

Employment

Aims

- Encouragement for small businesses, promoting local trade and employment.
- Reduction of vehicle movements.

Issues and considerations arising from consultation

As a very rural area, most of the employment in Tockenham is provided by agricultural or equestrian linked businesses. In addition, approximately 26 householders within the parish either run a business or work from home.

It is an aim of the village to encourage small businesses, promoting local trade and employment whilst seeking to protect the village from large scale industrial uses not in keeping with the village's rural character. It is accepted that, in current times, diversification of farm and equestrian businesses will be necessary.

Equally, it will be our aim to encourage residents to run businesses or generally work from home.

We would be looking for a reduction in vehicle movements through the village as the need for out-commuting is also reduced.

Objective 1: To encourage small business / home working in Tockenham.

Key outcomes:

- New employment opportunities within the village are developed
- Out-commuting to larger settlements in the area is reduced

Policy 1: New employment

Proposals for new employment land or the conversion and change of use of existing buildings to provide new premises for local trade and employment will be supported provided:

- There are no **significant** adverse impacts on the local road network
- The scale of development is appropriate to the local area
- The development does not adversely affect nearby buildings or detract from residential amenity
- The proposed use does not create issues of noise, light pollution or other forms of nuisance to neighbouring properties
- There are no wider landscape or ecological impacts
- The character and appearance of the village is not compromised
- Any proposal for a conversion or change of use should not significantly alter the character and appearance of the local area, especially where the development **is in a conservation area** or affects a listed building.

Policy 2: Farm and Equestrian Diversification

Proposals which introduce new employment uses to diversify and support the continued use of a farm or equestrian businesses will be supported provided:

- The proposed use is appropriate to its surroundings
- The proposed use does not over time generate unacceptable levels of noise, pollution or nuisance to neighbours
- There are no **significant** adverse impacts on the local road network

Reference Working from Home – Please see Policy 10 under Housing and Development.

Reasoning for Policies

1. To support a strong rural economy the National Planning Policy Framework encourages neighbourhood plans to 'support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings' (para 28).

2. The parish identified the need to support new businesses as issues arising from early community engagement to enhance prospects for local employment and reduce out commuting at the local level. Such development should not be at the expense of local amenity or quality of life. (add reference to the consultation report)

3. A particular concern was the incremental diversification of farm buildings. An initial diversification into a low intensity use with few vehicle movements can grow, where a large farm complex is involved, into an established manufacturing base with more and larger vehicles. Ultimately such use can impact on the local area affecting the local quality of life.

4. Wiltshire Core Strategy supports new land for employment development within and adjacent to the county's principle settlements, market towns and local service centres. Outside of these centres new employment land is restricted to that which retains an existing business or relates to agriculture or a rural based business. (CP34)

5. Wiltshire Core Strategy protects existing principle employment development from alternative forms of use to maintain a supply of jobs at the strategic level. None of the named sites relate to the smaller businesses in large and small villages which equally have a local role to provide jobs and enable people to work close to home (CP35).

6. There are existing policies that enable the conversion and re-use of existing buildings for employment and holiday accommodation in the rural areas (CP48) but this does not encourage any new development.

7. Proposed policies 1 and 2 seek to encourage small scale development whilst safeguarding the local quality of life.

