

PRESHUTE NEIGHBOURHOOD PLAN 2021-2036

BASIC CONDITIONS STATEMENT

NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012 (as amended)

10th May 2022

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Contact: Clerk: Sophie Roberts, E: clerk@preshutepc.org.uk

PRESHUTE PARISH COUNCIL

1 INTRODUCTION

1.1 This statement has been prepared by Preshute Parish Council to accompany its submission of the Preshute Neighbourhood Plan to Wiltshire Council the Local Planning Authority, under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) (the Regulations).

1.2 The Neighbourhood Plan has been prepared by Preshute Parish Council (acting as the Qualifying body) for the designated area (which is the entire Parish Council area) .

1.3 Preshute Parish Council resolved to prepare a Neighbourhood Plan for the Parish on 31st July 2020.

1.4 Wiltshire Council designated the plan area on 11th November 2020.

1.5 The Council have consulted the local community, statutory agencies and other stakeholders during the preparation of the plan since its designation as required by the regulations.

1.6 A separate report on the consultation process has been prepared which accompanies the submission.

BASIC CONDITIONS

1.7 This statement sets out the Basic Conditions which the plan is required to satisfy by the regulations and relevant legislation.

1.8 In order to meet the requirements of meeting the basic tests the plan must demonstrate that:

- It has had proper regard to National Policies and advice issued by the Secretary of State,
- It contributes to the achievement of sustainable development,
- It is in general conformity with the strategic policies of the development plan for the area,
- It does not breach and is compatible with EU regulations as translated into UK legislation,
- It does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

2 NEIGHBOURHOOD PLAN WORKING GROUP

2.1 Preshute Council appointed a Working Group to carry out the research and day to day work on the Neighbourhood Plan and to report to the Parish Council.

2.2 The Working Group consulted the local community, statutory agencies and other stakeholders during the preparation of the plan and have liaised with officers of Wiltshire Council throughout the process and whose advice and knowledge have been invaluable.

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3 COMMENTS OF THE LOCAL PLANNING AUTHORITY TO THE DRAFT PLAN

3.1 Wiltshire Council commented on the draft plan in response to the Regulation 14 consultation. The comments of Wiltshire Council are included in the separate consultation document. The Working Group have made amendments to the plan in an attempt to respond positively and fully to all the helpful comments of the Wiltshire Council.

3.2 Wiltshire Council are the decision making body who will decide, following independent examination whether the plan meets the basic tests.

3.3 The Working Group has agreed to all the comments and suggested amendments made by Wiltshire Council at the Regulation 14 stage.

3.4 Preshute Council have reviewed the amended plan and believe that it meets the Basic Conditions.

4 PRESHUTE PARISH

4.1 Preshute Parish is entirely rural and contains no settlements. The entire Parish is within the North Wessex Downs Area of Outstanding Natural Beauty which was designated in 1972. The North Wessex Downs AONB extends to over 1,700 sq km. The area is an oasis with its tranquil downland, inspiring landscape, ancient woodlands and chalk streams.

4.2 The key features and special qualities include the nationally significant areas of ancient woodland chalk grassland, fauna and flora, historical archaeological sites and settlements including Avebury World Heritage Site, unspoilt landscapes, rich history and natural beauty. The key features combined with its peace and tranquillity makes the area special.

4.3 The main businesses in the area are agriculture, equestrian and tourism. The area is becoming increasingly popular for short and longer stays for visitors. The area is popular for a wide range of outdoor activities including hiking, cycling, horse riding, wildlife, fishing. There are a number of National trails and other paths across the area in Preshute which are very well used by local people and visitors and which provide beautiful vistas across the AONB.

5 NATIONAL POLICIES

GENERAL PRINCIPLES

5.1 The National Planning Framework para 3 states that the Framework should be read as a whole and that policies should be applied in a way that is appropriate to the type of plan being produced, taking into account policy on plan making in chapter 3.

5.2 Chapter 3 of The National Planning Policy Framework 2021 sets out the role of Neighbourhood Plans and how they should be prepared in;

Para 13 - the need to support the delivery of strategic policies,

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Para 16 - the need to contribute to sustainable development and the requirement for plans to be prepared positively and to be aspirational but deliverable and policies should have a clear purpose,

Para 28 communities can set out non-strategic policies for specific areas, conserving and enhancing the natural and historic environment,

Para 29 allows for communities to set out a shared vision for their area and Neighbourhood Plans should not promote less development than set out in strategic policies for the area.

5.3 The Neighbourhood Plan accords with and has had regard to these policies.

5.4 Chapter 2 of the NPPF sets out three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). The three objectives are:

- Economic
- Social
- Environmental

5.5 The Preshute Neighbourhood Plan achieves these objectives:

- The plan makes provision for existing and potentially new businesses by allocating a small employment site and allows for rural diversification through supporting the re-use of redundant rural buildings in certain circumstances.
- It meets the social needs of its 200 residents by providing for a limited number of affordable homes .
- It also enhances the special environmental characteristics of the area. The plan not only provides for the needs of the local community who live and/or work in area but also provides a unique environment enjoyed by large numbers of residents in east Wiltshire and visitors from far beyond and seeks to enhance their enjoyment by providing a special environment for outdoor recreation, inspiration, rejuvenation and wellbeing in an are used extensively on a daily basis.

SPECIFIC POLICIES

5.6 The NPPF sets out a whole range of policies. Whilst all the policies are important and the NPPF must be read as a whole not all of the policies apply in detail to Preshute Parish.

5.7 Chapter 5 of the Neighbourhood Plan refers to a number of specific policies which have particular relevance to Preshute and shows that the Neighbourhood Plan is in general has had proper regard to National Policies.

6 GENERAL CONFORMITY TO STRATEGIC POLICY

6.1 The adopted strategic policy is:

- the adopted Wiltshire Core Strategy adopted in 2015,

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- saved policies from Kennet District Local Plan
- Wiltshire Housing site Allocations Plan adopted in 2020.

6.2 Core Policy 1 of the Wiltshire Core Strategy sets out a settlement strategy, which sets out a hierarchy of settlements from Principal settlements where strategic development is proposed to Market Towns, Local Service Centres, Large Villages and finally small villages, where infill development is envisaged as a sustainable settlement strategy. This strategy sets out the role of each tier of settlement.

6.3 Preshute has no settlements and the Parish is therefore countryside where there is a general presumption against development outside settlements.

6.4 The Core Strategy defines Community areas and has a policy for each setting out an appropriate level of development for each. Core Policy 14 sets out the policy for the Marlborough Community Area within which Preshute is located.

6.5 The policy for the Marlborough Community Area is for 920 houses of which 680 houses were proposed in Marlborough together with 3ha of employment as a sustainable jobs and housing strategy plus 240 houses in the remainder of the Community Area.

6.6 The Community Area has 4 large villages and 13 small villages where 240 houses were considered appropriate. By March 2019 of the 240 houses 229 had been built or had planning permission. The number of houses outside any settlement would be expected to be minimal as there is a general presumption against development outside settlements. Furthermore whilst 680 houses were considered appropriate for Marlborough 721 houses had been built or had planning permission. No new employment sites had been identified. Therefore, the 920 houses envisaged for the whole Community Area up to 2026 has already been provided for but without any accompanying new employment.

6.7 The Preshute Neighbourhood Plan conforms to the Core Strategy settlement policy.

6.8 Core Policy 44 allows for rural exception sites to meet genuine local need for affordable homes and also allows for some cross subsidy with a limited number of market homes. The Neighbourhood Plan conforms to this policy by allowing for up to 3 affordable homes for local people and up to 3 market homes.

6.9 Core Strategy policy 48 allows for rural homes to meet a demonstrated need for rural employment. The policy also allows for the conversion of rural buildings in certain limited circumstances. The Neighbourhood Plan accords with this policy.

6.10 Core Strategy Policy 51 seeks the protection and conservation and where possible the enhancement of landscape character and the Neighbourhood Plan conforms to this aim.

6.11 Core Strategy Policy 58 seeks the conservation of historic landscapes and the NP also conforms to this policy.

SITE ALLOCATIONS PLAN 2020

6.12 In 2020 Wiltshire Council adopted the Site Allocations Plan. This plan allocated some strategic sites in towns where sites had not been identified to deliver the strategic

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development set out in the Settlement Strategy. No sites were allocated in Preshute or the Marlborough Community Area as the housing requirements had been met.

6.13 The Site Allocation Plan also reviewed the Settlement boundaries in Wiltshire. As there are no settlements in Preshute this plan has no consequences for Preshute. There remains of course the general presumption against development outside settlement boundaries.

WILTSHIRE COUNCIL LOCAL PLAN REVIEW

6.14 Wiltshire Council is reviewing its Strategic Plan and is preparing a Local Plan which will set out policies up to at least 2036. As part of this process Consultation on the Local Plan Review took place in early 2021, and a number of discussion documents were prepared.

6.15 The paper ‘Empowering Rural Communities’ is relevant to Preshute as it set out some draft proposals for rural areas. The document does not propose to change the criteria for small villages or to change policies for rural areas outside of settlements. It is therefore unlikely that the Local Plan Review will materially affect Preshute Parish.

6.16 The Local Plan Review identifies 4 Housing Market areas (Chippenham, Salisbury, Swindon-part and Trowbridge), Preshute being within the Swindon HMA. The emerging strategy continues the general Core Strategy of a sustainable distribution by allocating new housing in accordance with the overall spatial vision for maximising sustainability, by allocating development to sustainable settlements with numerous job opportunities, and a wide variety of commercial and social infrastructure including retail, leisure, education, health, recreational, cultural and other facilities and excellent public transport to minimise travel by car and reduce out commuting.

6.17 Accordingly, most development is proposed in the Principal settlements followed by Market Towns, Local Service Centres and a limited number of houses in Large Villages. For the Swindon HMA a residual number of 10 houses is also envisaged ‘Elsewhere’ which means small villages. (see page 15 of Empowering Rural Areas).

6.18 The emerging Local Plan proposes a Revised Policy 44 (page 6), which allows for Rural Exception Sites and Community Led Housing and which sets out criteria which should be applied to allow for minor development in small villages. One of the criteria is that the site ‘is within or adjoining or well related to the existing settlement without reliance on the private car’. There is no defined settlement in Preshute. However, land at Elm Tree forms the curtilage of an existing developed employment area and is largely hard standing and the site is located adjacent to the A4 Bath Road which is also a bus route. The Neighbourhood Plan policy for development of this area for employment, up to 3 affordable homes and up to 3 market homes, or a mixed employment/small residential development is the only site in Preshute which seems practical or appropriate to meet this local requirement as an Exception Site even if it is not within or adjoining a settlement. This proposal conforms to the NPPF strategy of Making Efficient Use of land and the Wiltshire strategy for brownfield development. This proposal is generally in conformity with the emerging Wiltshire Local Plan, does not raise any strategic issues and would not set a precedent. The Neighbourhood Plan therefore meets this part of the Basic Conditions against which the plan is examined.

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7 STRATEGIC ENVIRONMENTAL ASSESSMENT AND HABITAT REGULATIONS

7.1 The Neighbourhood Plan Working Group submitted a screening request to Wiltshire Council regarding the need for a Strategic Environmental Assessment and the need for a Habitats Regulations Assessment.

7.2 In their comments on the Reg 14 Draft Neighbourhood Plan, Wiltshire Council responded that the Neighbourhood Plan was unlikely to give rise to the need for either a Strategic Environmental Assessment or a Habitats Regulations Assessment.

7.3 Therefore the Neighbourhood Plan is not in breach of any EU regulations as translated into UK legislation on Environmental Impact .

7.4 The Neighbourhood Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

8 WILTSHIRE COUNCIL COMMENTS ON PLAN POLICIES

INTRODUCTION

8.1 Wiltshire Council Comments regarding the preamble to policies and PRES 1 are concerned with apparent duplication of NPPF paras 176 and 177 regarding AONBs and duplication of Core Strategy Hierarchy of Settlement Strategy.

8.2 We are of the view that the Preshute Neighbourhood Plan would benefit from setting out clearly the planning principles for the plan area. The entire Plan Area is designated as AONB – its most significant designation. There are many Parishes in Wiltshire which are entirely within the AONB such as Preshute, Minal, Savernake, Ogbourne St Andrew, Kennet Valley, Avebury, Alton Barnes, Pewsey, Ramsbury, Aldbourne and Marlborough. AONB status is the key designation affecting land use. The Wiltshire Core Strategy does not include any specific policies which draw attention to this designation or its implications and we feel that the NP should include reference to this.

8.3 We agree entirely that the NPPF is a material consideration for the Local Planning Authority when considering planning applications. However in engaging the local community and indeed landowners in the planning process it seems a little unrealistic or even unreasonable to expect non- professionals to have a grasp of Neighbourhood Plan policies, Core Strategy Policies and National policies. We therefore feel that a policy regarding the AONB designation is appropriate, and indeed many development plans for areas which include AONBs do in fact refer to this in their adopted plans including West Berkshire, Joint Strategy for Gloucester, Cheltenham and Tewksbury and the Development Plan for Cotswold District adopted in 2018.

8.4 We do agree however with the comments of Wiltshire Council that the policies in the NP should be more positive.

8.5 We therefore propose to replace the draft policies in the Regulation 14 Neighbourhood Plan with the following policies.

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These policies are aimed at ensuring that development takes appropriate regard to the character of the environment and gives proper weight to environmental assets, conservation and enhancement of the landscape and interests of acknowledged importance and ensure sustainable development.

PRES 1

NATURAL AND HISTORIC LANDSCAPE

1 Development will be permitted where it does not have a significant detrimental impact on the natural, and historic landscape (including the tranquillity of the countryside) of the North Wessex Downs AONB in the plan area.

2 Proposals will need to demonstrate that full account has been taken of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.

The entire plan area is designated as AONB and whilst there are policies in the National Planning Policy Framework regarding the weight to be attached to landscape quality, there are no specific policies in the Core Strategy. Many adopted development plans for areas which are completely within AONBs such as Cotswold District or partly within AONBs contain policies regarding the status of AONBs, and the following policy sets out the general principle to be applied when considering development in Preshute, which should be helpful to residents, and prospective developers.

PRES 2

NORTH WESSEX DOWNS AONB

1 In determining any development proposals within the AONB , the conservation and enhancement of the natural beauty of the landscape , its character and spatial qualities will be given great weight.

2 Major developments will be permitted within the AONB only if these satisfy the exception tests set out in national policy and guidance.

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As the plans in section 6 demonstrate, Preshute is characterised by a kaleidoscope of natural, man-made, historic and landscape assets. The following policies set out how these features should be considered when development is being proposed.

PRES 3

TREES, HEDGEROWS AND WOODLANDS

1 Where such natural assets occur development will be required to conserve and enhance:

- Trees of high landscape, amenity, ecological or historic value,
- Veteran trees,
- Hedgerows of high landscape, amenity, ecological or historic value,
- Woodland of high landscape, amenity, ecological or historic value,

2 Where trees, woodland or hedgerows are proposed to be removed as part of development, compensatory planting will be required.

3 Development affected by (2) above should, where appropriate, have regard to the potential for new or extended woodland to assist in carbon storage and to be a potential source of biomass fuel.

PRES 4

BIODIVERSITY

Development will be required to conserve and enhance biodiversity, and where possible, provide net gains.

PRES 5

HISTORIC ENVIRONMENT AND HERITAGE ASSETS

1 In considering development proposals that may affect a designated historical site or any designated or undesignated heritage asset or its setting, great weight will be given to the asset's conservation.

2 Development proposals that sustain and enhance the character, appearance and significance of historic or heritage assets and their settings and put them to viable uses consistent with their conservation will be permitted,

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The plan area is also characterised by a network of extremely well used Public Rights of Way. Some of these are National Trails such as the Wansdyke, the White Horse Trail and the internationally important Ridgeway. Others are more local, but equally important in terms of density of usage and the views of, into and across an outstanding landscape that is appreciated by large numbers of local people and visitors. Whilst all the plan area is equally important in landscape terms from both a leisure and heritage viewpoints, the land around the historic market town of Marlborough within Preshute serves an additional purpose in forming the setting for the town. Plan 6.18 illustrates the key public vantage points of the setting of Marlborough from National Trails and other well used local paths. The importance of this area in views from the National Trails in forming the setting of the Kennet valley town of Marlborough and the character of the AONB was established in 1972 by a planning appeal determined by the Secretary of State.

PRES 6

LANDSCAPE CHARACTER AND SKYLINES

1 Development proposals will be required to be accompanied by and demonstrably informed by Landscape and Visual Impact Assessments which analyse the impact of the development on the character of the AONB and these studies will be accompanied by sections across the locality which demonstrate the visibility of the development.

2 Development will only be permitted:

- which has no material adverse effect on the character or appearance of the landscape, and
- which preserves the unbroken skylines that form an essential feature of the AONB and in particular the views of, into and across the AONB from key public vantage points including National Trails such as The Wansdyke and White Horse Trail and other well used Public Rights Of Way.

3 Development outside the adopted settlement boundaries abutting Preshute will only be permitted in exceptional circumstances.

The local Community expressed a view that the plan should make some provision for a limited number of affordable houses for local people and for small local businesses. The Core Strategy policy 44 allows for local exception sites for affordable houses and the Core Strategy and NPPF support re-use of previously developed land.

The allocated area known as Elm Tree Business Area beside the A4 Bath Road at Clatford forms the curtilage of the existing employment area and most of it has been developed as hard standing and is therefore previously developed land. National Policy and the Core Strategy encourage effective and efficient use of development land and encourage development of previously developed land.

The following policy supports very limited development on previously developed land in order to meet these small scale proposals.

PRES 7

DEVELOPMENT SITE ELM TREE BUSINESS AREA

Land within the curtilage of Elm Tree Business area on Bath Road at Clatford is allocated for development.

The discreet area of land within the curtilage of Elm Tree business area is considered suitable for small scale business uses of appropriate use class E, which would have no material adverse effect on amenity of residential property in the vicinity.



The land is also considered suitable for residential development comprising of no more than three affordable houses. If it can be demonstrated that delivery of the three affordable houses required cross subsidy then up to three market houses alongside the affordable houses would be considered appropriate.

A mixed development of Class E employment uses and up to three affordable homes and three market houses may also be appropriate.

There does not appear, from published sources, that the opportunity site contains, or is in proximity to any specific heritage assets and the development envisaged is small in scale and within an established employment area. It will be a requirement for any application for planning permission to demonstrate that the development avoids or minimises any harm to heritage assets.

Any application will need to include a heritage statement – the scope of which will need to be agreed with Wiltshire Council conservation officer in consultation with Historic England.

Any residential development will need to include up to three affordable houses and will need to be managed by a Rural Housing Association or Community Trust and will give priority to people who already live or work in the area.

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Thames Water have proposed the following policies in order to conserve water use and provide adequate infrastructure.

PRES 8 INFRASTRUCTURE REQUIRED FOR DEVELOPMENT

Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure that the occupation is aligned with the delivery of necessary infrastructure upgrades.

The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/ wastewater company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development. #

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PRES 9 WATER EFFICIENCY

Development must be designed to be water efficient and reduce water consumption. Refurbishments and other non-domestic development must not exceed a maximum water use of 106 litres per head per day (excluding the allowance of up to 5 litres for external water consumption). Planning conditions will be applied to new residential development to ensure that water efficiency standards are met.

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The Environment Agency have proposed the following policy to restrict surface water run-off, reduce flooding and any reduce adverse environmental effects of development.

PRES 10 SUSTAINABLE DRAINAGE SYSTEMS

New -build development and change of use of buildings will be required to incorporate appropriate Sustainable Drainage Systems to reduce surface water run-off.

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Preshute contains some unused rural buildings, some of which may be suitable for re-use for as variety of purposes. The Core Strategy policy 48 allows for these conversions although the criteria to be applied seem unduly rigorous and difficult to satisfy. Re-use of buildings where appropriate is very sustainable and prevents buildings becoming neglected, unsightly derelict or even dangerous. The following policy conforms to the aims of Core Strategy policy 48 but applies slightly different criteria.

PRES 11 RE-USE OF REDUNDANT RURAL BUILDINGS

Proposals to convert and re-use redundant rural buildings will be supported in principle subject to the following criteria; (Suitable new uses include, employment, residential, tourism including accommodation, storage, cultural such as educational, sporting, or exhibition use or other appropriate uses).

- 1 The building must be shown to be truly redundant and unused.
- 2 The building is re-usable without substantial and fundamental demolition and re-building.
- 3 The conversion would not detract from the character or appearance of the landscape.
- 4 The building is already or can be provided with essential utilities for its purpose and the site has sufficient space for vehicle parking appropriate for its new use.
- 5 The building is reasonably accessible from a highway.
- 6 The conversion and new use would lead to its long term viability.

There are a number of businesses in Preshute which act as stewards of the environment, manage the land and provide local employment. In order to thrive and continue businesses may need to adapt to new technology and environmental policies and to diversify.

It is important that the NP supports local enterprises and businesses and allows them to continue, adapt and thrive. The following policy is intended to allow for this within certain important parameters.

PRES 12 ECONOMIC VIABILITY

Proposals for development which contribute to the viability of existing rural businesses or which constitute new businesses to provide local employment will be supported in principle provided that:

- 1 the new development is in keeping with the scale and nature of existing nearby buildings and structures
- 2 the development would not detract from the character or appearance of the landscape
- 3 the proposal will not give rise to dust, noise , traffic or disturbance inappropriate to its tranquil rural setting and the proposal would have no adverse impact on residential amenity.

9 IMPLEMENTATION ,MONITORING AND REVIEW

This section is revised in view of the revised Policies above, as follows:

9.1 PRES1 to 6 and 8 to 12 will be implemented through the statutory development management process.

9.2 PRES 7 will be implemented through collaboration with the landowners, rural housing association or local housing trust, the Parish Council and the usual development management process.

9.3 The Neighbourhood Plan will be reviewed by the Parish Council every two years to monitor progress, review policies and proposals and take account of any changes in legislation or regulations.

10 COMMUNITY ASPIRATIONS

Community aspirations suggested for implementation within normal business to Preshute PC, Wiltshire Council and other agencies during the preparation of this NP.

10.1: Signage and restoration for Public Rights of Way

The Neighbourhood Plan proposes better signage for Public Rights of Way in order to guide walkers, cyclists and horse riders and improve access to and enjoyment of the countryside on authorised routes and trails. The PC will resolve to investigate PRow issues as advised in the NP public consultation. Refer also to the Para 6.9 Map 9.

10.2: Improve signage to car parks

Improve signage to existing public car parks to encourage their use and prevent *ad hoc* parking and to introduce management measures to prevent overnight stays in vans and motorhomes e.g. by installing height barriers etc. in order to protect the tranquillity of these areas and protect dark skies.

10.3: Improve public and tourist information

The Neighbourhood Plan supports better signage and installation of suitable information boards for features of natural, geological and historic importance in order to enhance the visitors enjoyment .

10.4: Improved safety and amenity

Assess feasibility of reducing speed limit in Downs Lane and designation as a Quiet Lane, to facilitate safer use of the road by all road users (vehicles, pedestrians, equestrians, cyclists).

10.5: Support initiatives to improve fast broadband coverage

Support area and regional initiatives to improve fast broadband coverage to all parts of the parish.

10.6: Tree planting and Covid Copse

The NP supports the planting of indigenous species of trees in appropriate locations by landowners. The NP also supports proposals by statutory and other agencies for proposals aimed at enhancing biodiversity, reducing pollution, rewilding etc..

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The PC will work with the Woodland Trust and other relevant agencies with the aim to plant 200 trees within the Parish, one for every member of the parish, in memory of the 2020/21 Pandemic.

10.7. EV Charging Point

Preshute Parish Council is keen to promote sustainable transport and support increased usage of Electric Vehicles by residents and people travelling through the area. Accordingly Preshute PC support the installation of a public EV charging point.

The Working Group has also considered this but concluded that there is no obvious location for an EV charging point that would be attractive to an operator or easily accessible to users. The most logical and appropriate location in the area is the petrol filling station and small shop on the A4, although this is in Kennet Valley parish. Preshute PC will liaise with Kennet Valley PC in encouraging the owners of the petrol filling station to install one or more EV points that would serve residents of both Parishes and visitors. The filling station sells hot and cold drinks, snacks and newspapers etc. and therefore has some facilities for customers charging their cars.

10 CONCLUSION

10.1 We believe that the amendments we have made respond positively to all the comments we have received in response to the Reg 14 consultation and that the Preshute Neighbourhood Plan now meets the Basic Conditions and is sound.

The Preshute Neighbourhood Plan as amended since the Regulation 14 submission satisfies the Basic Conditions against which the plan is examined.
