council submitted the draft Neighbourhood Plan (Appendix 2) to Swindon Borough Council in September 2024. The Plan and associated documents were publicised for consultation by Swindon Borough Council for six weeks between 13 December 2024 and 7 February 2025, in line with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012.
- 2.4 Liz Beth BA (Hons) MA Dip Design in the Built Environment MRTPI was appointed as the Independent Examiner and all comments received through the Regulation 16 consultation were passed on for their consideration.
- 2.5 In June 2025, Liz Beth produced a Report of Examination for the submission version of the Chiseldon Neighbourhood Plan. The report concluded that the Chiseldon Neighbourhood Plan, subject to the recommended modifications being made, was compliant with Basic Conditions, and recommended that it proceed to referendum.

3. Decisions and Reasons

3.1. Having considered the examiner's recommendations and rationale for them, Swindon Borough Council concur with the examiner's assessment of the Plan and have decided that, subject to the Examiner's modifications being made, the Chiseldon Neighbourhood Plan meets legal requirements including the Basic Conditions as set out in legislation and can proceed to referendum. Appendix 1 sets out the modifications to be made in response to the examiner's recommendations, together with the reasons for them.

Appendix 1

Policy recommended for modification	Proposed Modifications (as set out by the Examiner)	Examiner reasoning for Proposed Modifications
Policy 1: Housing Mix	Criteria D of Policy 1 to read as follows: ..."New dwellings are encouraged to consider accessibility for all stages of life and where possible comply with M4(2) of the building regulations or any future regulation amending this. On major developments additional provision of dwellings to M4(3) standard will be expected as well as dwellings complying with M4(2) to at least the standard required in the development plan."	The development plan requires accessibility to the level of M4(3), wheelchair accessibility, to be considered only on sites of over 50 dwellings (Policy HA3). It is not proportionate to require this of all dwellings, and contrary to guidance in the NPPG (ID: 41-005-20190509) on making a neighbourhood plan deliverable. In order that Policy 1 is in general conformity with the development plan, does not deal with non-land-use issues and complies with government guidance and policy I recommend it is amended as shown in Modification 1.
Policy 2: Sustainable Transport	Policy 2 to read as follows: <i>Developments that seek to fulfil requirements in Swindon Borough Local Plan policies TR1 and CR2 will deliver improvements set out in Figures 13 and 14 and where possible address the current problems identified in Figure 13.</i> The wording of the annotation of Figure 14 to be amended as follows: Items 7, 8 and 10 will remove the work 'metalling' and replace it with 'all-weather' or 'Improving to all-weather standard' Item 8 to refer to NCR482 and not NCR45.	The policy refers to figure 13, but this figure details current problems, so current wording is not accurate. It has been pointed out, and confirmed by the qualifying body, that item 8 on figure 14 should refer to NCR482 not NCR45. Specifying that this path (and several others) should be 'metalled' is a detail that is at least partly a highway issue, and as such not just a landscape design issue. At this policy stage it is acceptable to state that the surface of the path needs to be 'all weather', but premature to specify tarmac. The choice of surface will be made by the highway authority, and dealt with in a planning application if one is required.
Policy 3: Biodiversity and Nature Recovery	Bullet point 1 of Policy 3 to amend the abbreviation 'LRNS' to 'LNRS' and indicate it refers to "Local Nature Recovery Strategy (LNRS)"	There is an issue of clarity in bullet point 2, as unexplained initials are used and additionally the meaning and references to 'sites' are not clear. In order that the policy complies with the

	<p>Bullet point 2 of Policy 3 to be amended as follows:</p> <p>“... Where the site(s) fall within the Nature Recovery Priority Areas in Figure 15, LNRS principles should be delivered within these areas on the CNDP identified sites before sites outside of them these boundaries wherever possible.”</p>	<p>Basic Conditions and has due regard to the NPPF (para 16d) requirement that policy is clear,</p>
Policy 4: Local Green Spaces	<p>Remove paragraph designation ‘A’ from the first paragraph and list the LGS as shown below:</p> <ol style="list-style-type: none"> 1. <i>Recreation Field</i> Norris Close 2. <i>Home Close nature area and Washpool</i> (was numbered 2-4) 3. <i>Stround Hill Green</i> (was numbered 5) 4. <i>Holy Cross church graveyard and Memorial Garden</i> (was numbered 6-7) 5. <i>Butts Road cemetery and garden of remembrance</i> (was numbered 8) 6. <i>Castle View Play Area</i> (was numbered 9) 7. <i>Chiseldon Primary School playing field</i> (was numbered 10) 8. <i>Canney Green</i> Open Space (was numbered 11) 9. <i>Allotments off New Road and ‘Millennium Copse’</i> (was numbered 12) 10. <i>Old railway track path forming NCR482</i> (was numbered 13) 11. Open Space at Burderop Park (was numbered 16) <p>Delete paragraph ‘B’. Amend Figure 16 in line with these changes and as required other references in the document to</p>	<p>Designations amended for clarity and in order to comply with para 106 of the NPPF with regard to the designation of LGS.</p> <p>The proposed designations at Ridgeway View and Draycot Close are not demonstrably special, and not suitable for designation as LGS.</p> <p>Recommendations made in order that Policy 4 complies with the Basic Conditions and has due regard to the NPPF para 16d concerning clarity of designation and naming, and para 106 with regard to the special nature of land to be designated as LGS.</p>

	<p>the numbering of LGS. Appendix 4 to indicate amendments but not delete and amend sites assessed unless this is the decision of the LPA and Qualifying Body.</p> <p>Appendix 5 to be renamed 'Local Amenity Space' and to include sites at Ridgeway View and Draycot Close.</p> <p>A new Policy 4A (provisional number) to be included and read as follows: "Land identified as Local Amenity Space in Figure 17 and Appendix 5 should retain its green and open character and continue to offer its landscape and recreational value."</p> <p>Figure 17 and Appendix 5 to be amended in order to accurately show all changes.</p>	
Policy 6: Non-designated Heritage Assets	<p>Policy 6 to be amended as follows:</p> <p>Bullet 1: Add street reference 'Draycot Foliat'</p> <p>Bullet 2: <i>Centuries old bridge over River Ogg at Draycot Foliat believed to be...</i></p> <p>Bullet 6: <i>Stone and Brick walls (references a-c) in Hodson (see Map)</i></p> <p>Bullet 9: Add text at the beginning: 'Parish Council Offices Butts Road'</p> <p>Bullet 17: Amend to: Stone and Brick walls (references a-e) along Turnball (see Map)</p> <p>Bullet 19: <i>Brick wall at Canney Green, near Canney Close, Chiseldon (see Map)</i></p> <p>Bullet 22: <i>Stone and Brick walls (references a-c) at Badbury (see Map)</i></p>	<p>The list provided in Policy 6 was in some instances lacking in the detail required to properly identify the assets. Recommendations made in order that Policy 6 has the clarity required by the NPPF (para16d) and thus complies with the Basic Conditions.</p>

Swindon Borough Council agree that all of the Examiner's recommendations are necessary to meet the Basic Conditions and these modifications must be made to the Plan prior to referendum.