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## MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Tuesday, 11 October 2022

To all members of the Council Planning Committee: Councillors: Richard Wood (Chair of Committee), Alan Baines (Vice Chair of Committee), David Pafford (Acting Chair of Council), Mark Harris, Mary Pile, Terry Chivers, Andy Russell (Acting Vice Chair of Council)

You are invited to attend the Planning Committee Meeting which will be held on **Monday, 10 October 2022 at 7.00pm** at **Melksham Without Parish Council Offices (First Floor), Melksham Community Campus, Market Place, SN12 6ES** to consider the agenda below:

**\*\*\*\*PLEASE NOTE NEW VENUE\*\*\*\***

**TO ACCESS THE MEETING REMOTELY, PLEASE FOLLOW THE ZOOM LINK BELOW. THE LINK WILL ALSO BE POSTED ON THE PARISH COUNCIL WEBSITE WHEN IT GOES LIVE SHORTLY BEFORE 7PM.**

Click link here:

**<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRIVWVU54UW1YWWE4NkNrZz09>**

Or go to [www.zoom.us](http://www.zoom.us) or Phone 0131 4601196 and enter: **Meeting ID: 279 181 5985**  
**Passcode: 070920**. Instructions on how to access Zoom are on the parish council website [www.melkshamwithout.co.uk](http://www.melkshamwithout.co.uk). If you have difficulties accessing the meeting please call (do not text) the out of hours mobile: 07341 474234

Yours sincerely,

A handwritten signature in black ink that reads 'T. Strange'.

Teresa Strange, Clerk

Serving rural communities around Melksham

## AGENDA

1. **Welcome, Announcements & Housekeeping**
2. **To receive Apologies and approval of reasons given**
3. **Declarations of Interest**
  - a) **To receive Declarations of Interest**
  - b) **To consider for approval any Dispensation Requests received by the Clerk and not previously considered.**
  - c) **To note standing Dispensations relating to planning applications.**
4. **To consider holding items in Closed Session due to confidential nature**

*Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during consideration of business, where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.*
5. **Public Participation**
6. **To consider the following Planning Applications:**

**[PL/2022/07374](#):** The New Inn, Semington Road, Melksham. Demolition of existing open covered areas and construction of new lounge area serviced from existing bar. Applicant The Wiltshire Pub Company. **Comments by 3 November**

**[PL/2022/07126](#):** 95 Corsham Road, Whitley, Melksham. Erection of outbuilding in garden to serve as Workshop, Garden room and Store. Applicant Jamie Smith. **Comments by 1 November**

**[PL/2022/06221](#):** Land at Upside, Melksham. Demolition of existing buildings and structures, retention of alloy repair centre and development of 112 dwellings, 675 sqm of flexible employment/commercial space (Use class E(g)ii, iii/B2/B8), formation of public open space, foot and cycle links and associated works. Applicants Stantonbury. **Comments by 28 October. PLEASE NOTE THIS APPLICATION IS OUTSIDE THE PARISH BOUNDARY IN MELKSHAM TOWN**
7. **Revised Plans** To comment on any revised plans received within the required timeframe (14 days)
8. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.



9. **Planning Policy**
- a) **WALPA Update**
  - b) **Neighbourhood Planning**
    - i) To note minutes of Steering Group meeting held on 28 September 2022 (if received)
    - ii) Update on the Neighbourhood Plan Review and to consider any time critical requests before next Steering Group meeting
    - iii) To consider reviewed Terms of Reference dependent on consideration by Melksham Town Council
    - iv) Westbury Neighbourhood Plan Regulation 14 Consultation for a 12 week period commencing 12 September until Monday 4 December. To note and consider making a representation.
  - c) Local Plan Review. To note update on Local Plan Review timescales.
10. **S106 Agreements and Developer meetings: (Standing Item)**
- a) **To note update on ongoing and new S106 Agreements**
    - i) **Hunters Wood/The Acorns:**
      - To note update on roadworks and temporary lights from Melksham Town Council.
      - To note update on Footpath to rear of Melksham Oak School
      - To note update on East of Melksham Community Centre
    - ii) **Bowood View:**
      - To receive update on village hall, play area, management company and residents forming group.
    - iii) **Pathfinder Way:**
      - To receive update on Play Area
      - To note update on pedestrian crossings and temporary lights
  - b) **To note any S106 decisions made under delegated powers**
  - c) **Contact with developers**
  - d) **Limitations of Section 106 agreements.** To note feedback from meeting with Councillor Nick Botterill, Cabinet Member for Development Management & Strategic Planning and Parvis Khansari, Corporate Director, Place regarding lack of clarity, consistency and enforcement on Section 106s Agreements.

**Copy to all Councillors**



**LORRAINE MCRANDLE, MWPC PARISH OFFICER NOTES FROM MELKSHAM TOWN COUNCIL  
ECONOMIC DEVELOPMENT MEETING HELD ON 29 NOVEMBER 2021 AT 7.00PM AT THE  
TOWN HALL**

**In attendance from MWPC:** Councillor John Glover (Chair)  
Lorraine McRandle (Parish Officer)

**In attendance from MTC:** Councillor Jon Hubbard (Mayor and Chair)  
Councillor Colin Goodhind (Deputy Mayor)  
Councillor Gary Cooke (Vice Chair)  
Councillor Pat Aves  
Councillor Simon Crundell  
Councillor Louisa Lewis  
Councillor Sue Mortimer  
Councillor Jack Oakley  
Councillor Saffi Rabey  
Patsy Clover, Acting Deputy Town Clerk  
Christine Hunter, Committee Clerk

**1. PlanningSphere Limited Presentation on a Proposed Development at the former  
Countrywide Site, off Bradford Road, Melksham**

Chris Beaver, PlanningSphere explained AB Dynamics had brought the site, following the closure of Countrywide, as they were looking to expand their Bradford On Avon business. However, following Covid had reviewed their plans and decided to consolidate their business on one site in Bradford on Avon.

L2 Property have now brought the site. However, due to its proximity to a sewerage works and in Flood Zone 2, the site is not suitable for use as office space etc. Therefore, proposals are for:

- Builders merchants with proposed new access from Bradford Road.
- MOT Centre/Tyre Exhaust Centre (National Chain) with access via current entrance just off Farmers' roundabout
- Improved landscaping, particularly on boundary adjacent to Bradford Road.

It is hoped to submit plans early in the New Year. Chris Beaver explained he was happy to attend a future Planning meeting of Melksham Town Council to go through the plans

**2. Stantonbury Building and Development Company Presentation on a Proposed  
Development at Station Yard (between Dunch Lane and Bath Road), Melksham (none  
as Upside Business Park)**

Two representatives from Stantonbury were in attendance, along with their agent Joseph Baum from MPC.

- Various surveys were currently being undertaken, including flood reports/modelling, particularly as South Brook, which runs through the site is subject to flooding and therefore limits the use of the site. Therefore, only propose to use current scrap metal yard site, which is not in a flood plain. Proposals include:
  - 100: 2/3 bedroom homes (not including flat and will be mixed tenure, including affordable in line with Wiltshire Council policy).
  - Care home for specialist care
  - Flexible office space.
  - Large area of public open space to include cycleways/footpaths connecting Bath Road with Dunch Lane) (mainly in Flood Zone 3).
- Pro Alloy Wheels will not be affected by proposals and will remain on site.
- Contaminated land cleared.
- Public Consultation has already taken place with local residents on-line following leaflet drop, also met with Councillor Phil Alford.
- Public Open Space. They are looking to hand this over to either Wiltshire Council, the Town Council or the developer to managed.
- Waste Transfer Licence. Whilst this will be surrendered, there has been a lot of interest from others to take this on, if the site is not developed as proposed, the scrap metal yard business will continue.
- Allotments. Those allotments in Southbrook Road will remain, they do not form part of the proposed site.
- Sustainability of Housing. It is proposed the homes will include PVs panels on the roof, be insulated and have heat source heating.
- Discharge of surface water/Flooding. Understand will not be able to discharge surface water into Southbrook. As part of Management Plan will make sure the brook and two culverts are this site are cleared of debris.

Flood alleviation will be clearer, as the scheme progressing and it was intended to engage with Danny Everett, Principal Drainage Engineer, Wiltshire Council.

Councillor Glover noted the proposed site for development was in Flood Zones 1 and 2 and asked what measures would be put in place to alleviate flooding further upstream in Shaw and Shurnhold Fields, which both suffer from flooding, with flood alleviation works having been carried out, with further improvements proposed.

Councillor Glover also noted the site was classed as Principal Employment Land in both the Core Strategy and the Neighbourhood Plan. Stantonbury responded to say the site had been marketed for commercial use previously and plans submitted several years ago, however, the site was not commercially viable given its location and site constraints, including contaminated land, which would have to be removed.

Concern was expressed by Councillor Hubbard there was not enough information available, such as indicative layout plans of the site. Stantonbury responded they were at the very early stages of pre consultation.

Councillor Gary Cooke expressed disappointment in the loss of employment land.

Stantonbury explained with regard to the Neighbourhood Plan, as they had only acquired the site recently they were only able to make a representation at the final stage of the plan and had stated the site should come forward for housing.



**PRE-APPLICATION MEETING HELD REMOTELY ON MONDAY,  
20 JANUARY 2022 AT 2.00PM  
RE: STATION YARD (UPSIDE BUSINESS PARK), BATH ROAD, MELKSHAM**

**Present:** Joseph Baum from MPC  
Alexander Hamley, Stantonbury  
Jonathan Hamley, Stantonbury  
Councillor Richard Wood, Melksham Without (Chair of Planning Committee)  
Councillor Mark Harris (arrived late due to technical difficulties)  
Teresa Strange, Clerk, Melksham Without Parish Council  
Patsy Clover, Acting Deputy Town Clerk, Melksham Town Council (left at 3.00pm to attend another meeting)

Jonathan explained Stantonbury were a family run local business and after consulting with Melksham Town Council and members of the public had re-looked at proposals and provided a rough layout sketch of the scheme.

The site includes the hard standing area and the scrap yard. Pro Alloy Wheels will not be affected by proposals and will remain on site.

Proposals include:

- Mixture of housing (Approx. 100 dwellings).
- 60 bed care home.
- Employment uses.
- Community electric charging points.
- A Linear Park to provide a link between Dunch Lane and Bath Road, which will also enhance the biodiversity and ecology network located on the site.
- Removal of contamination on the site caused by previous uses of the scrapyards, which was a former railway siding.
- Maintain potency of South Brook through the maintenance of the Linear Park to ensure debris does not build up in the culverts under Bath Road or Dunch Lane or anywhere else on the site.
- Solar panels provided on homes.
- Efficient boilers
- Also looking at possibility of installing air source heat pumps
- Will relinquish waste licence if obtain planning permission

Public Consultation has already taken place with local residents and a series of one-to-one meetings held if requested. Several residents had asked if a bridge from Southbrook Road/Roundponds could be provided to the site to access the linear park. However, discussions needed to take place with the landowner on the other side of the brook in the first instance.

The meeting was then opened up for questions.

The Acting Deputy Clerk, Melksham Town Council stated that at a recent Economic Development meeting when this scheme was presented that Members had raised concerns at the loss of employment opportunities on the site. This was because it was allocated as such and therefore sought clarification on what employment opportunities would be available, as indicated earlier in the meeting, as this was not mentioned at the recent presentation.

A: There will be a number of starter units and shared office space provided on the site. The exact number is unknown at present, there will also be employment opportunities in the care home.

The viability of the site is dependent on getting the proportion of housing right in order to trade off against the costs of clearing the contaminated land. Having a care home will help towards the costs of clearing the contamination.

Councillor Wood raised the following:

1. Flooding. South Brook often floods, affecting parts of Shaw and Whitley, with a pinch point under Bath Road which needs resolving with the provision of a bigger pipe. If this development were approved, would Stantonbury contribute towards such works to resolve this issue?

A: Flooding issues have been looked at extensively and modelling done by Hydrock, one of the leading consultants in the South West, on the Bath Road culvert. They have looked at upgrading the culvert, however, investigations are still ongoing.

There is a problem with the potential from storm surges from a 1:30, 1:100 and 1:1000 year events backing up from the Avon, baffled by the culvert in the South Brook and if it allowed water to pass through the site could cause issues elsewhere further downstream.

There has to be a balance between water flow and retaining some degree of water on the site, through the Bath Road culvert.

Discussions have taken place with both Wiltshire Council and the Environment Agency to try and come up with a collaborative solution for the problem, as they do not wish to make the problem worse than it already is.

Building works will be outside the area which would cause an issue with regard to a 1:1000 year flooding event, so they are proposing only building on the hard standing area, which includes the scrap metal yard. Currently the scrap yard causes an issue with surface water which runs off quickly and drains in South Brook, however, this will be alleviated through the provision of soft areas in the proposed scheme, there will also be some soakaways and through retention to hold back the surface water to ebb away when South Brook is not so high.



2. Loss of Employment Land. The land is contaminated, why can't the site be used for economic development, as there is a shortage of employment land in Melksham at present?

A: The contamination of the site is an issue. The current operation of the scrap yard is no longer going to continue. However, if planning permission is not forthcoming, they understand from the landowner that there is interest from other larger scrap yard businesses to take this on.

There will be some employment use, as well as housing on the site. A Statement of Community Engagement will be submitted as part of any planning application and will include feedback from local residents, who during the consultation had stated they would prefer to see housing on the site, rather than what it is used for at present.

Councillor Wood stated if people were asked if they would prefer to see either houses or a big national waste disposal business on the site, they would obviously say they would prefer to see housing, however, if it was stated light commercial units were proposed, the answer may be different.

A: Unfortunately, given the value of light commercial units, these would not pay for the contamination on the site to be dealt with. The site is also above a secondary aquifer and needs to be removed. They have tried to deliver a scheme which improves employment etc and provide a much better use for the site.

3. Development is contrary to the Neighbourhood Plan. Melksham has met its housing figures up to 2026 and beyond and there is a 3-year housing supply.
4. Not ideal location for housing, given sites location and access onto Bath Road after the hump back bridge.

A: The current employment on the site is mainly via the scrap yard, however, this is not an ideal location for this either, being close to the train station, there is an under pass into town and therefore they see the site as being well connected for residents wishing to access the town.

Regarding the junction onto Bath Road: Hydrock's Transport Department have investigated this and undertaken some modelling and come up with a junction design which will work effectively.

The Clerk raised the following:

- With regard to flooding concerns in the area, there is a wider scheme costed via Atkins for Wiltshire Council to alleviate flooding in Shaw and Whitley, where surface water comes off the Neston Estate and downhill and across the Corsham Road. The volunteer flood wardens have to regularly sandbag the Vicarage and Shaw School. The scheme includes the provision of a wider culvert under Corsham Road, Whitley. However, the reason this has not been done as yet, is

that the culvert under the railway bridge on Bath Road needs to be done first and whilst this is not mitigation for the scheme proposed, maybe there is an opportunity for discussions to be held with the Drainage Team at Wiltshire Council on possible assistance towards this scheme.

A: Consultants have already started discussions with Danny Everett, Principal Drainage Engineer and the Drainage Team at Wiltshire Council. It is hoped to meet Danny on site to go through the proposals and what can be done.

- Both the Parish and the Town Council are involved in the Shurnhold Fields project, which is nearby. It is hoped to install swales on the site to alleviate the wider flood issues of Shaw, Whitley and Shurnhold and Dunch Lane and maybe there could be an opportunity to assist with this scheme when diggers were on site?

A: Yes, very happy to assist with works on Shurnhold Fields.

- The Pre-App Protocol has already been sent to you, and to emphasise that any discussions/requests here today don't mean the Parish Council approve proposals for the site, if the application were approved, the Parish Council would like to see some mitigation and community benefit which has been 'honed' through the Joint Melksham Neighbourhood Plan process.
- An application for 240 houses with a 70-bed care home for 1 South of Western Way has recently been turned down by Wiltshire Council for various reasons, including the Neighbourhood Plan being made and that Melksham has already met its housing allocation.

With regards to the 70-bed care home, the NHS in their response had stated they did not have provision within the GP practices in Melksham to cope with the wide-ranging needs of such a facility. The lead GP for Melksham/Bradford on Avon GPs surgeries also raised a concern at the impact the care home would have on the delivery of health care in the town, given the complex needs associated with a care home. GPs are already struggling to cope with the patient numbers they have, which is circa 25,000+ patients.

- Where will children be going to school as the site is cut off from the town centre by the bridge and the A350. Shaw Primary School which is the nearest primary school is already full?
- Where will secondary children/and early years provision be provided?
- Would like to see the provision of a pedestrian/cycle link from Roundponds across the brook and the same with Foundry Close with a bridge.
- There is no convenience store/pharmacy for this area.
- Could additional parking be provided on site for those wishing to drive there to use the Linear Park and therefore not encourage people to park nearby and cause issues for existing residents in Roundponds/Duch Lane etc.

The Clerk explained in responding to every large housing development application, the parish council always asks for the following:

- Circular pedestrian walks be provided.
- Benches and bins installed. Difficult to have these included later once a management company maintenance contract has been let.
- Shared spaces need to be easily identifiable with clear delineation between roads and pedestrian spaces.
- Connectively with existing housing.
- Practical art contribution with the Town Council (in this instance) being involved in discussions.
- Contribution towards improving bus services which would serve the development.
- Implementation of 20 mph speed limit which are self-enforcing.
- Trees are not planted on boundaries to properties in the public open space, so as not to cause issues in years to come with overshadowing and subsidence.
- Development is tenant blind.
- The layout is such that rear gardens of proposed new dwellings are back-to-back with any existing dwellings to give a sense of space.
- Any bus shelters provided are suitable for real time information in the future and have means of connectivity and are of a suitable height.
- The road layout is such there are no straight runs to encourage speeding and also no dead ends, which make it difficult for larger vehicles, such as refuse lorries to manoeuvre.

With regard to the requests above, the developers answered as follows:

### **Impact of care home on GP services**

They are currently in discussions with a care provider of specialist care who seem to think there is a need for such a facility in the area and have their own appraisal system, when looking for suitable locations.

They will contact them to ascertain if they have researched GP provision in the town and how they might mitigate against any concerns and will be in touch with a response.

### **Access to education/early years provision**

This will be assessed by Wiltshire Council, through a Section 106 process. However, more than happy to work through this process with them to make sure any issues arising can be worked through.

The Clerk explained that it was understood all primary schools in Melksham were full. In the case of Shaw Primary School, there was no further opportunity for the school to extend, over and above what it already has. There is part funding available for a new primary school in Bowerhill via a developer, however, this is the wrong side of town to be easily accessible in the future by residents of this site.

## **Impact on the Highway**

Discussions currently taking place with Alan Creedy, Wiltshire Council looking at connectivity, the road junction with Bath Road and cyclist/pedestrian access. A Transport Assessment will be undertaken and will include how to make sure there are adequate pedestrian links between existing housing the other side of South Brook and into town.

With regards to Foundry Close, they understand from Councillor Phil Alford there was a link reserved to the station. Hopefully they can link this at least to the station or underpass. Difficult to link over the railway. However, can have further discussions with Councillor Alford on this.

## **Circular Walks**

Yes, good idea, will forward to MacGregor Smith, Landscape Architect to investigate including these in the scheme.

## **Provision of Bins**

Will pass this on to make sure they are included.

## **Trees**

Will pass on and make sure any proposed trees are planted centrally in the public open space and not adjacent to houses, they appreciate the concerns with overshadowing and potential for subsidence further down the line.

Will forward information on proposed tree planting scheme to the Clerk.

Councillor Wood asked if tree/hedge planting could be native and of a variety to encourage wildlife.

A: It is anticipated to make the linear park a haven for wildlife. There will be a maintenance plan to make sure the area is well maintained and to a standard to encourage wildlife.

## **Delineation of road markings**

Appreciate concerns, not keen on this type of design, very hard for people to understand the different areas.

## **Speed Limit**

The scheme will be designed with a speed limit below 20mph and use parking to create buffer zones, the highway consultants are currently looking at this, and to provide adequate turning space for refuge collection.

### **Lack of Convenience store**

Would like to include one and looked at potential providers, however, as yet it has not generated much interest. However, will investigate again to see if there is any interest.

Outpost pharmacies have been provided elsewhere by the prospective care home provider and maybe this is something which could be looked at providing.

### **Parking to access the linear park**

It was envisaged the park was more to connect communities and hadn't realised the potential as a destination place for people to visit, walk their dogs. Therefore, they need to talk to both architect and landscape architects on this issue and the potential to add additional parking, as well as dog bins.

Looking at visitor parking provision for the estate itself, this will exceed current parking standards.

### **Public Art**

Yes, will be looking at putting something in the site and happy to talk to the Town Council on this matter.

On another development the railings around the LEAP will be created by a local blacksmith, which tells the history of the town. Something similar has been done at another development in Coleford and they happy to show members what has been installed on this site.

### **Development is Tenant blind**

They never build affordable/social housing different to private housing in order that housing blends in.

### **Bus services/Shelters**

Again, something to look at and could form part of Section 106 discussions.

Realtime information. Will pass on to the transport consultants to investigate.

### **Existing dwellings back-to-back**

No existing dwellings on the site, but trying to make houses blend in well with existing housing in Foundry Close and Southbrook Road etc.

### **Road layout**

Swept Pass Analysis is being undertaken as part of the Transport Assessment and trying to create generous turning heads throughout the site.

The agent sought any further questions and invited the developers to provide further information on the scheme.

### **Public Open Space (POS)**

The developers explained that ideally they would like to pass the POS areas on to the Town Council to maintain rather than a management company, as Councils were usually more proactive in managing such areas and were happy to have discussions with the Town Council on this and how the area should be managed.

### **Sustainability of Site**

Councillor Wood raised a concern at the sustainability of the site, given the lack of accessibility to education close by and the need to rely on a vehicle to access it elsewhere in town, including the proposed new primary school in Bowerhill.

Councillor Harris supported these comments and stated Melksham Oak secondary school would be oversubscribed in 18 months-2 years' time.

Councillor Harris also reiterated the impact the development, particularly a care home, would have on the existing GP services and that NHS dentists in the town not taking on patients.

A: Appreciate the standpoint, however, the site is currently a disused site which could have something high quality built on it, which would enhance the area and the town. Believe can have something which would be a flagship for the company on the site.

With regard to connectivity, the site is ideally located, given the close proximity to the train station and the underpass to access facilities in the town, which makes the site sustainable.

With regard to dentists in town not taking on any more NHS patients, they can look at the possibility of providing one on the site.

The Acting Deputy Town Clerk, Melksham Town Council explained most people in Melksham did not like using the underpass for various reasons.

The Clerk reiterated the opportunity to speak to Danny Everett, Principal Drainage Engineer, Wiltshire Council regarding the wider flood risk in the area and the need to slow down water as it came down the hill off the Fullers/Neston Estate.

A: Happy to explore issue of flooding off site and what could be done.

With regard to play equipment, the Clerk asked if a play area would be provided on the site, including equipment for teenagers.

A: A LEAP and a LAP is included in the scheme and will be located where it is overlooked, so as to alleviate concerns with regard to anti-social behaviour.

The Clerk explained the notes of the meeting would be written up and presented at the next Planning meeting on 17 January and included in the minutes and published on the website and also shared with the Town Council.

Joseph, Jonathan and Alex thanked the Parish Council for their time and explained they would be happy to come back to a future meeting to continue discussions.





## Lorraine McRandle

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**Subject:** FW: Planning Application: Upside Melksham,

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**From:** Patsy Clover <[Patsy.Clover@melksham-tc.gov.uk](mailto:Patsy.Clover@melksham-tc.gov.uk)>

**Sent:** 15 September 2022 12:18

**To:** Jonathan Hambly <[jonathan@stantonburybdc.co.uk](mailto:jonathan@stantonburybdc.co.uk)>

**Cc:** Alexander Hambly <[alexander@stantonburybdc.co.uk](mailto:alexander@stantonburybdc.co.uk)>; David Hambly <[david@stantonburybdc.co.uk](mailto:david@stantonburybdc.co.uk)>; Linda Roberts <[linda.roberts@melksham-tc.gov.uk](mailto:linda.roberts@melksham-tc.gov.uk)>; Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>

**Subject:** RE: Planning Application: Upside Melksham,

Hello Jonathan

Thank you so much for the highly informative meeting which we had with you yesterday.

Teresa, the Melksham Without Parish Clerk, met with Daniel (Danny) Everett, the Principal Drainage Engineer straight after the meeting and showed him the drawings provided by you. He was in favour of a wetlands area, commenting that it could hold a huge capacity of water coming down from Shaw/Whitley and saw no issues about the area at the bottom of the plan which you mentioned several times as being a holding tank and causing flooding in Roundponds.

Danny said it would have to be a two-step watercourse, with a shelf, and then the wetland area, which would require the surplus soil to be tipped off site. He also mentioned that he had discussed the scheme with you in February and replied to an email sent by you on 14 February, when he mentioned the cost of the larger pipe work required for local flood mitigation (near the railway bridge).

As promised by Teresa, here is the link to the Natural Flood Management project that BART undertook in the Southbrook catchment which includes a useful map of the flow of the Southbrook <https://bristolavonriverstrust.org/nature-based-solutions-in-south-brook/> and more details of the work undertaken here <https://bristolavonriverstrust.org/nature-based-solutions-in-south-brook-2/>

Perhaps, I could draw your attention to the following Melksham Neighbourhood Plan policies - 3 (flooding) and 6 (in settlement boundaries) [https://www.melkshamneighbourhoodplan.org/files/ugd/da341b\\_a77fec5a6e68413d80560425e1368f24.pdf](https://www.melkshamneighbourhoodplan.org/files/ugd/da341b_a77fec5a6e68413d80560425e1368f24.pdf) which may be relevant to you when resubmitting your planning application. I understand from Wiltshire Council that your original application has been invalidated due to the need for further information. Once the application becomes valid again, the necessary consultation paperwork will be made available to the Town Council by Wiltshire Council and considered by the Council's Economic Development and Planning Committee.

Kind regards  
Patsy



**Melksham**  
Town Council

Patsy Clover  
**Deputy Town Clerk**

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## Flood Risk and Natural Flood Management

This policy helps meet objective 2: Planning for new development that addresses the impact of climate change.

### Policy 3: Flood Risk and Natural Flood Management

Particularly in the South Brook catchment area, natural flood management works to conserve and enhance the ecological flood storage value of the water environment, including watercourse corridors and catchments, are supported.

Where development proposals are in areas with known surface water flooding issues, they should include appropriate mitigation and construction methods, including where appropriate, contributions towards wider catchment projects.

Major development should include provision of Sustainable Drainage Systems (SuDS), where appropriate, as part of the Natural Flood Management approach and wider Green Infrastructure networking.

### The reason for the policy

4.4.1 Community consultations during preparation of this Plan highlighted strong concerns over development in high flood risk areas, and the importance of protecting homes from flood damage. The risk of flooding must not be increased by new development.

4.4.2 One of the major impacts of a changing climate is an increased risk of flooding and this is a significant issue for parts of the north west and south east of Melksham. The UK Met Office predicts that in a business-as-usual scenario, Britain could experience a decrease in summer rainfall by up to 47%, and up to 35% more rain in winter by 2070. This flood risk is exacerbated by the many drainage streams from the north of Whitley that outfeed in the First Lane area. The UK's winter floods of 2013-14<sup>7</sup> severely affected parts of the Plan area. There were also two additional incidents of 1 in 150 year storms, in August 2012 and September 2014. Since 2014 there have been further flooding incidents, most recently in early 2020. A local response to the issue of flooding is to recruit and train local residents as flood wardens for ongoing monitoring and immediate response.

4.4.3 Any development has the potential to worsen surface water flooding. Paragraph 157 of the National Planning Policy Framework, sets out that new development should make use

of opportunities to reduce the causes and impacts of flooding, where appropriate through the use of natural flood management techniques. Environmental design can help alleviate this through sustainable drainage systems (SuDS), for example permeable paving, green roofs and retention ponds, or green space that serves as both a floodplain and a recreational area.

4.4.4 When managing rainfall, the SuDS network should be designed to match natural drainage routes, infiltration rates and discharge rates as far as possible. Therefore the aim must be for water to be discharged as high up the *drainage hierarchy*<sup>8</sup> as possible:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer

4.4.5 The National Planning Policy Framework and Planning Practice Guidance together with the Wiltshire Core Strategy (Core Policy 67) highlight the importance of development taking place in areas at least risk of flooding where possible, as well as the need to manage the flow of surface rainwater.

4.4.6 Development in the neighbourhood area should demonstrate adherence to the National Design Guide (2019), which includes guidance on integrated water management that enhances the character of a place and makes it more resilient.

### South Brook

The South Brook catchment area has been identified as a priority flood risk area by both the Environment Agency and Wiltshire Council. South Brook and its tributaries flow through Whitley, Shaw, Shurnhold and Beanacre.

The area has seen many incidents of flooding. Bristol Avon Rivers Trust (BART) have been working in the South Brook catchment area for the delivery of the Natural Flood Management (NFM) works.

([bristolavonriverstrust.org/nature-based-solutions-in-south-brook/](http://bristolavonriverstrust.org/nature-based-solutions-in-south-brook/))

## Housing Development

**This policy helps meet objective 5:** Supporting sustainable development of new housing and associated facilities within settlements, and exceptionally, adjacent to settlements.

### **Policy 6: Housing in Defined Settlements**

**Proposals for sustainable housing development within the settlements of the Neighbourhood Area will be supported where they:**

- i. **accord with the Settlement Boundary provisions of Wiltshire Core Strategy Core Policy 2 and the Wiltshire Housing Site Allocations Plan (WHSAP);**
- ii. **include a suitable mix of house types, sizes and tenures informed by and addressing the current and demonstrable needs for Melksham and Bowerhill, Shaw and Whitley Large Village and the Small Villages in accordance with Wiltshire Core Strategy Core Policy 45 (Meeting Wiltshire's Housing Needs), and**
- iii. **have regard to the character of and integration with the surrounding area.**

**In accordance with Wiltshire Core Strategy Core Policy 2, development will not be permitted outside the Settlement Boundary other than in circumstances as permitted by other policies within the Core Strategy.**

**At the Small Villages of Beanacre and Berryfield, development will be limited to infill within the existing built area or, where it is appropriate to provide a rural exception site for affordable housing to meet identified local needs, outside but well connected to the built area.**

**Affordable housing provision will be in accordance with Wiltshire Core Strategy Core Policy 43 which sets out when this is required and indicates the proportions which will be sought from open market housing development.**

**In principle support will be given to proposals for custom or self-build projects in locations where new residential development is acceptable.**

**Lorraine McRandle**

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**Subject:** FW: Notice of Regulation 14 Consultation on the Westbury Neighbourhood Plan  
**Attachments:** Draft Westbury Neighbourhood Plan R14 v12.09.pdf

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**From:** Olivia Caulfield <[olivia.caulfield@westburytowncouncil.gov.uk](mailto:olivia.caulfield@westburytowncouncil.gov.uk)>  
**Sent:** 23 September 2022 13:15  
**To:** Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>  
**Subject:** Notice of Regulation 14 Consultation on the Westbury Neighbourhood Plan

**NOTICE OF REGULATION 14 CONSULTATION ON THE WESTBURY NEIGHBOURHOOD PLAN**

In accordance with the requirements of Paragraph 1 of schedule 1 of the Neighbourhood Planning (General) Regulations 2012, I am writing to let you know that the Westbury Neighbourhood Plan is out for Regulation 14 Consultation for a period of 12 weeks commencing Monday 12th September 2022 until Monday 5th December 2022 inclusive.

The draft Plan and all associated material is available on the dedicated Neighbourhood Plan pages of the Westbury Town Council website:

<https://bit.ly/3cUFIMW>



A copy of the Plan itself is attached to this email. A link to the online comments form can be found below.

Please refer to “Evidence base” on our website for the full suite of documents which go to make up the Neighbourhood Plan.

A copy of all of the material has also been sent to the Neighbourhood Plan link officer at the Local Planning Authority, Wiltshire Council.

Other than Westbury Town Council's Neighbourhood Plan Website, the Draft Plan and Evidence Documents are available for inspection at the following locations:

- Town Council Offices, The Laverton, Westbury
- Westbury Library
- Westbury Leigh Community Centre

Paper copies of the feedback (comments) forms are also available at the same locations.

If you have any problems accessing the Plan, Comments Form or Evidence Documents please get in touch so that we can arrange for hard copies to be posted to you.

email: [neighbourhoodplan@westburytowncouncil.gov.uk](mailto:neighbourhoodplan@westburytowncouncil.gov.uk)

via phone on 01373 822232 or by writing to Westbury Town Council Neighbourhood Plan, The Laverton, Bratton Road, Westbury Wiltshire, BA13 3EN

Representations may be made in the following ways:

Completing the Online Comments Form - link: <https://bit.ly/3eqz9NF>

- Email comments to [neighbourhoodplan@westburytowncouncil.gov.uk](mailto:neighbourhoodplan@westburytowncouncil.gov.uk)
- By attending the consultation events during September, October and November including:

Saturday 24th September – Chilli Festival – 1pm –7pm  
Wednesday 28th September – High Street Market – 8am – 2pm  
Wednesday 5th October – High Street Market – 8am – 2pm  
Friday 14th October – Leigh Park Community Centre – 9am-12pm  
Wednesday 19th October – High Street Market – 8am –2pm

(further dates to be announced)

Any person or organisation may comment on the Plan.

All representations must be received by the Town Council no later than midnight on Monday 5th December 2022. All representations will be publicly available (with personal information redacted) and will be considered by the Town Council in producing the final Plan which will then be submitted to Wiltshire Council for Independent Examination.

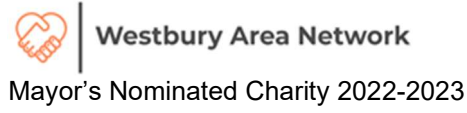
Yours sincerely,



**Olivia Caulfield**  
**Projects and Services Administrator**  
[olivia.caulfield@westburytowncouncil.gov.uk](mailto:olivia.caulfield@westburytowncouncil.gov.uk)  
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Wiltshire, BA13 3EN  
[www.westburytowncouncil.gov.uk](http://www.westburytowncouncil.gov.uk)

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# DRAFT WESTBURY NEIGHBOURHOOD PLAN

2022 - 2036

Regulation 14 Consultation Version

September 2022



# THIS IS A COMMUNITY-LED PLAN

Thanks to all of the following people, who have contributed their valued time and input to the draft Neighbourhood Plan preparation process so far...

## Local Residents and Town Councillors

Ian Cunningham  
Gordon King  
Sheila Kimmins  
Jane Russ  
Mike Kettleby  
Mike Sutton  
Ward Jones  
Mike Naxton  
Brenda Pyne  
Barbara Swan  
Dr Peter Biggs  
Paul Pointer  
Jane Pilgrim  
Beth Thomas  
Mary Pyne  
Kate Knight  
Phil Harcourt  
Mary Watson  
Alex Prowse  
Ian Taylor  
Becky Veall

Roger Southcott  
Barry Wale  
Sebastian Wolf  
Gabby Ziliute  
Sally Hendry  
Dan Baker

## Professional Support Team

Deborah Urch – Clerk, Westbury Town Council  
Phil McMullen – Westbury Town Council  
Justine Cook – Westbury Town Council  
Olivia Caulfield – Westbury Town Council

Wiltshire Council  
Place Studio  
Aecom  
Forum Heritage  
Historic England  
Tetlow King

...and the residents of Westbury



Together with its associated documentation this Neighbourhood Plan is to be used for its intended purpose only.

Related information and the Plan evidence base can be found on the Westbury Town Council Website

For questions and further information contact Westbury Town Council on: 01373 822232 or email: [neighbourhoodplan@westburytowncouncil.gov.uk](mailto:neighbourhoodplan@westburytowncouncil.gov.uk)

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Westbury Town Council PSGA Member  
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GLOSSARY &  
REFERENCES

Though we have tried to make this a reader friendly document, it is mainly a planning policy document, and planning is full of 'jargon' and can be technical. To help with this, we've included a glossary of key terms at the end of the Plan, and links to references that are numbered throughout the Plan, are included as endnotes in part 10.

## HOW TO READ THIS DRAFT NEIGHBOURHOOD PLAN

The draft Neighbourhood Plan should be read as a whole, but we have colour coded each section with the aim of making it easier to follow.

The first two chapters introduce the Plan and 'set the scene' for why it has been produced and what it will achieve.

The third chapter presents the vision and objectives of the Plan setting out how we can harness the town's assets and opportunities, as well as face future challenges, to ensure Westbury continues to be a great small town to enjoy living and working in.

Chapters 4 - 8 cover different topic areas setting out local level planning policies. Chapter 9 covers practical projects that are outside the scope of planning, but which are linked to achieving the vision and objectives.



# 1.0 INTRODUCTION



## INTRODUCTION

**1.1** How can the community of Westbury have a say in the future of this town? There are many challenges that face us, as we emerge from the pandemic and look ahead to a future with the challenges of climate change where we need to balance further housing delivery with jobs, the environment, and the range of other things that contribute to making Westbury a great small town to live in.

**1.2** This document is the Draft Westbury Neighbourhood Plan (also referred to as NP) and it is one of the tools we have to shape the future of the town. It builds on the views of the community and on research undertaken by local representatives, and presents a vision for the town looking ahead to 2036.

**1.3** This Neighbourhood Plan is an opportunity for local people to have more control over the future of the town, by actively planning where development should go and how it benefits the town, and will play a key role in protecting the town from uncoordinated speculative development. It will also

help our community to protect and enhance our heritage, the green spaces in our town, and our natural environment.

**1.4** Neighbourhood Plans work alongside existing legislation and policy

by providing developers and assessors with criteria that must be met, and detail on what the local community wants and expects from development in their area to guide and inform future change in Westbury.

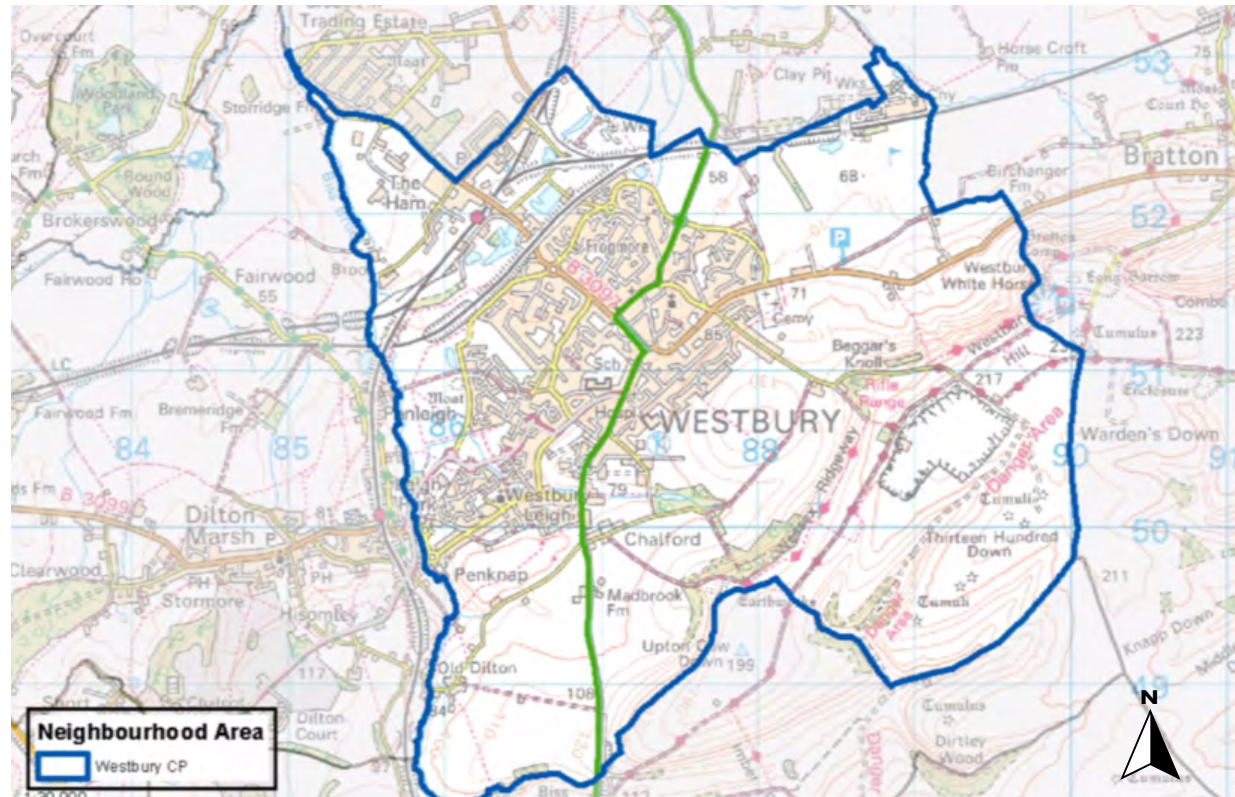


Figure 1 – The Neighbourhood Plan Area was designated on 10.04.2017. The Plan covers the area of Westbury governed by the Town Council, including the wards Westbury North, Westbury East and Westbury West

## THIS IS A DRAFT NEIGHBOURHOOD PLAN - YOUR FEEDBACK AND INPUT IS NEEDED!

**1.5** Building on all the work that has been done to date, this draft Plan is now at a stage where people who live and work in Westbury, as well as those who play a role in the future of the town, can give us feedback and input.

**1.6** We need to hear what you think is good about the NP, what you think needs more work and if you think anything is missing. All comments will be reviewed and this draft will be appropriately updated to ensure it reflects the views of the community and takes proper account of key issues.

**1.7** The consultation on this draft Plan will run for 6 weeks between **12th September AND 24th October**.

**1.8** We will be making sure that people who live, work or carry out business in the area, are aware of the consultation through the following ways:

Email: We will be emailing those who have expressed an interest in being kept informed as well as the Statutory Bodies we must consult.

Online: the draft Plan, evidence base reports and comments forms will be available to download from the Neighbourhood Plan pages of the Town Council website:

[www.westburytowncouncil.gov.uk/neighbourhood-plan-page/](http://www.westburytowncouncil.gov.uk/neighbourhood-plan-page/)

Hard Copies: You can view paper copies at the Town Council offices:

*The Laverton,  
Bratton Road,  
Westbury, BA13 3EN*

We will also be publicising the consultation via social media and newspapers, and there will also be face to face events where possible - please check the website and local press for details.

**1.9** Please submit your views to us via our online questionnaire, which you will also find on the Neighbourhood Plan pages of the Town Council website. You can attach / upload additional documents via the questionnaire if you need to.

Visit our webpage: [www.westburytowncouncil.gov.uk/neighbourhood-plan-page/](http://www.westburytowncouncil.gov.uk/neighbourhood-plan-page/)

**1.10** If you know someone who does not have access to the internet but who would like to comment, you may be able to help them complete an online questionnaire, or a paper copy of the questionnaire will be available from the Town Council.

**1.11** If you have any questions you can call the Town Council on: 01373 822232  
or email: [neighbourhoodplan@westburytowncouncil.gov.uk](mailto:neighbourhoodplan@westburytowncouncil.gov.uk)



## WHY PREPARE A NEIGHBOURHOOD PLAN FOR WESTBURY?

**1.12** In 2011, the Localism Act gave communities the power to produce their own Neighbourhood Plan, and develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan ([National Planning Policy Framework \(NPPF\), 2021](#))<sup>1</sup>.

**1.13** Before 2011 it was only local authorities who could produce Planning Documents, so Neighbourhood Plans are a significant right which communities can choose to take up.

**1.14** Once it has passed through a number of required stages, the Westbury NP will become part of the Development Plan for Wiltshire to be used to guide and inform both those proposing development, and those who consider and decide upon planning applications at Wiltshire Council.

**1.15** The planning system in England is based on legislation, planning policy and guidance. Policies are instructions

that inform what development can and can't do. National planning policies are set by the government for the whole of England ([NPPF, 2021](#))<sup>2</sup> and by Local Planning Authorities for their local areas. The Neighbourhood Plan gives local people greater ownership of the plans and policies that affect their area.

**1.16** Westbury Town Council will also receive more of the funding that comes to Wiltshire Council from development. Towns and Parishes are given 15% of this funding (called CIL or Community Infrastructure Levy) raised within their area, or 25% if they have a made Neighbourhood Plan. That will be money that we as a community have direct control of. It can be spent on a wide range of things from road safety, community halls or play areas.

### INFO BOX

#### Sustainable Development

'At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'  
- NPPF, 2021

*"Through the Westbury Neighbourhood Plan, we can set out what we expect from any new development. And, importantly, what we want protected or need more of."*

Kate Knight, Chair of the Neighbourhood Plan Steering Group

## HOW WILL THE WESTBURY NEIGHBOURHOOD PLAN MAKE A DIFFERENCE?

**1.17** The NP must also go through a series of required stages to ensure people who live, work and have an interest in Westbury have a say in the Plan, and it must also be examined by an independent examiner in order to make sure it is positively prepared and meets prescribed 'basic conditions'. We are still at quite an early stage in the process and this is a draft NP only – issued for comment and input – it will be updated to reflect the outcomes of the consultation.

**1.18** If the NP passes examination, it will be put to a referendum and local people can vote for or against the Plan. If the majority vote in favour of the NP it will become part of the overall development plan for Wiltshire and must be used by Wiltshire Council officers, and others when deciding on planning applications in Westbury.

**1.19** The NP is based on research and evidence. All supporting documents and evidence base can be downloaded from the Westbury Town Council's Neighbourhood Plan website by clicking this [link](#).

### 1.20 Evidence underpinning the NP policies:

**Annexes** (standalone documents providing supplementary detail about key aspects of the NP)

1. Westbury Town Centre Vision Report
2. Westbury Conservation Area Appraisal and Management Plan (CAAMP)
3. Westbury Character Statement and Design Guide
4. Pre-application Engagement Protocol

**Appendices** (supplementary documents with detailed research and information that inform policies in the NP)

- A. Westbury Neighbourhood Plan: Site Options Assessment
- B. Westbury Housing Needs Assessment
- C. Westbury Housing Sites Allocation Process Topic Paper
- D. Transport and Movement Report
- E. Locally Valued Non-Designated Heritage Assets Report
- F. Local Green Spaces and Community Open Spaces Report
- G. Quality of Life, wellbeing and Environment Report
- H. Consultation Statement (record of consultation undertaken to date)

### NP PROCESS



- Defining the NP area
- Preparing the Plan
- **WE ARE HERE - Formal 6 week consultation (Reg.14)**
- Make Changes and revisions in response to the consultation
- Submit to Wiltshire Council
- Formal 6 week consultation (Reg.16)
- Examination
- Referendum
- Legal Force



## HOW DOES THE PLAN REFLECT COMMUNITY VIEWS?

**1.21** The preparation of the Neighbourhood Plan has been led by the Westbury Neighbourhood Plan Steering Group. The Steering Group is formed of representatives of Westbury Town Council and people from the local community. Topic groups of local people were also formed to prepare each section of the Plan.

**1.22** Consultation events and surveys were held to enable people to input into the NP, in addition to regular updates through the White Horse News and the Town Council newsletter as well as on the [Neighbourhood Plan website pages](#).

**1.23** All the results from these events and surveys have been summarised in the 'Consultation Statement'<sup>1</sup>, as required by the formal NP legislative requirements; this is also available to download on the [Neighbourhood Plan website pages](#).

**1.24** From surveys and discussions with people in our community, it is clear that people value Westbury as a great small town. We know that people in Westbury are concerned about the heavy traffic

passing through the town and this links to strong concerns about air pollution (which will only be made worse if the proposed incinerator goes ahead). We know that people want to see a regenerated High Street with more independent, local shops; improved cycling and pedestrian connectivity particularly between the railway station and industrial estates and the rest of the town; people appreciate events and festivals and would like to see more. The iconic and widely appreciated landscape setting of the town with the slopes of the Salisbury Plain and the Westbury White Horse, is also highly valued by our residents, as are the green spaces that became even more important during the pandemic. It was also clear that people felt that better infrastructure and facilities were needed - for both now and the future as our populations grows.

**1.25** It is though very much a draft plan - your comments and inputs are still needed to make sure this plan reflects community views.

Below: Figure 2 What people told us they like about Westbury



Below: Figure 3 What people told us they want to see in Westbury in the future





1.0 - INTRODUCTION

10





## ABOUT WESTBURY

**1.26** Westbury is a market town which lies on the edge of Salisbury Plain in Wiltshire, almost equidistant between Trowbridge and Warminster.

**1.27** The town has a dramatic landscape setting; it sits beneath the steep scarp slopes of the Salisbury Plain in the setting of the oldest white horse in Wiltshire, thought to have been cut to commemorate King Alfred's victory over the Danes in AD 878.

**1.28** Once an important wool town, it is now a bustling commercial centre. At one end of the main street is the Market Place overlooked by a fine 19th-c Town Hall. The Market Place is lined with Georgian houses that hark back to Westbury's prosperous past, when the area was heavily involved in the weaving industry. The legacy of the industry can be seen in the mill buildings now converted to private accommodation.

**1.29** The town continues to be a centre of the local, rural economy, including now being the British headquarters home of Anchor Butter, churning locally

produced milk and supplying the country.

**1.30** Westbury benefits from a mainline railway station with direct connections to the urban centres at Frome, Bath, Bristol, Salisbury, Southampton and London. The key weakness of the station is in its remote location from the town centre, where the distance is amplified by the separation of the station from the urban edge, making it far less appealing as a destination for people on foot. The A350 carries an increasing volume of heavy traffic through the town and forms a barrier to movement to and from the town centre.

**1.31** Westbury town is in the centre of a mainly rural Community Area. Also in the Westbury Community Area are the parishes of Bratton, Edington, Tinhead and Coulston, Dilton Marsh, Hawkeridge and Heywood which surround the town.

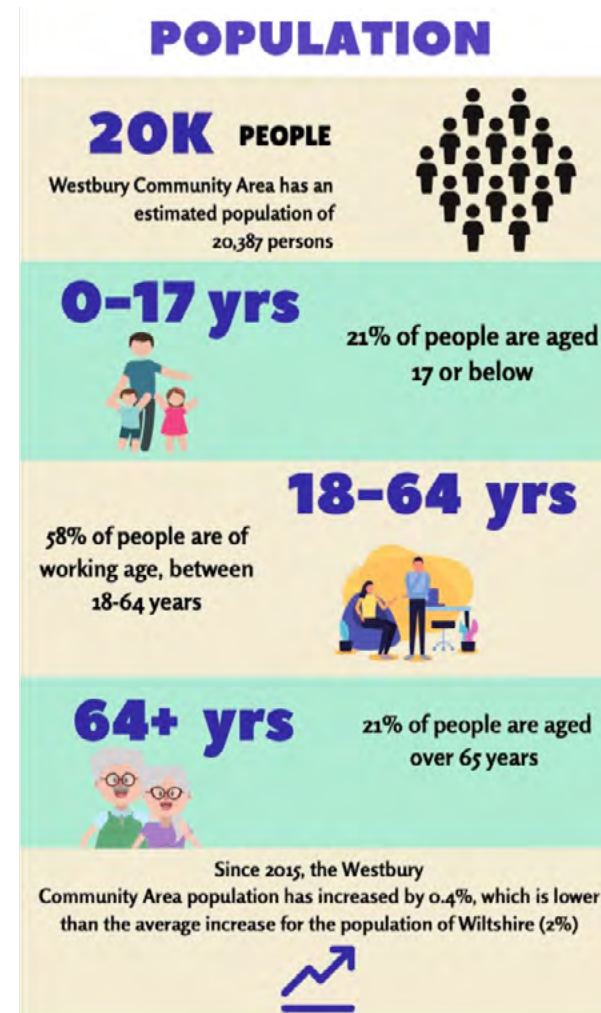


Figure 4 - Infographic showing Westbury Community Area population statistics - Source Wiltshire Council

## **2.0 SETTING THE SCENE: ADDRESSING THE CHALLENGES OF TODAY AND TOMORROW IN WESTBURY**

## POLICY CONTEXT

**2.1** Although the [Localism Act \(2011\)](#)<sup>3</sup> gives local communities a way to decide what goes on in their towns, it also sets out some rules and limitations. Neighbourhood Plans cannot be used to prevent development, and a Neighbourhood Plan cannot say no to any more houses being built when there is a national and regional shortage of housing. Instead, the Neighbourhood Plan is an opportunity to positively help to shape the future of Westbury, ensuring that local needs and aspirations are taken into account in future development and environmental projects.

**2.2** As well as being set within the context of the [National Planning Policy Framework \(NPPF\)](#)<sup>2</sup> and the latest [National Planning Practice Guidance](#)<sup>4</sup>, the Westbury Neighbourhood Plan must also be in 'general conformity' with the strategic planning policies of Wiltshire Council.

**2.3** Wiltshire Council is currently reviewing the [Wiltshire Core Strategy \(2015\)](#)<sup>5</sup> which will be renamed the Wiltshire Local Plan. A review is



Above: Figure 5 Policy Context Diagram

required because the Government requires local planning authorities to revisit their Local Plans every five years and review as necessary. The Local Plan will set out an overall strategy to meet housing, employment, leisure and other needs up to 2036, along with the infrastructure for transport, community facilities (such as health and education) as well as conservation and

enhancement policies for the built and natural environment.

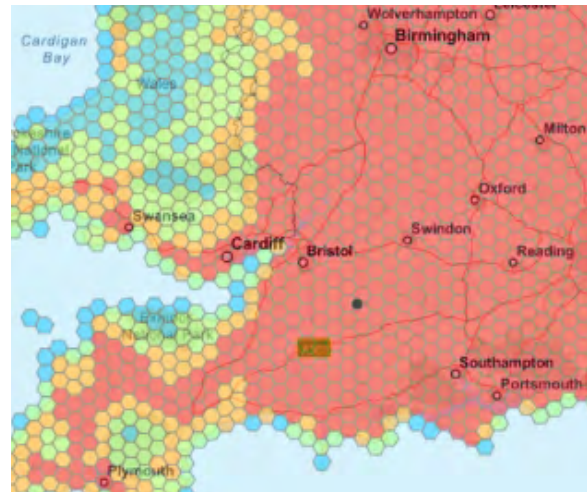
**2.4** This Neighbourhood Plan is being developed in parallel with the emerging Wiltshire Local Plan.

## THE CLIMATE CRISIS AND WESTBURY

**2.5** [The Climate Change Act 2008 \(2050 Target Amendment\) Order 2019](#)<sup>2</sup> commits the UK to a carbon emission reduction target of 100% by 2050 compared with a 1990 baseline. The 2050 commitment necessitates radical changes in how we live and how we plan our settlements to ensure our energy and transport systems are decarbonised.

**2.6** In Wiltshire, long-term predictions indicate hotter, drier summers and milder, wetter winters are expected. There will also likely be an increase in the magnitude and frequency of extreme weather events such as heatwaves, floods and droughts.

**2.7** In February 2019 Wiltshire Council formally declared a 'climate emergency' in light of evidence ([IPCC, 2018](#))<sup>10</sup> that illustrated how urgent it is that action is taken, seeking to make the county of Wiltshire carbon neutral by 2030. Wiltshire Council have confirmed that carbon reduction ambitions will also strongly inform the Local Plan review that is currently taking place as already outlined.



Above: Figure 6 Overheating and humidity levels for 2020 (top) and 2060 (bottom)  
Source: [National Trust Climate Threat Map](#)<sup>1</sup>

**2.8** Westbury Town Council has adopted its own climate emergency declaration, also targeting carbon neutrality by 2030.

## HOUSING NEED

**2.9** Is there a need for more housing in Westbury? Who decides?

- **The Government** – they work out how much housing each local authority (in our case Wiltshire Council) needs over 5 years.
- **Wiltshire Council** – they must work out where this housing will go and have to draw up something called a Local Plan showing where; what type and how many there will be across each area of the County. If the Council can't show they have plans for allowing enough houses to be built then it becomes harder for their Planning Department to refuse applications from developers for new estates. In 2021 Wiltshire Council have worked out that there is a need for 710 more houses in the Westbury area, after taking into account those already built and those still

to be built but that have planning permission already. That's 710 more homes between now and 2036. Its important to note that homes in "the Westbury area", not only includes the homes in the town but also in the parish of Heywood.

This figure of 710 is for all types of new housing:

- private homes to buy or rent on the open market
- 'affordable' homes (generally this means at 80% of market prices to buy or rent) often with Government support or shared ownership schemes.
- social rented homes – provided by housing associations or Wiltshire Council.

- **Parish and Town Councils** through their Neighbourhood Plans – these plans allow local communities to choose sites where they think it would be a good idea to build and to have some control over what is built on them. These are called 'allocated sites'. Through the Westbury Neighbourhood Plan two sites have been identified as

possible sites homes in Westbury – subject to feedback from the community. Together, these two sites could possibly provide around 90 new homes plus some community facilities. See pages 32-35 for more information, site plans and the draft site allocations.

### **2.10 How do we know how much housing need there is?**

People need housing for a variety of reasons, including:

- children growing up and wanting their own homes,
- people moving to the area for work or to be near family
- relationship/family breakdown
- existing residents growing older and needing smaller or more suitable accommodation
- unsuitable existing accommodation – overcrowded or in need of repair.

**2.11 Some people can sort out their own housing** - they can get mortgages or can afford to rent a private let. Others cannot. For many their incomes are too low, their jobs are too insecure or there is just not

enough of the type of housing they need. These people are described as being in housing need because they can't find or fund suitable housing. Because of a shortage of all types of housing – particularly affordable and social housing, there is what is usually described as a national 'housing crisis'.

### **2.12 Working out housing need in Westbury**

- The group of Town Councillors and resident volunteers working on the Neighbourhood Plan had two assessments done by specialists – one to assess possible building sites and the other to work out, using information from things like the Census, just how much need there was for more housing – this is called a housing needs assessment.

### **2.13 The Westbury Housing Needs Assessment**

- This showed that in fact Westbury would need:  
- affordable housing for rent and affordable housing for sale  
- smaller 2 and 3 bedroom properties, rather than those with 4 or more bedrooms  
- with an aging population, some



accommodation aimed specifically at older people or homes more easily adapted for lifetime living.

**2.14 Haven't we already got too much housing?** There has been a lot of building in Westbury over the past few years, and many people argue that the services we have are already stretched because of this. On the other hand, new people coming in can keep our local shops, restaurants, and takeaways viable; encourage new ones to open up; create new opportunities for new business and jobs to be created; keep schools viable and bring new ideas and enthusiasm to our community.

**2.15 What we can and can't do with our NP.** As set out in this chapter, many of the decisions about how much housing there can be are out of our hands. Through a Neighbourhood Plan we can't block the housing targets set at national and county level, but we have some influence over what is built and where and at the same time try to ensure that

housing in future meets the needs of our current and future residents. That's why two medium sized sites were chosen in the Neighbourhood Plan as 'allocated sites' to try and help towards this need: to increase the number of affordable homes and to deliver additional community facilities in locations that are close to existing communities, shops and a primary school.

**2.16** Two sites are allocated for housing in the Neighbourhood Plan:

- The two sites would potentially provide around 90 additional houses.
- The two allocated sites are only proposals – and need support from the wider community before they can be included in the final version of this Neighbourhood Plan.

Both are on the east of the town, and the proposal would include the addition of some community facilities for the benefit of all residents and to address some shortfalls in facilities as identified in our research.

Find out more about the housing need policy and two allocations from page 23 onwards.

## INFO BOX

### What is Housing Need? – Maria's story (fictional account)

"I'm Maria. Me and my partner have been living with my mum and dad, as we can't afford a place of our own. We have one child aged 3 and we have just found out we have another on the way. We have jobs but no way can we afford a mortgage – we can't save for a deposit – can't even get a deposit together for a private rented place. We've registered with the council but we've no idea when or if they can help us"



## SUSTAINABLE DEVELOPMENT

**2.17** More housing brings with it a bigger population and a need for more community facilities and services, as well as more cars. It puts more pressure on our natural and historic environment. We need to think about a range of factors in our Neighbourhood Plan to achieve sustainable development in Westbury.

**2.18** Environmental assessments (which can be found on the Town Council NP webpages) of the draft version of the Neighbourhood Plan reached the conclusion that it is likely to lead to predominately positive effects. This is because our Plan supports sustainable growth whilst contributing toward healthy lifestyles. Importantly, the NP seeks to deliver housing to meet the needs of all groups within the neighbourhood area, whilst protecting and enhancing the quality of the public realm, community infrastructure, and access to local services.

**2.19** As members of the United Nations (UN), the United Kingdom has agreed

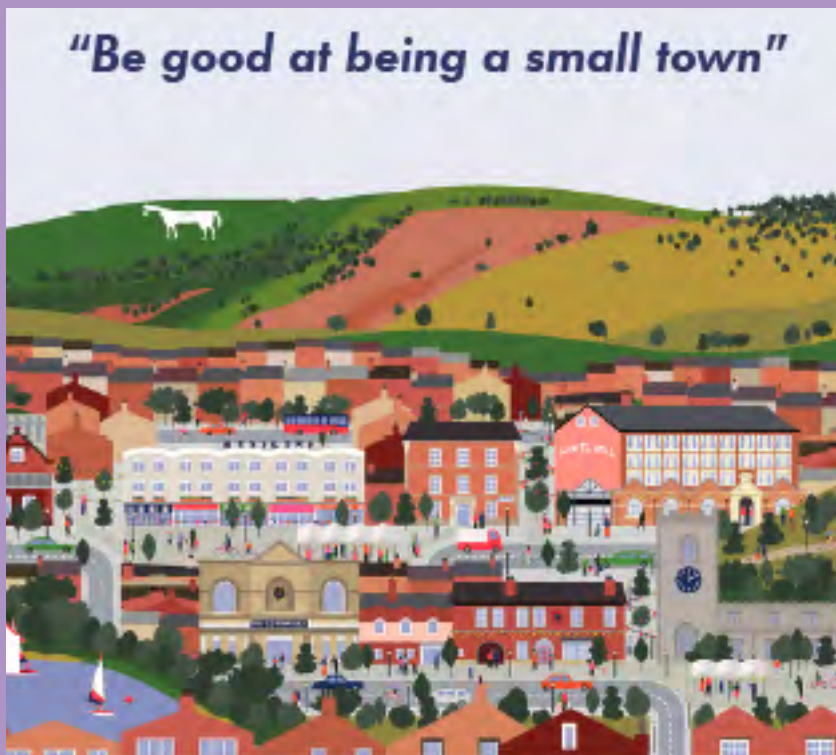
to pursue the 17 Global Goals for Sustainable Development in the period to 2030 [\(UN, 2015\)](#)<sup>7</sup>. These address social progress, economic well-being and environmental protections.

**2.20** The Westbury Neighbourhood Plan is drafted to link into the UN's Sustainable Development Goals. In doing so, we can contribute towards delivering and translating the high level goals of sustainable development into real local level action in Westbury.

**2.21** The Sustainable Development Goals are threaded throughout the Neighbourhood Plan. At the beginning of each theme we set out which of the goals are contributed towards by the planning policies and community actions within the following pages.

**2.22** An overview of the goals can be seen below and (if you are reading a digital version of the NP), clicking the goals will take you to an in depth description on the UN website.





## **3.0 WESTBURY NEIGHBOURHOOD PLAN: VISION AND OBJECTIVES**

## WESTBURY VISION STATEMENT

**3.1** The vision, and the related objectives, are based on issues raised at consultation events and highlighted through our evidence work, and have been refined with the local representatives on the working and NP Steering Group, and form the heart of Westbury's Neighbourhood Plan.

**3.2** The vision is an aspirational mid to long-term goal describing what we want our neighbourhood to look like at the end of the Plan period (2036).

### OBJECTIVES

**3.3** In order to achieve this vision a number of 'objectives' have been drafted. Objectives set out what needs to be achieved in order to help make the vision a reality. The draft objectives are worded to address the area's strengths (what we want to continue or see more of) and weaknesses (what we want the neighbourhood plan to address). The draft objectives of the Westbury Neighbourhood Plan are overleaf.

**Our vision for Westbury is that it continues to be a 'great small town'; a town that is protective of its history and heritage but vibrant, welcoming and diverse.**

**A town that continues to be a thriving, yet friendly and community minded town over the next 10-15 years.**

**A town that offers residents old and new, places to live and work that are safe, clean, healthy, environmentally attractive and sustainable, and represents the best example of a traditional market town.**

**A town with something for everyone from local shopping and eating places to great outdoor spaces and places to walk, play and exercise.**

**We will look proactively to the future to address future challenges such as climate change and look to mitigate the effects of through traffic and the pollution, noise and disruption this brings. We want Westbury to be easy to get around, whether by walking, wheeling or by public transport.**

**Finally, we need to protect and enhance the distinctive landscape setting and built assets, along with the community facilities the town already has to 'keep it Westbury'.**

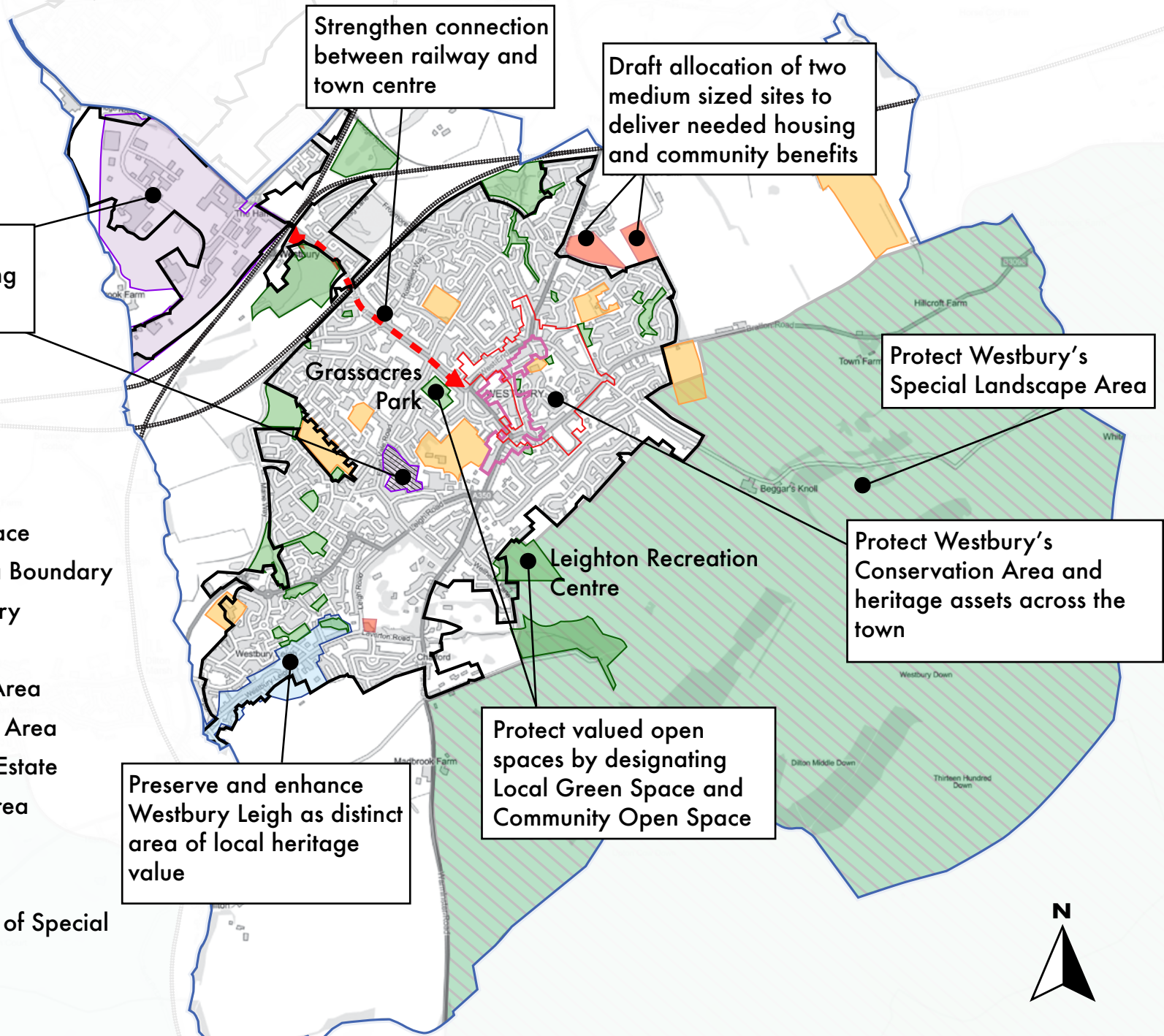
**OBJECTIVES** Specific statements setting how the aspirations of the vision will be brought about by the plan.

1. To raise the quality of new development through use of sustainable construction, methods and materials that **reduce carbon emissions and energy demand**, and to ensure that land made available for development will be developed in an efficient manner, in such a way as to improve people's quality of life, for both new and existing residents.
2. To secure **well designed homes and places** that integrate with and respond sensitively to the surrounding built and natural environment to enhance the town and reflect its uniqueness.
3. To celebrate, enhance and protect Westbury's **historic character**, from the **townscape** to the **distinctive landscape**.
4. To enable and promote **early, proactive and positive community engagement** and involvement in the future development of the town.
5. To ensure the balanced delivery of the **right type and mix of housing** in the **right locations** to meet future housing needs that provide for a good quality of life, now and in the future, for people of all ages.
6. To support the **retention and growth of local businesses**, ensuring there is sufficient provision of appropriate work spaces to attract a range of businesses.
7. To ensure an **accessible and well-connected town** for both current and future residents, particularly with walking and cycling routes that link between key locations and facilities such as the train station, town centre, employment areas, schools and health services. This includes delivery of a bridge over the railway to provide safe and direct links between residential areas and facilities.
8. To **support and protect the role of the town centre**.
9. To address traffic issues in the town that impact on the people in terms of safety as well as health due to poor air quality. Development should contribute **towards the improvement of air quality** and support the Air Quality Management Area (AQMA) in Westbury town centre.
10. To protect, extend and enhance **natural environment and network of green spaces** to benefit people and wildlife.
11. To **retain and improve the vital range of facilities and services** that support the health, wellbeing and cultural activities of the local population in line with current and future needs.



Figure 7: Overall Strategy Diagram - for sustainable development in Westbury

- Key:
-  Local Green Space
  -  Community Open Space
  -  Neighbourhood Area Boundary
  -  Development Boundary
  -  Conservation Area
  -  Central Commercial Area
  -  Principle Employment Area
  -  Woodland Industrial Estate
  -  Special Landscape Area
  -  Development Sites
  -  Station Road Link
  -  Westbury Leigh Area of Special Quality



## PLANNING POLICIES

**3.4** The policies are the backbone of the Neighbourhood Plan and are related back to at least one objective, which in turn helps realise the vision. This link from vision to objectives and policies has been described as a 'golden thread' running through a plan.

**3.5** The planning policies included in the Plan will be used to help determine planning applications within the Neighbourhood Plan area. Government guidance sets out that a policy in Neighbourhood Plans should be: "clear and unambiguous... It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared". [\(NPPG, 2020\)](#)<sup>12</sup>

**3.6** There are 19 planning policies in five overall sections, related to the Plan objectives. These policies are set out in five topic areas as shown to the right. The map on the previous page shows how some of the policies apply 'on the ground'.

### Design Development and Housing

Draft Policy DDH1: Sustainable Design & Construction  
 Draft Policy DDH2: High Quality, Locally Distinctive Design  
 Draft Policy DDH3: Housing to Meet Local Needs  
 Draft Policy DDH4: Allocation WPS3 – Land off Bitham Park  
 Draft Policy DDH5: Allocation WPS9 – Land between Mill Brook & Coach Road  
 Draft Policy DDH6: Pre-Application Community Engagement

### Transport and Movement

Draft Policy TM1: Active Travel  
 Draft Policy TM2: Highways Impact & Improvements  
 Draft Policy TM3: Ultra Low / Zero Emission Vehicle Charging

### Town Centre and Economy

Draft Policy TCE1: Working & Living in Westbury  
 Draft Policy TCE2: Town Centre

### Heritage and Landscape

Draft Policy HL1: Valued Landscape Setting and Views  
 Draft Policy HL2: Local Heritage  
 Draft Policy HL3: Retrofitting Historic Buildings

### Quality of Life and Environment

Draft Policy QL1: Natural Environment and Quality of Life  
 Draft Policy QL2: Protection & Enhancement of Westbury's Green Spaces  
 Draft Policy QL3: Community Facilities  
 Draft Policy QL4: Promoting Public Art in Westbury  
 Draft Policy QL5: Supporting a New Westbury Dance and Performance Centre

## **4.0 POLICIES: DESIGN, DEVELOPMENT AND HOUSING**

Policies in this section include:

Draft Policy DDH1: Sustainable Design and Construction  
Draft Policy DDH2: High Quality, Locally Distinctive Design  
Draft Policy DDH3: Housing to Meet Local Needs  
Draft Policy DDH4: Allocation WPS3 – Land off Bitham Park  
Draft Policy DDH5: Allocation WPS9 – Land between Mill  
Brook & Coach Road  
Draft Policy DDH6: Pre-Application Community Engagement

SUSTAINABLE DEVELOPMENT GOALS



**SUSTAINABLE DESIGN AND CONSTRUCTION**

**4.1** The emissions from our buildings account for 26% of the UK’s total emissions. 18% of this total is from our homes (in Westbury this figure is shown to be 26% by information produced by [the Centre for Sustainable Energy, 2021](#))<sup>13</sup>. This is not only bad for the planet, it is bad for the occupants; new homes need to be designed and built to use significantly less energy, which also means they would cost a lot less to run ([Net Carbon Toolkit, 2021](#))<sup>14</sup>.

**4.2** [The Climate Change Act 2008 \(2050 Target Amendment\) Order 2019](#)<sup>2</sup> commits the UK government by law to reducing greenhouse gas emissions to ‘net zero’ by 2050, and constitutes a legally binding commitment to end the UK’s contribution to climate change.

**4.3** Put simply, net zero refers to the balance between the amount of greenhouse gas produced and the amount removed from the atmosphere.

**4.4** Every new build or redevelopment project in Westbury provides an opportunity to make a difference through sustainable design and construction that is better for the planet and the people who live or work in those buildings.

**4.5** Ensuring new development is built to net zero carbon standards as soon as possible is a

key theme in the [Wiltshire Council Draft Climate Change Strategy \(August, 2021\)](#)<sup>15</sup> and was also addressed in recent consultation on the [Wiltshire Local Plan](#)<sup>11</sup> review which is exploring opportunities for zero carbon (January 2021). For Westbury, we have drafted draft policy DDH1 (on the following page) as part of the town’s local response to the climate emergency.

**4.6** A key reference for this policy is the [Net Zero Carbon Toolkit \(2021\)](#)<sup>16</sup>. This document was developed for Forest of Dean, Cotswold and South Oxfordshire District Councils who encourage it’s wider use outside of their districts and it is openly available as a resource for private and public sector organisations to use and adopt. Aimed at small or medium-sized house builders, architects, self-builders and consultants, the toolkit covers a range of steps - from pre-planning right through to construction - for delivering net-zero carbon, low-energy homes. The toolkit also provides homeowners looking to retrofit or extend their existing property, guidance and advice on what they need to consider and how they can implement energy efficiency measures and begin the process of decarbonising their homes in a more affordable, phased approach. The UK Green Building Council also provides a framework to help guide the implementation of net zero building.



## DRAFT POLICY DDH1: SUSTAINABLE DESIGN AND CONSTRUCTION

Development should be designed to reduce carbon emissions and energy demand in response to Climate Change. High standards of sustainable design and construction will be supported where it achieves such measures as:

- a. sustainable construction techniques, with measures to minimise energy use and maximise renewable energy production. Both new build and refurbishment of existing homes should seek to meet energy use targets as set out in the [Net Zero Carbon Toolkit \(2021\)](#)<sup>14</sup> where viable;
- b. opportunities to maximise green infrastructure to sequester carbon and provide other benefits such as shade;
- c. good connections to existing services and facilities, or a mix of uses in the proposed development that minimises the need to travel by car;
- d. addressing the potential for overheating, all new development should include a recognised overheating risk assessment ([Home Quality Mark \(HQM\)](#)<sup>17</sup> or equivalent);
- e. conservation of water resources through incorporation of water efficiency and water reuse measures and vulnerability to flooding is minimised;

- f. use of sustainably sourced materials during construction (HQM or equivalent); and
- g. minimising waste and maximising recycling waste generated during construction.

New development schemes should be supported by a Sustainability Statement to demonstrate how high standards of sustainable design and construction are met.

For major applications, applicants are encouraged to use appropriate sustainability assessment tools such as the [Building Research Establishment's Environmental Assessment Method \(BREEAM\)](#)<sup>18</sup>, [Home Quality Mark](#)<sup>17</sup> for residential development and/or [CEEQUAL](#)<sup>19</sup> (or equivalents) for infrastructure development.

*The Home Quality Mark (HQM) helps house builders to demonstrate the high quality of their homes. It gives householders the confidence that the new homes they are choosing to buy or rent are well designed and built, and cost effective to run.*

**INFO BOX**

**More about energy targets with an extract from the Zero Carbon Toolkit**

*(text below and image from page 9 of the toolkit)*

**What is an ultra low energy home?**

An ultra low energy home is one which has a very low space heating demand. This requires a fabric efficiency and airtightness equivalent to that of a new Passivhaus home.

**What energy targets should I aim for?**

The toolkit recommend the operational targets for new homes set out on this page, which are consistent with the LETI Climate Emergency Design Guide. Energy use targets are more transparent and robust than carbon reductions targets and are the best way to ensure zero carbon is delivered in practice.

**Why set a renewable energy target?**

Net Zero carbon in operation can only be achieved by increasing renewable electricity generation. Solar PVs represent a mature and easy to use technology.



 KPIs New housing	 KPIs Retrofit housing
Space heating demand <b>15 kWh/m<sup>2</sup>/yr</b>	Space heating demand <b>50 kWh/m<sup>2</sup>/yr*</b> <small>*on average (range of 20-120 kWh/m<sup>2</sup>/yr)</small>
Energy Use Intensity <b>35 kWh/m<sup>2</sup>/yr</b>	Energy Use Intensity <b>50 kWh/m<sup>2</sup>/yr</b> <small>*on average</small>
Electricity generation intensity <b>120 kWh/m<sup>2</sup><sub>fp</sub>/yr</b> <small>m<sup>2</sup><sub>fp</sub> : m<sup>2</sup> building footprint</small>	Electricity generation intensity <b>120 kWh/m<sup>2</sup><sub>fp</sub>/yr</b> <small>m<sup>2</sup><sub>fp</sub> : m<sup>2</sup> building footprint</small>
Embodied carbon benchmark <b>500 kgCO<sub>2e</sub>/m<sup>2</sup>/yr</b>	-



**CIBSE TM59**  
Compliance with guidance on overheating risk



**AECB**  
Good practice water standard



**In-use performance**  
Collect data for the first 5 years

## HIGH QUALITY, LOCALLY DISTINCTIVE DESIGN

### SUSTAINABLE DEVELOPMENT GOALS

3 GOOD HEALTH AND WELL-BEING



11 SUSTAINABLE CITIES AND COMMUNITIES



**4.7** In 2019 the Government published a '[National Design Guide](#)'<sup>20</sup> which highlights the importance of understanding and responding to local character. In early 2021 a [National Model Design Code](#)<sup>21</sup> was introduced as part of the government's planning practice guidance. It expands the National Design Guide and reflects the government's priorities and provides a common overarching framework for design.

**4.8** The 2021 update of the [NPPF](#) also underscores the importance of high quality design: "the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve."<sup>22</sup>.

**4.9** The [NPPF](#) sets out that "Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development"<sup>23</sup>. The Westbury Character Statement and Design Guide (2022)<sup>2</sup> - annex 3- , together with the Westbury Conservation Area Appraisal and Management Plan - annex 2 - prepared as part of the evidence base to this Plan does just that. It has been produced by Westbury members of the local community who are in the Design Development and Housing Working Group of the Westbury Neighbourhood Plan with

support from professionals. It is based on research, best practice and consultation, with members of the group having surveyed areas in the town identified as having a shared character to identify common, positive and distinctive characteristics of those places.

**4.10** The Character Statement and Design Guide also draws on an industry standard and Design Code for well-designed homes and neighbourhoods: [Building for a Healthy Life \(BHL\)](#)<sup>24</sup>. There are twelve aspects, covering things like green spaces, facilities and services, adaptable homes etc and can be used for communities, authorities and developers to engage with a proposal and identify what works well and what still needs thought. Good practice highlighted by a green light, poor practice highlighted with a red light. As a guide, development should seek to achieve a score of no 'reds', and achieve a majority of 'greens'.

**4.11** The Westbury Character Statement and Design Guide should be used to inform and enable pre-application engagement and early constructive engagement with those proposing changes or developments and exploring how that specific location or site can deliver high quality and well designed places. The process of design is fundamental to the creation of high quality development – this links to the policy DDH6: Pre-application Community Engagement.

## **DRAFT POLICY DDH2: HIGH QUALITY DESIGN**

**High quality development proposals which protect, conserve and enhance the built and natural environment of Westbury and deliver healthy, sustainable and locally distinct places where people can live well will be supported.**

**All new development must be based on thorough site and context appraisal. Proposals will be expected to be supported by a proportionate design statement to demonstrate how they have responded positively to the Westbury Character Assessment (annex 3), and where applicable, the Westbury Conservation Area Assessment and Management Plan (CAAMP - annex 2).**

**Major development scheme proposals with a residential component should be shaped using the [Building for a Healthy Life design assessment tool](#)<sup>24</sup> or similar, and have regard to National Design Guidance and [Secured by Design standards](#).**

**Where development proposals affect local character or amenity, development proposals should:**

- a. deliver a quality of buildings and defined spaces that strengthens local distinctiveness, based on an understanding of the site features**

- and context and Westbury's character.**
- b. be integrated with and extending Westbury's pedestrian/cycle network with safe and legible routes that are attractive, inclusive, safe and direct routes connecting with green space, community facilities, public transport and surrounding communities. Applicants should have regard to figure 11 and 12 which set out information linked to walking and cycling.**
- c. protect on site and surrounding green and blue infrastructure and habitats and achieve a net gain in on-site biodiversity and sustainable water management benefits through a 'landscape led approach'.**
- d. provide sufficient and integrated car parking that minimises its visual impact and does not harm resident amenity or pedestrian and cyclist accessibility and safety.**

## HOUSING TO MEET LOCAL NEEDS

SUSTAINABLE  
DEVELOPMENT  
GOALS



**4.12** Westbury Neighbourhood Plan aims to ensure the balanced delivery of the right type and mix of housing to meet future local housing needs that provide life-long opportunities for local people to continue to live and sustain a good quality of life, now and in the future, for people of all ages and abilities. Policy DDH3 sets out local housing delivery criteria to help ensure all housing development in Westbury optimises its ability to meet current and forecast future needs of our community.



**4.13** The 2021 Westbury Housing Needs Assessment (HNA)<sup>3</sup> - appendix B - is the foundation of distinct local evidence for this policy. It provides detailed analysis of current and future demography and the housing needs of the different groups in the community within Westbury Neighbourhood Plan area.

### **4.14 House Sizes to Meet Local Needs.**

Within the diverse community there needs to be a range of property sizes and types to provide local opportunities to find a home that meets a household's needs. Westbury currently has a high percentage share of mid to large-size homes with between four-six rooms, as well as a significant share of homes with seven or more rooms. There is a low percentage of homes with one-three rooms. Smaller properties provide the opportunity

for local people to have their first own home, within the affordable housing sector. The highest demand from people on the housing register was for 3-bedroom houses. As people grow older, they may wish to downsize to a more manageable house but stay within Westbury. With a growing community of older people, smaller homes may also benefit this group. Westbury HNA suggests new development should prioritise the delivery of modest sized eg. two- and three-bedrooms homes.

### **4.15 Life-Long Housing Choices to Meet Changing Needs.**

New housing should be of a type and size that meets the changing local needs of residents over their lifetimes. Recent population estimates project an increase in people aged 64 and above. About 14.6 million people in UK live with a disability. Nearly half are older people. Local people may wish to down-size or move to a new home that meets their changing accessibility needs and Westbury should aim to help them remain an active part of our community. There is likely to be an increased need for specialist and supported living housing to meet the needs of this group. These homes should be designed to high standards of accessibility and be located in the most accessible locations within easy walking distance of local facilities to maximise resident quality of life.

**4.16 Space Standards and Accessible Homes.** All new homes should provide a good quality of space and accommodate changing access needs and be adaptable to meet changed accommodation requirements. As a result of the housing shortage the average size of new homes has been getting smaller. The size of new homes often fail to provide adequately sized rooms. All new developments should therefore aim to have space standards in accordance with the [Technical Housing Standards](#), the nationally described space standard (March 2015). The application of the 'space standard' should be based on evidenced local need. A high proportion of all new homes should now also achieve enhanced levels of accessibility and be adaptable. The provision of such housing is governed through building regulations (provided by M4(2)) <sup>25</sup>.

**4.17 Providing Affordable Housing.** Households need incomes of around £44,000 to be able to afford to buy an entry level home in Westbury. This is slightly higher than average (mean) incomes in Westbury (£41,700). Households with incomes between £29,880 and £43,971 are able to rent in the market but unable to buy. Households or individuals with incomes below this level will not be able to afford any market housing. It is these groups who are most likely to need affordable housing. Affordable

housing is a formal planning classification. It contains two distinct groups;

- Social rented housing provides homes to people in housing need on the housing register. These homes have subsidised rents below the market level and are most commonly provided by housing associations.
- Discounted market housing aims to help more people afford to own their homes. Most commonly this is through shared ownership or rent to buy schemes which reduces the need for a large deposit or mortgage.

**4.18** Most recently the Government introduced the First Homes scheme that offers a different route to first time purchasers at a minimum 30% discount. Government require that at least 25% of discounted market affordable homes that are provided through developer contributions are sold as First Homes. The majority of affordable housing is provided as a proportion of market housing developed through developer contribution, Wiltshire Council Core Policy 43 seeks to deliver at least 30% of all new housing as affordable. It is split between rental and discounted market housing responding to local circumstances.

**4.19** Westbury's HNA recommends within the NDP area 67% of the affordable homes be provided as rented tenures, and the remaining



33% be delivered as affordable routes to home ownership. This mix aligns with the Local Plan in prioritising the most acute needs as far as possible. This must respond to the Government's First Homes policy.

**4.20** Within the discounted market affordable housing, providers will be expected to offer 25% of it as First Homes. Within Westbury the baseline 30% discount is considered adequate to enable the product to be effective and accessible.

**4.21 Community Led Housing.** Affordable housing may also be provided directly through community led housing. This can provide a higher proportion of affordable homes helping address evidenced housing need within a community in addition to that secured via developer contribution. Community led development must be delivered and managed in perpetuity by an appropriate organisation, including a local community land trust or cooperative or a self build organisation.

**4.22** Homes of Our Own is a Community Led Housing partnership between Community First, Wiltshire Community Land Trust (WCLT), Wiltshire Council and Swindon Borough Council. The partnership supports and enables groups seeking to deliver alternative solutions to their community housing needs beyond the mainstream

delivery mechanisms.

**4.23** In line with Wiltshire Core Strategy and the vision and objectives of Wiltshire, Homes of Our Own, Westbury Neighbourhood Plan will support proposals for community led development on land allocated for development through the Neighbourhood Plan or Local Plan. It will also give in principle support to "rural exceptions" affordable housing development proposals of 10 dwellings or fewer outside but adjoining the Westbury's urban area, where within Westbury Neighbourhood Plan Area, in general conformity with Wiltshire Policy 44 (Rural Exception Sites).

**4.24** To assist in the delivery of the Westbury Neighbourhood Plan, consideration will be given to Community Led Housing and the formation of a Community Land Trust (CLT). The CLT's purpose would be to lead the provision and management of affordable housing and community facilities to contribute towards meeting community needs and wellbeing

**DRAFT POLICY DDH3: HOUSING TO MEET LOCAL NEEDS**

**Development proposals for new homes in Westbury will be given support where they;**

- a. Prioritise the delivery of affordable rented discounted market and open market two and three bedroom homes to meet local needs and in a tenure blind mix, design and layout;**
- b. Increase the supply of homes including social rented and discounted market housing in conformity with adopted Wiltshire Council Local Plan affordable housing policy;**
- c. Address the balance and provision of market and affordable housing to meet the specific housing needs of the Neighbourhood Plan area identified in the Westbury Housing Needs Assessment (2021) or updated evidence of housing need that has been validated by the local planning authority;**
- d. Deliver supported housing that is designed to provide a high quality of life for local older people and disabled people who need to move and wish to remain within the community in appropriate locations that are within ten minutes easy walk of local facilities;**
- e. Meet the Building Regulations Part M4**

**(Category 2)\* Accessible and Adaptable Buildings standards and a proportion of larger developments should be Wheelchair user dwellings as defined by Building Regulations Requirement Part M4 (Category 3) revisions thereof;**

- f. Meet the Nationally Described Space Standards set out in the Technical Housing Standards (2015) or any subsequent revisions thereof. Where possible, conversions should also seek to meet this standard;**
- g. Support will be given in principle to proposals for community led development of housing and/or community facilities that contribute towards meeting the identified housing and community infrastructure needs.**

**\* Reference to Best Practice Guidelines, Wheelchair Housing Design Guide: 3rd Edition, (or subsequent editions) Habinteg, RIBA Publishing.**



## ALLOCATION OF LAND FOR HOUSING

**4.25** Westbury NP proposes to allocate two sites for approximately 90 dwellings that assessment has concluded provide the most suitable non-strategic development opportunities to deliver local housing needs together with other community benefits. These allocations are:

- Land off Bitham Road for approximately 50 dwellings
- Land between Mill Brook and Coach Road for approximately 40 dwellings

Both these sites are greenfield on the edge of the town. No brownfield sites were available for allocation. A baseline assessment of all sites in Westbury is in the Site Options Assessment - appendix A. More background is also set out on pages 14 -16. The allocations are DRAFT only and are proposed in this Plan to get feedback from the wider community.

**4.26** The two medium sized sites are both adjacent to the built-up area of Westbury and present a good infill opportunity, subject to the provision of suitable access. Both sites are well surrounded by development on three sides and well contained by hedgerow to its Coach Road boundary with limited visibility from the wider landscape. Coach Road is a narrow historic lane which provides a strong boundary to the built

edge of Westbury. The policy requirements for each site have been derived from the site assessment process and informed by Environmental Assessment (Strategic Environmental Assessment and Habitat Regulations Assessment).

**4.27** Land off Bitham Park (Policy DDH4) is allocated for approximately 50 dwellings to include 30% affordable housing (in line with Wiltshire Core Strategy Policy), potential for additional community led housing and facilities and provision of community green space, landscape infrastructure and improvements to sustainable transport infrastructure.

**4.28** Land between Mill Brook and Coach Road (Policy DDH5) is allocated for approximately 40 dwellings to include 30% affordable housing (in line with Wiltshire Core Strategy Policy), with associated community green space and landscape infrastructure and improvements to sustainable transport infrastructure. The site is bounded to the east by Coach Road which is a narrow and historic route which provides a clear and strong edge to Westbury. This will be retained as an access route to existing properties only, and be used principally for biodiversity and recreation. For both sites, it is important to think carefully about how any impacts on sensitive local wildlife and environments, such as bats and the Salisbury Plain, a designated Special Protection Area (SPA) will be addressed.

**DRAFT POLICY DDH4: ALLOCATION OF LAND OFF BITHAM PARK FOR HOUSING**

Land off Bitham Park (approximately 2.3 hectares, as shown in Figure 8) is allocated for development of approximately 50 dwellings, including affordable housing, and additional community facilities to address local needs. Proposals will be expected to conform with the criteria below and relevant policies within the Development Plan.

Site requirements:

- a. approximately 50 dwellings to include affordable housing to meet local needs in conformity with Wiltshire Core Policy 43 (and any subsequent Wiltshire Council policy updates on affordable housing) as a minimum, and provision of community facilities;
- b. subject to the outcome of ongoing feasibility and viability analysis and landowner dialogue, support will be given to proposals for community led development as part of development of the site;
- c. excellent footpath and cycleway provision within the site and beyond to link with the adjoining housing areas including a pedestrian crossing facility across Bitham Park to an adoptable standard to link into existing public right of way WEST1 on the other side of the Bitham Park road at the south eastern tip of the site which provides a link to Bitham Brook Primary school;
- d. off-site works to extend footway connection to link to Trowbridge Road existing bus stop;
- e. contribution to enhanced bus service frequencies to key destinations including Westbury town centre and station;

- f. a biodiversity strategy to demonstrate how the proposal will deliver a biodiversity net gain of, where possible, in excess of 10% through the enhancement of existing features (such as existing hedgerows and trees as part of wider landscaping and green infrastructure requirements) as well as creation of new habitats on site;
- g. undertake and submit project specific Habitats Regulations Assessment in order to demonstrate that the development will have no likely significant effect on the Salisbury Plain Special Protection Area. Proposals must also ensure compliance with the Habitat Regulations through adherence to the Bat SAC Planning Guidance for Wiltshire (Wiltshire Council and Natural England, 2015) or the Trowbridge Bat Mitigation Strategy;
- h. sensitive and appropriate layout, form, appearance and materials and landscape
- i. treatment that protects the amenity of neighbouring residents.

Proposals will be required to demonstrate how the effects of traffic they will generate can and will be effectively mitigated. Archaeological investigations will be required in accordance with existing development plan policies and, where applicable, the design of schemes should respond to any finds. A Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and drainage strategy to inform site layout and design will also be required so that surface water is controlled and does not exacerbate flooding off-site.

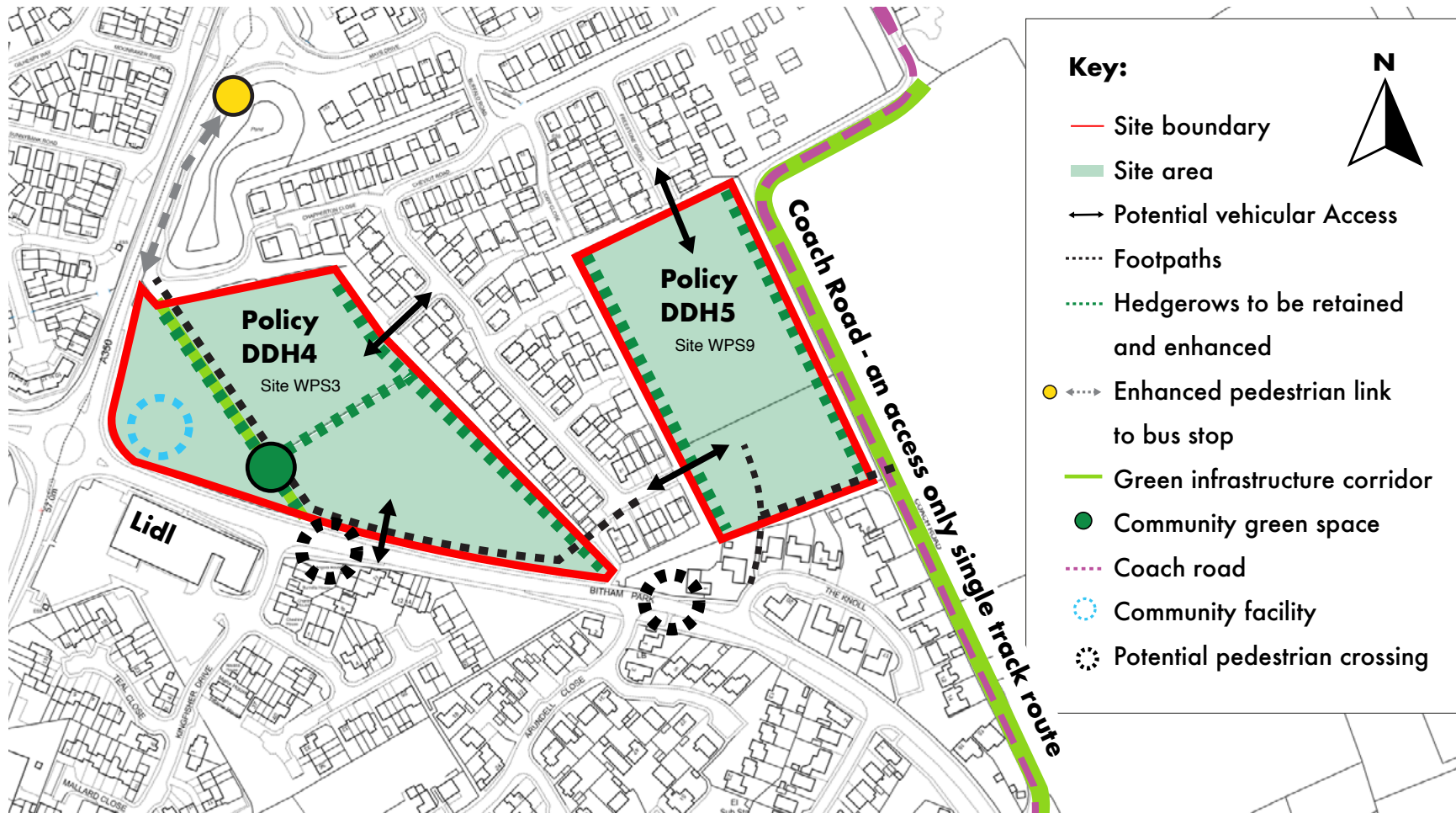


Figure 8: Sites Allocation Diagram

## **DRAFT POLICY DDH5: ALLOCATION OF LAND BETWEEN MILL BROOK AND COACH ROAD**

**Land between Mill Brook and Coach Road (approximately 1.6 hectares, as shown in figure 8) is allocated for development of approximately 40 dwellings.**

**Proposals will be expected to conform with the criteria below and relevant policies within the Development Plan. Site requirements:**

- a. vehicular access shall be from existing housing access roads located north and west;**
- b. excellent footpath and cycleway provision within the site and beyond to link with the adjoining housing areas and into the Bitham Road site to enable connectivity into the existing network through the site to existing public right of way, WEST1 at the very southern edge of the site which provides a link through to Bitham Brook Primary school;**
- c. contribution to enhanced bus stop and bus service frequencies to key destinations including Westbury town centre and train station;**
- d. a biodiversity strategy to demonstrate how the proposal will retain and enhance the green infrastructure along its eastern boundary to Coach Road as part of demonstrating proposals to deliver a biodiversity net gain where possible, in excess of 10% through the retention and enhancement of existing features (such as existing hedgerows and trees as part of wider landscaping and green infrastructure requirements) as well as creation of new habitats on site;**
- e. undertake and submit project specific Habitats Regulations Assessment in order to demonstrate that the development will have no likely significant effect on the Salisbury Plain Special Protection Area. Proposals must also ensure compliance with the Habitat Regulations through adherence to the Bat SAC Planning Guidance for Wiltshire (Wiltshire Council and Natural England, 2015) or the Trowbridge Bat Mitigation Strategy;**
- f. open space provision; and,**
- g. sensitive and appropriate layout, form, appearance and materials and landscape treatment that protects the amenity of neighbouring residents and protects the setting of the White Horse and Bratton Camp Scheduled Ancient Monument and conserves the rural setting of the site to the east. This shall be informed by appropriate landscape, and heritage assessments.**

**Proposals will be required to demonstrate how the effects of traffic they will generate can and will be effectively mitigated. Archaeological investigations will be required in accordance with existing development plan policies and, where applicable, the design of schemes should respond to any finds. A Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design will also be required so that surface water is controlled and does not exacerbate flooding off-site.**

## PRE-APPLICATION COMMUNITY ENGAGEMENT



**4.29** The importance and benefit of early community engagement in planning applications is widely acknowledged as key to shaping good places to live. [The National Planning Policy Framework](#) stresses that “Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community” [\(NPPF\)<sup>28</sup>](#).

**4.30** Early discussion between applicants and the local community, as well as with the Local Planning Authority, from the earliest stages enables a more collaborative approach to the process of preparing a development proposal that will need to balance many factors as the design evolves “Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.” [\(NPPF\)<sup>29</sup>](#).

**4.31** [The National Planning Practice Guidance<sup>4</sup>](#) note on design also highlights the role and importance of community engagement in shaping the use and development of land.

**4.32** Whilst it is acknowledged that in the early stages of considering a development proposal, applicants may wish for any discussions with Wiltshire Council to be confidential, involvement of the local community should happen at the earliest possible stage. The Westbury Community Engagement Protocol - annex 4 - is intended to facilitate a structured approach to enable effective, positive and early involvement of the local community in outline and full planning applications addressing all aspects of a proposal.

### DRAFT POLICY DDH6: PRE-APPLICATION COMMUNITY ENGAGEMENT

**Applicants are encouraged to proactively undertake proportionate and effective pre-engagement with Westbury Town Council and the affected community in accordance with the Westbury Community Pre-Application Engagement Protocol and the [Wiltshire Council Statement of Community Involvement<sup>30</sup>](#) and National Planning Policy.**

**Pre-application community engagement is also encouraged for Outline, Reserved Matters as well as Full applications.**



## **5.0 POLICIES: TRANSPORT AND MOVEMENT**

Policies in this section include:

Draft Policy TM1: Active Travel  
Draft Policy TM2: Highways Impact and Improvements  
Draft Policy TM3: Ultra Low / Zero Emission Vehicle Charging

## SUSTAINABLE DEVELOPMENT GOALS



### GETTING AROUND WESTBURY

**5.1** Westbury is a compact town with good connections, with potential to become a more cycle and pedestrian friendly town and reduce reliance on private car journeys through:

- strategic cycle and pedestrian infrastructure improvements along major routeways – in particular to and from the railway station.
- requiring new development to be designed around low carbon travel methods, providing or funding necessary walking, cycling, public transport infrastructure, integrated within the active travel network and located close to existing facilities.

**5.2** In the past, priority has been given to vehicle movement and access. Less attention has been paid to the place function of streets and human movement through them.

**5.3** Although some existing dedicated infrastructure for walking and cycling exists in Westbury, it is disjointed and inconsistent, with dedicated cycle routes leading on to busy roads without separate cycle lanes as set out in the Transport and Movement Evidence Base Report<sup>4</sup> appendix C.

**5.4** Transport is now the biggest carbon emitting sector in the UK<sup>33</sup>. Existing places need to be

a focus for proactive renewal to reduce carbon emissions net-zero outcomes at the local level. The government has increased investment in walking and cycle infrastructure as set out in the document "[Gear Change](#)"<sup>31</sup> in response to the climate crisis as well as the Covid-19 pandemic.

**5.5** The planning system has an important role to play in delivering active travel networks, reducing congestion and creating liveable streets<sup>34</sup>. Going forward the extension and improvement of the non-vehicular routes are also important factors for people's health and wellbeing.

**5.6** The Town and Country Planning Association published a [guide](#) to accessible and walkable neighbourhoods in March 2021<sup>32</sup>. Named "The 20-minute neighbourhood" the guide is about creating attractive, interesting, safe, walkable environments in which people of all ages and levels of fitness are happy to travel actively for short distances from home to the destinations that they visit and the services they need to use day to day. Westbury has all the ingredients to enable people to actively travel to key locations within 20 minutes.

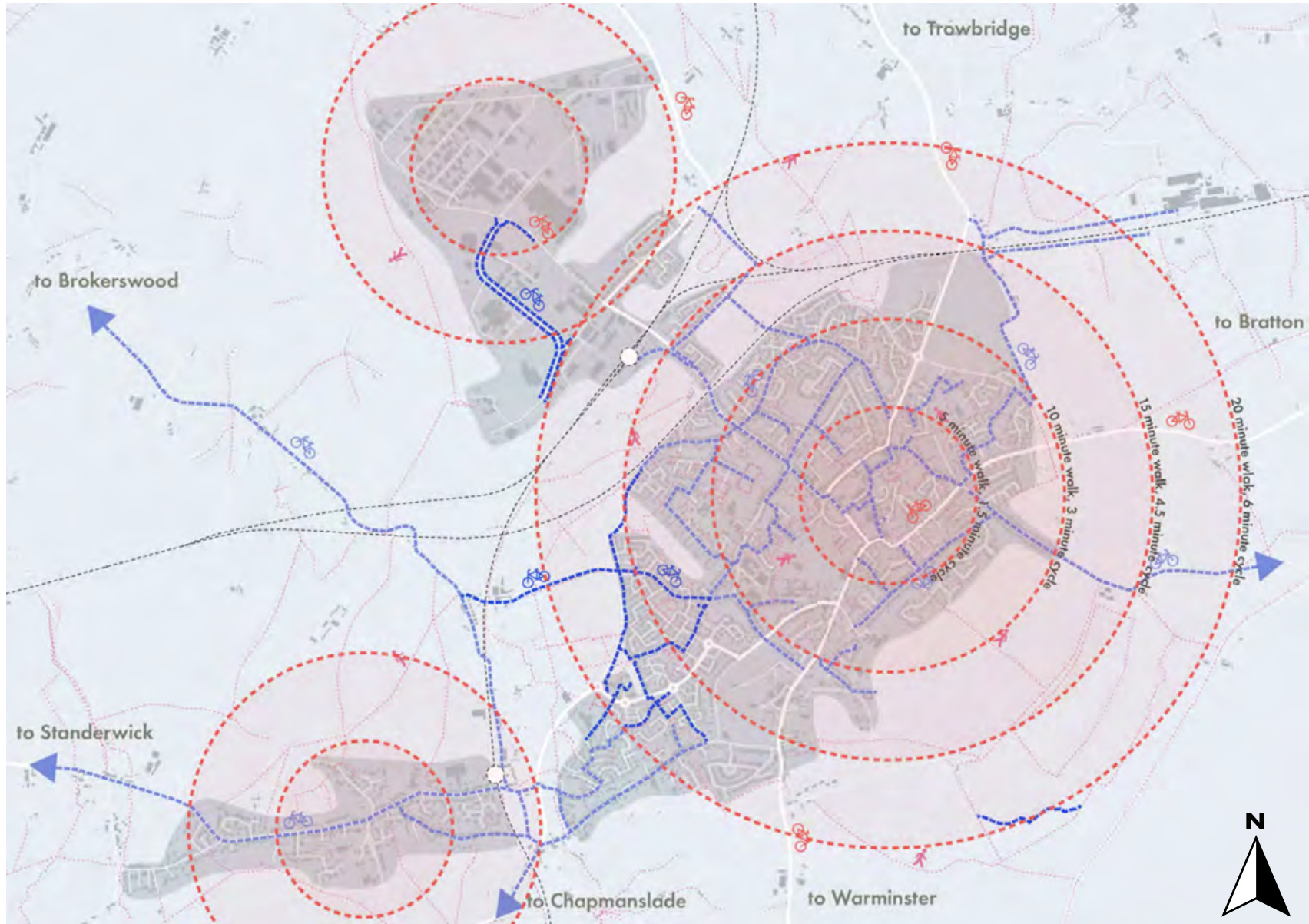


Figure 10: Diagram to show the compact nature of Westbury taken from the Westbury Vision Document



## DRAFT POLICY TM1: ACTIVE TRAVEL

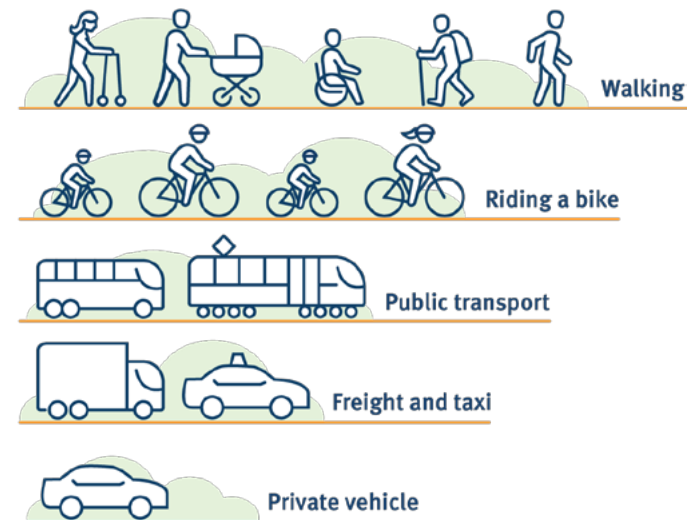
All developments must be planned in line with the Sustainable Transport Hierarchy. Applications for major development must demonstrate through an effective Travel Plan (in accordance with Wiltshire Core Strategy Core Policy CP61) how sustainable transport modes are maximised and that safe and suitable movement can be achieved for all people.

Proposals will be expected to provide dedicated pedestrian/cycle only routes to avoid circuitous road links where feasible, and will be supported where it is shown (through the travel plan) that liveable, attractive, interesting, and safe environments enable people of all ages and levels of fitness to walk, cycle or scoot. Connection into and extension of the existing network of local off road routes, will be supported.

As a key element in Westbury's sustainable transport network, further improvements to the accessibility and quality of the links between the wider town and Westbury Railway Station will be strongly supported. Improvements to the quality of the public realm around the station, will also be supported.

Proposals must also ensure compliance with the Habitat Regulations through adherence to the Bat SAC Planning Guidance for Wiltshire (Wiltshire Council and Natural England, 2015) or the Trowbridge Bat Mitigation Strategy.

## Sustainable transport hierarchy



Above: Figure 11 Diagram to show the sustainable transport hierarchy (Image sourced from kindpng.com)

SUSTAINABLE DEVELOPMENT GOALS



**HIGHWAYS IMPACT AND IMPROVEMENTS**

**5.7** The A350 creates uncomfortable traffic speeds, noise and air pollution. As a major route for HGV's it discourages walking and cycling – severing the connection between the town centre and adjoining neighbourhoods. Westbury has suffered for many years from poor air quality, mostly but not exclusively, due to heavy traffic passing through the town. It is now classed as being one of the six most polluted towns in Wiltshire and has an area designated as an Air Quality Management Area (See Figure 13).

**5.8** The Transport and Movement Evidence Base Report - appendix C -<sup>4</sup> has been prepared by the Steering Group, sets out in detail the key issues and aspirations linked to transport and movement in Westbury.

**5.9** There is much concern about the impact of increased housing in Wiltshire on the traffic and related issues along the route of the A350. [The Local Transport Plan Review \(January 2021\)](#)<sup>35</sup> forecasts increased congestion on the A350:

“through Westbury and onwards towards Warminster. Interventions have not, to date, been identified for these sections (apart from the Yarnbrook to West Ashton Bypass). It is recommended that a comprehensive strategy should be considered to assess the longer-term issues and options for the route.”

**5.10** In consultation with the local community, the issue of a future bypass / relief road is frequently raised and the tension between further housing growth and the resultant increase in traffic. It is beyond the scope of this Neighbourhood Plan to introduce changes to the road network. This policy however seeks to refine a local level approach to addressing the impacts of the road network and delivering much needed improvements required to facilitate higher levels of active travel in the town.

**5.11** In the past, priority has been given to vehicle movement and access, less attention has been paid to the place function of streets and human movement through them. As highlighted on figure 12, there are a number of locations where improvements can be delivered. A highly important improvement is the delivery of a railway line crossing. As set out in the Wiltshire Core Strategy, the delivery of strategic housing growth at Station Road, Westbury (former West Wiltshire housing allocation - H14) was allocated with the benefits of “providing an enhanced gateway to the town, in addition to providing a new crossing of the railway line, thus alleviating traffic from Oldfield Road and providing a connection to Mane Way”. The delivery of this crossing remains a critically important element in the local sustainable transport network that will significantly improve the access to the station from the south and west of the town, and will help to reduce pressure on Station Road. Though the site is being built out, the delivery of the railway line crossing is yet to be confirmed.

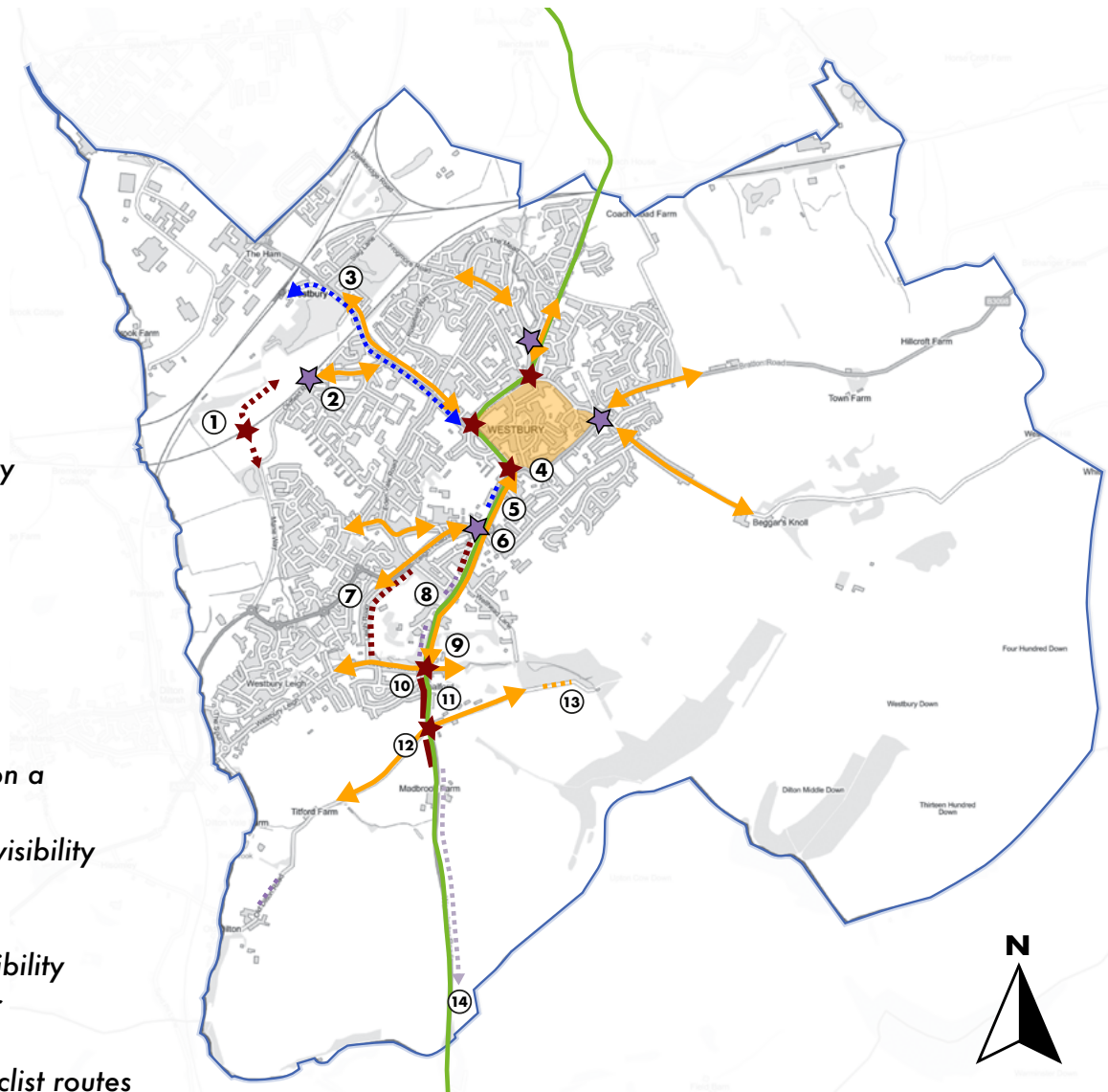
Figure 12: Risks and Opportunities for Pedestrians and Cyclists

Key:

- ★ Inadequate Pedestrian Crossing
- ★ Pedestrian Crossing Needed
- Limited Pavement Width
- - - Pavement Required
- Dangerous Traffic Speed
- - - Restricted Access
- Pedestrian Priority Area
- Cyclist Priority Opportunity

Key Areas Requiring Attention:

- 1 Bridge over railway needed to connect communities
- 2 Dangerous crossing over railway
- 3 Cyclist routes to railway station should take priority over parking
- 4 Dangerous roundabout in town centre with heavy traffic and no crossings
- 5 Road narrows quickly cutting up cyclists
- 6 Dangerous crossing on a steep slope with limited visibility
- 7 Section of road with fragmented or no pavement
- 8 Limited pavement width / no pavement provided on a major road
- 9 Dangerous roundabout with heavy traffic, limited visibility and no crossings
- 10 Steep slope / poor pavement provision
- 11 Traffic moving at dangerous speed with limited visibility
- 12 Crossing required for pedestrians and cyclists over dangerous major road
- 13 No pavement connecting major pedestrian and cyclist routes





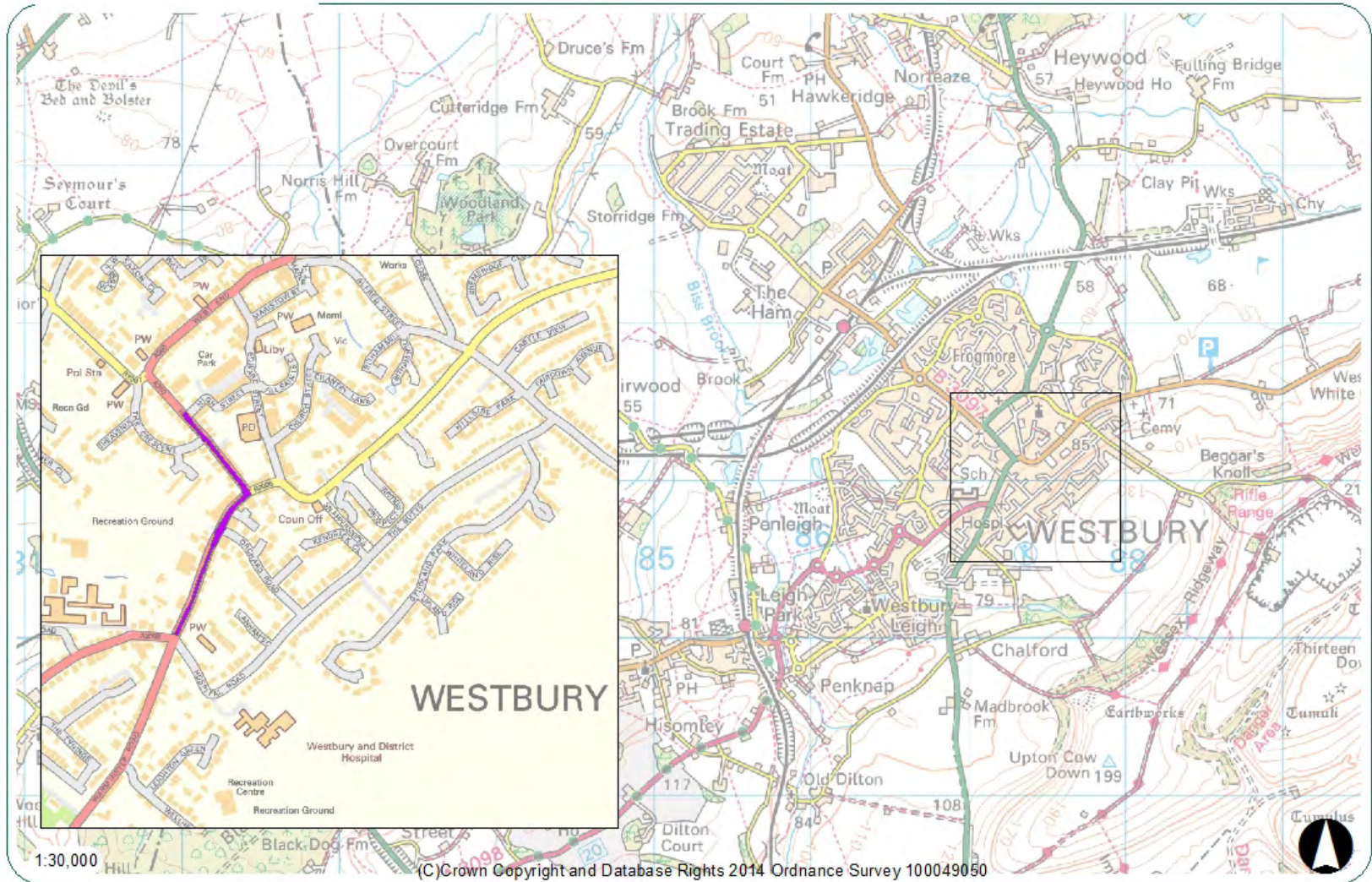


Figure 13: Air Quality Management Area Map (Credit: Wiltshire Council)

**DRAFT POLICY TM2: HIGHWAYS IMPACT AND IMPROVEMENTS**

**1. Impacts**

**Development proposals that are likely to generate significant transport movements, particularly along the A350 and Station Road, will be expected to demonstrate no adverse impacts on the following issues:**

- a. air quality;**
- b. safety for all road users including pedestrians and cyclists;**
- c. the pedestrian environment and movement;**
- d. cycling infrastructure;**
- e. the street network;**
- f. heritage; and**
- g. noise levels.**

**Development proposals, which by virtue of their scale, nature or location are likely to adversely affect air quality in the Westbury Air Quality Management Area (see figure 13), will need to demonstrate that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity.**

**Development that will result in HGV movements through Westbury along the A350 and the Air Quality Management Area will need to set mitigation measures in their Transport Assessments. Mitigation measures may include defined routing,**

**restrictions on times of movements or the use of low / zero emission vehicles.**

**Where adverse impacts on any of the issues listed above are unavoidable, appropriate mitigation of these impacts by highway improvements and/ or financial contributions for the measures will be required.**

**2. Improvements**

**Development proposals should seek to address the issues listed above along, across and adjacent to all levels of the highway network, where doing so would not compromise its wider functions.**

**Key projects and actions are illustrated on figure 12, and will be particularly supported.**



## LOW / ZERO EMISSION VEHICLE CHARGING

**5.12** In March 2021, the government moved the ban on sales of new petrol and diesel cars forward to 2030, while also announcing a new £20m funding pot for electric vehicle (EV) innovation. The government's [Road to Zero Strategy \(2018\)](#)<sup>36</sup> outlines a number of ambitious measures including: a push for charge points to be installed in newly built homes, where appropriate, and new lampposts to include charging points, potentially providing a massive expansion of the plug-in network. The 2021 [NPPF](#)<sup>2</sup> sets out the need for developments to be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

**5.13** Wiltshire Council is seeking to take advantage of realistic opportunities to improve the EV charging offer in Wiltshire<sup>37</sup> as the car is currently the main travel mode in the county. An important part of the picture will be electric or other zero emission vehicles, and Wiltshire Council will develop an Electric Vehicle Charging Infrastructure Strategy. There are currently four public charging points in Westbury, and charging points have been provided in a recent housing development at the former Westbury Hospital Development (Callaway Gardens).

Passive charging provides the ducting and infrastructure that can easily be connected to a charger when it is required. Passive charging allows for charging to be activated as demand increases and allows for the latest technologies to be used. Active spaces are fully wired and connected, ready to use, charging points. The cost of passive charging is less than active charging.

**5.14** This policy looks to positively reinforce a national drive towards cars powered by energy other than petrol and diesel, and support increased town usage of low and zero emission cars. It reflects a June 2022 update to the Building Regulations Part S which aims to futureproof homes and buildings via the installation of charging points for electric vehicles, and provides technical guidance regarding charging them in our homes. It also contributes to SDG 11: Make cities and human settlements inclusive, safe, resilient and sustainable and SDG 13: Take urgent action to combat climate change and its impacts.



## **DRAFT POLICY TM3: ULTRA LOW / ZERO EMISSION VEHICLE CHARGING**

### **1. Residential**

**Every new home, including those created from a change of use, with associated parking must have an EV charging point.**

**Residential building undergoing a major renovation which will have more than 10 parking spaces must have a least one EV charging point per dwelling with associated parking, along with passive provision in all spaces without charging points.**

### **2. Non-residential**

**All new non-residential buildings with more than 10 parking spaces must have a minimum of one charging point and passive provision for one in five (20%) of the total number of spaces.**

**All non-residential buildings undergoing a major renovation that will have more than 10 parking spaces must have a minimum of one charging point, along with passive provision for one in five spaces.**

## 6.0 POLICIES: TOWN CENTRE AND ECONOMY

Policies in this section include:

Draft Policy TCE1: Working and Living in Westbury  
Draft Policy TCE2: Westbury Town Centre

## WORKING AND LIVING IN WESTBURY

SUSTAINABLE  
DEVELOPMENT  
GOALS

8 DECENT WORK AND  
ECONOMIC GROWTH



13 CLIMATE  
ACTION



**6.1** Due to the Covid-19 pandemic and thanks to technological advances it is now easier than ever to work locally and from home. Although regrettable circumstances, Covid-19 has enabled society to think differently about their lifestyle choices and allowing individuals to reap the benefits of diversified work opportunities whilst not leaving your town, or even your front door.

**6.2** Looking ahead, it will be important to ensure that a wider range of opportunities exist to work and live and visit Westbury's town centre. The town centre has the opportunity to provide mixed employment, new co-working spaces such as Angel Mills can be utilised to provide space for those working away from the office. These can also support small local businesses and new start-ups looking for affordable options encouraging diversity of employment. This in turn will support local businesses such as cafés, bars and restaurants and other local amenities used by increased footfall within the town centre. Westbury can become a resilient, self sufficient town able to thrive in the new economic climate.

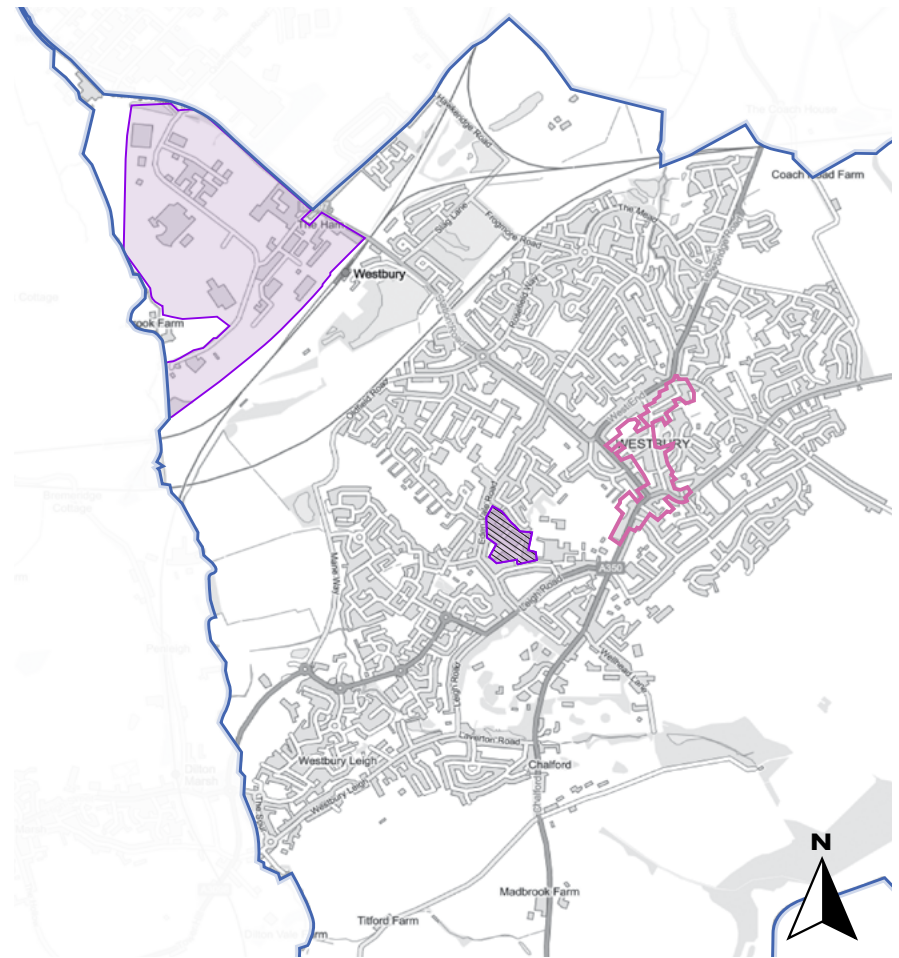
**6.3** In order to create the right conditions for economic prosperity, it is very important that an adequate supply of land to meet development

needs is provided. Employment space must be protected with the aim of providing a balance between employment and population. However, it is also recognised that future investment may provide scope for regeneration through mixed-use re-development, with the aim of providing jobs on site in improved premises. In some cases, a more intensive mixed-use development could provide greater benefit to the local community than if the site was retained solely in employment use.

**DRAFT POLICY TCE1: WORKING AND LIVING IN WESTBURY**

**Insofar as planning permission is required, development proposals that provide working spaces which encourage homeworking and creative small businesses will be supported. In new residential developments, including the allocations within this Plan, the incorporation of studios and workshops will be supported.**

**Regeneration of existing employment land as shown on Figure 14 should seek to generate the same number, or more, permanent full time equivalent jobs as the existing or former use.**



- Parish Boundary
- Central Commercial Area
- Principle Employment Area (as designated by Wiltshire Council)
- Woodland Industrial Estate

*Figure 14: Principal Employment Areas and the central Commercial Area*



8 DECENT WORK AND ECONOMIC GROWTH



## TOWN CENTRE

**6.4** Westbury town centre is the historic focus of the market town and centre of its economic and cultural life. It is also partially within the Westbury Conservation Area (see figure 15) and contains many listed and a number of non listed (or non-designated) buildings of local historic interest.

**6.5** A recent [Wiltshire Council commissioned study \(2020\)](#)<sup>37</sup> on the town centre found Westbury town centre to have a modest level of health. The town has however, suffered a decline in its role and vitality due to competition from other centres and the impact of heavy through traffic on its accessibility and environment. In line with recommendations in the town centre study, the Town Council will support proposals to redevelop or extend convenience goods stores in the town centre in order to make them more efficient and competitive.

**6.6** Paragraph 86 of the [NPPF](#)<sup>2</sup> directs plans to “support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.” As a positive response to this, in 2021 Westbury Town Council adopted an updated [Vision for Westbury Town Centre](#)<sup>43</sup>. This document forms a part of the NP evidence base - it is annex

1, and sets out a renewed vision for Westbury Town Centre, including projects, initiatives and steps to achieving the objectives to;

- support the retention and growth of local businesses.
- support and enable the regeneration of the town centre to encourage spending, improve accessibility, better manage traffic and parking and safeguard heritage assets.

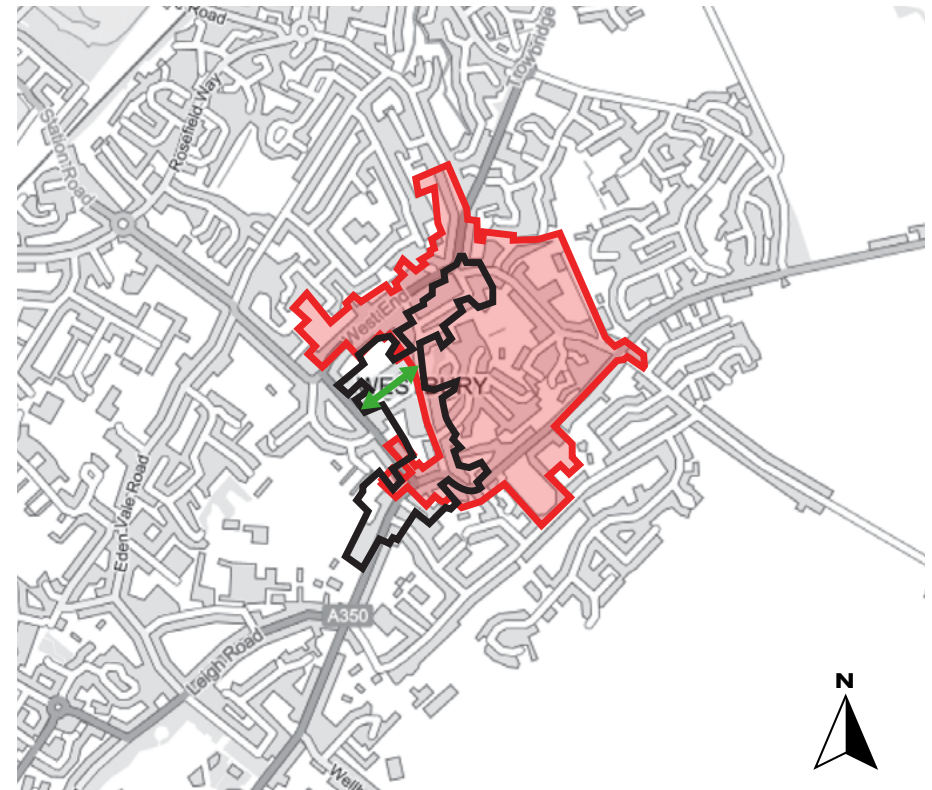
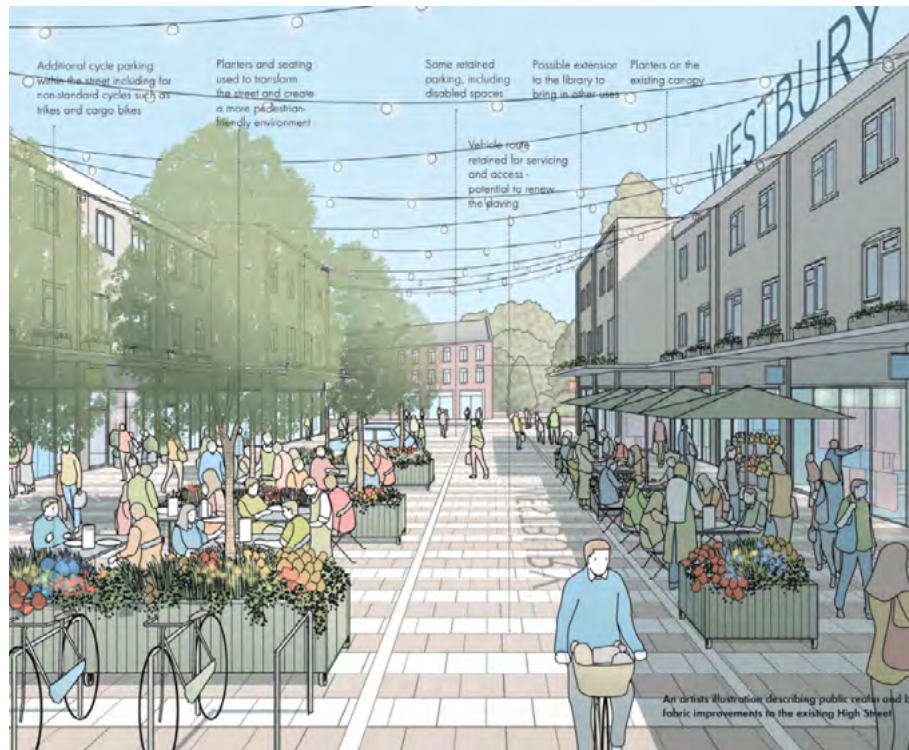
**6.7** The Town Centre Vision contains a wide range of initiatives that together can contribute towards the sustainable renewal and long-term vitality of the town centre, restoring its historic role as the hub of Westbury’s community. These initiatives range from shorter term projects to long term inspiration, aspirations and opportunities. Topics addressed and associated projects also include those outside of the town centre and Westbury and include interventions that go beyond the ability and power of the neighbourhood plan to assist in delivery.

**6.8** Westbury’s Neighbourhood Plan provides a development plan policy that provides a foundation of support for development related projects that will make a positive contribution to



realising the Vision for Westbury Town Centre. This policy provides investors with the confidence that, subject to meeting other development plan policy requirements, their proposals will be supported by the Town Council and the community in principle.

Below: image from the Vision for Westbury Town Centre



ABOVE Figure 15 – Westbury Town Centre and Conservation Area (as defined in the Core Strategy)

- Central Commercial Area
- Conservation Area
- ↔ High Street



## **DRAFT POLICY TCE2: TOWN CENTRE**

**Development proposals which arise from or contribute positively to the implementation of the Westbury Town Centre Vision will be supported:**

- a. the development of a Westbury arts and performance venue;**
- b. revitalising the Market Place;**
- c. improving the image and functioning of the High Street;**
- d. activating the Angel Mill building; and**
- e. enhancing Edward Street with improved active frontage.**

**Within the Central Commercial Area (as shown on figure 14) where physical development works are required to accompany either a change of use (permitted development or otherwise), or a redevelopment proposal, the character, image and functioning of Westbury town centre must be maintained (such as in the Conservation Area) and where possible enhanced (such as in the High Street).**

**Proposals to redevelop or extend convenience goods stores in the town in order to make them more efficient and competitive will be supported.**

**Proposals must also ensure compliance with the Habitat Regulations through adherence to the Bat SAC Planning Guidance for Wiltshire (Wiltshire Council and Natural England, 2015) or the Trowbridge Bat Mitigation Strategy.**

## **7.0 POLICIES: HERITAGE AND LANDSCAPE**

Policies in this section include:

Draft Policy HL1: Valued Landscape Setting and Views  
Draft Policy HL2: Local Heritage  
Draft Policy HL3: Retrofitting Historic Buildings



Above: View to the Church Tower of the Grade I listed Parish Church of All Saints in the historic town centre



Figure 16: Westbury historic assets - both in the town and the wider area from Westbury vision document

## SUSTAINABLE DEVELOPMENT GOALS

**3** GOOD HEALTH AND WELL-BEING



**15** LIFE ON LAND



## VALUED LANDSCAPE SETTING AND VIEWS

**7.1** The topography of Westbury varies from a gentle incline from north west to south east, with a sharper incline to the east of Warminster Road and Bratton Road, where the rural fringe of the town meets the landscape which rises dramatically as the escarpment of the Salisbury Plain.

**7.2** This area to the east of the town is highly valued locally for a range of reasons, from recreation and wellbeing, to tranquility, beauty, biodiversity, food production and tourism. This area is also a nationally renowned iconic landscape with historical associations of national significance, it is also a landscape with clear evidence of archaeological value and it contributes towards the collective sense of local identity and character. This landscape setting to the east of Westbury is part of the wider Salisbury Plain Special Landscape Area (SLA).

**7.3** The SLA designation is a saved policy from former West Wiltshire District Council Local Plans which identifies areas for their local landscape value and enshrines a presumption against development detrimental to the landscape character of the area.

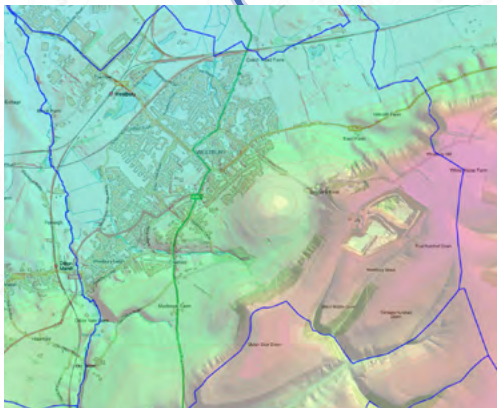
**7.4** The Westbury Character Statement and Design Guide - annex 3<sup>2</sup> sets out an assessment of the landscape value of the landscape setting

to Westbury that is part of the wider SLA (for landscapes which are outside, and not candidates for, national designation) which is informed by Technical guidance issued by the Landscape Institute ([TGN 02/21 Assessing landscape value outside national designations 2021](#))<sup>38</sup>. Landscape value is defined as the relative value or importance attached to different landscapes by society on account of their landscape qualities.

**7.5** The area identified in figure 17 is the highly valued landscape setting to Westbury, the key characteristics of which must be protected and, where possible enhanced into the future. The Westbury Character Statement<sup>2</sup> strengthens and updates the evidence which underpins the saved SLA designation and updates it within the context of the boundaries of the designated Neighbourhood Plan area.



**7.6** The landscape setting to the east of Westbury is a distinct area of landscape that forms a distinctive and high quality setting to the town. From the open chalk upland of the Salisbury Plain to the open dramatic escarpment edge, terraced hillsides and enclosed undulating farmland at the bottom of the Wellhead Valley.

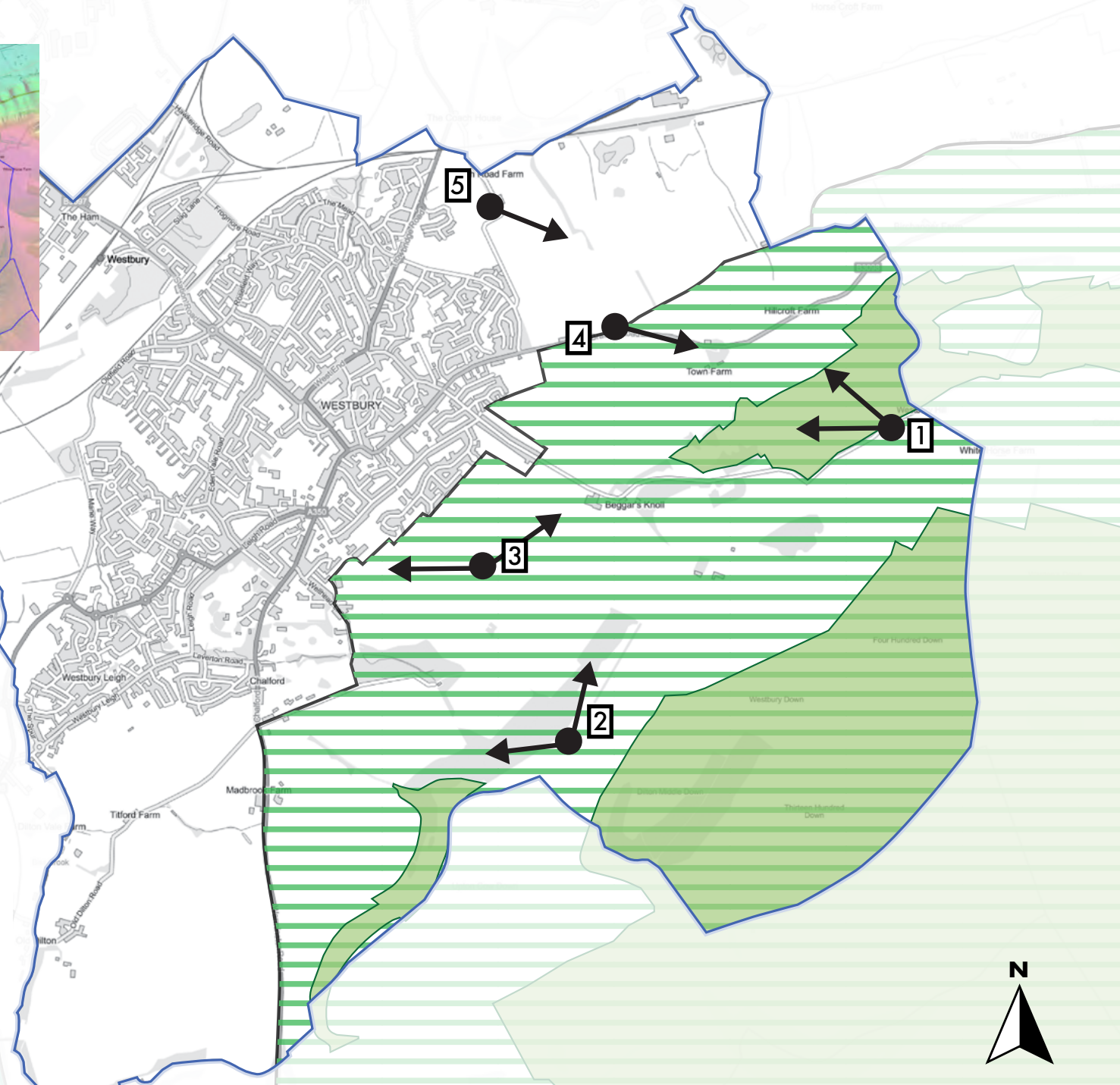




Above: Topographic map illustrating clearly the escarpment and Salisbury Plain.

**Figure 17: Special Landscape Area and Key Views**

-  Special Landscape Area
-  Site of Special Scientific Interest





**View 1:** Looking north west from Public Right of Way WEST53 towards Westbury and beyond.

*Extensive view from the escarpment close to the Westbury White Horse. In the foreground is the Special Landscape Area and the town and wider area can be seen beyond.*

**View 2:** Looking north (photo a) / north east towards the town and beyond (photo b) from Public Right of Way WEST61 into the Wellhead Valley.



Above: View 2 (a)



Above: View 2 (b)





View 3



View 5

**View 3:** Looking south east from White Horse view point

*View across fields towards the escarpment and the Westbury White Horse, from a formal view point with information boards.*

**View 4:** Looking north / north west Public Right of Way WEST32

*From rising land, the residential edge of Westbury can be seen together with the wider landscape setting (the White Horse can just be glimpsed to the right)*

**View 5:** Looking south west from Coach Road

*View from a key historic route towards the escarpment and the White Horse*



View 4

**DRAFT POLICY HL1: VALUED LANDSCAPE SETTING AND VIEWS**

**The landscape settings of Westbury will be protected. Proposals for development which, by reason of their scale, siting or design, would affect the key characteristics of the Special Landscape Area as defined on figure 17 and described in the Westbury Character Statement and Design Guide, must demonstrate how the landscape setting will be protected and where relevant, enhanced.**

**Development will only be supported where it is demonstrated that it does not detract from the visual qualities and key characteristics of the Special Landscape Area and its setting.**

**Development which might impact on locally valued views as illustrated on figure 17 should demonstrate how the development will be seen in relation to that view, what impacts development would have on the view, and include mitigation proposals to remove or reduce any negative impacts.**

## LOCAL HERITAGE

**7.6** The centre of Westbury was designated as a Conservation Area on 11th July 1975 by Wiltshire Council. The designation is recognition of an area’s special qualities, which Wiltshire Council safeguards as an important part of Wiltshire’s heritage. It is an area’s collective architectural or historic attributes, which makes it worthy of conservation area status. As part of preparing this NP, a Conservation Area Appraisal and Management Plan (CAMMP) - annex 2 to the Plan has been prepared in order to define and record the special architectural and historic interest of the Westbury Conservation Area. This will inform any planning decisions to ensure this special part of our town is conserved and enhanced.

**7.7** Prospect Square within the Conservation Area is an architectural example of considerable quality bestowing high historic significance given its connection to the most important family in the town’s history. Its remarkable endurance and maintained condition, including the well executed locations for the parking in front of houses is a testament to the worth of the original houses and their capacity to adapt and remain relevant in the 21st century.

**7.9** Westbury’s only Grade I listed building, the Parish Church of All Saints (circa 1437) lies at the centre of the Conservation Area. In addition to those within the Conservation Area, there are also

clusters of listed buildings elsewhere in the town, predominantly in the south surrounding Westbury Leigh and Leighton House, and three scheduled ancient monuments.

**7.10** Overall, Westbury’s Conservation Area is well managed, except for the loss of traditional doors and windows in some character areas. However, several issues have arisen in recent years regarding the connectivity of the Conservation Area to the rest of the town as identified in the CAMMP. There are also several listed buildings outside of the Westbury Conservation Area, including:

- Two Grade II listed buildings in the northwestern part of neighbourhood area; Storridge Farmhouse, a mid C19 Model Farm dating from 1833 to 1866 (the best of several model-type farmhouses at Westbury), and Brook Farmhouse an early to mid C18 farmhouse dating from 1700 to 1766.
- The north east of the neighbourhood area includes the following Grade II\* buildings: Edgar House in Church Street, Bank House and Town Hall in the Market Place and Ferndale House in Alfred Street, along with over 20 Grade II buildings.

**7.11** There are listed buildings at risk in Westbury. The Grade II\* listed Phipps Mausoleum, Westbury Cemetery, is a late 19th Century privately owned mausoleum, within the cemetery. The building is

currently disused and continues to deteriorate. It is the subject of on-going vandalism but has been secured against break-ins.

**7.12** While the National Heritage List for England logs buildings and sites of clearly national significance, there are a number of local heritage assets that are important to the local community and contribute significantly to the local character, and unique history of Westbury, but which are not of national significance – and therefore not designated as listed building. Identification of these buildings of local interest (in planning terms called Non-Designated Heritage Assets) will give the community of Westbury the opportunity to give these assets consideration within the planning process. More detail is set out in the Locally Valued Heritage Assets Report - appendix D to the Neighbourhood Plan.

**7.13** A small but distinctive sub area, Westbury Leigh was historically a separate village to Westbury with its own shops, pubs and industry. It is an area with a distinct historic character with 22 listed buildings, the earliest Georgian buildings dating from the C17, and many historic buildings. A full description is included in the Westbury Character Statement and Design Guide - annex 3.

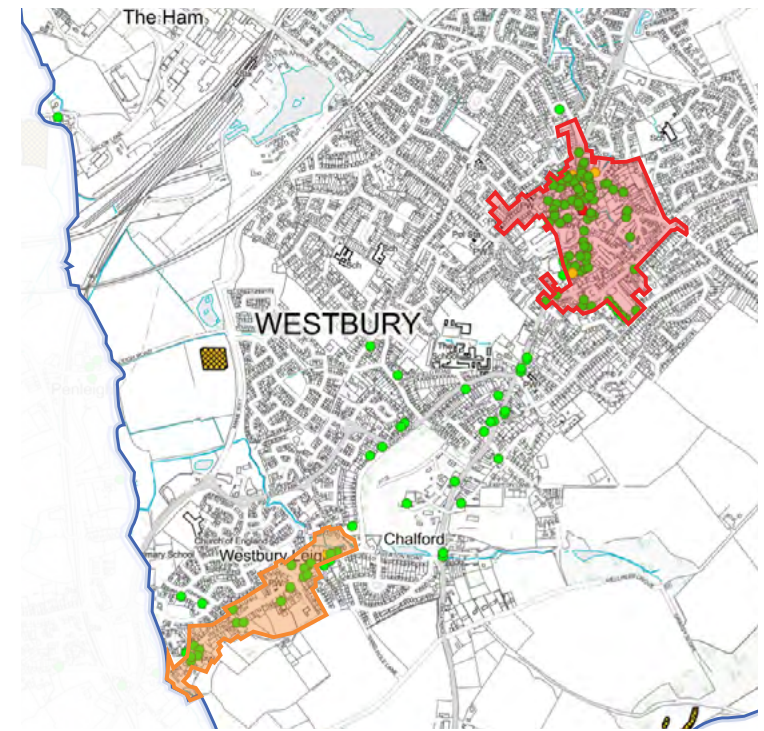


Figure 18: Westbury Heritage Map  
Key:

- Westbury Conservation Area
- Westbury Leigh Area of Special Quality
- Scheduled Ancient Monuments

Listed Buildings

- Grade I
- Grade II
- Grade II\*



## **DRAFT POLICY HL2: LOCAL HERITAGE**

### **1) Westbury Conservation Area**

**Any proposal for development within or adjoining any of the Conservation Area should preserve and enhance its character and appearance. Proposals should seek to protect the natural and historic features of the Conservation Area (as shown on figure 18), having regard to the Westbury Conservation Area Appraisal and Management Plan (2020, and subsequent revisions thereof). Applicants for planning permission must therefore provide with their proposals a 'Design Statement', to justify the design decisions that have been made as the scheme developed and how it relates to its context.**

### **2) Locally Valued Heritage**

**The Neighbourhood Plan identifies an Area of Special Quality at Westbury Leigh as shown on the overall Policies Map (figure 7). Development proposals located within the Area of Special Quality should demonstrate that they have had full regard to the characteristics that contribute to the significance of its local architectural and historic interest as set out in the Westbury Character Statement and Design Guide. For other areas of local heritage importance, including archaeological importance, together with buildings or structures that are noteworthy as non-designated local**

**heritage assets as identified in the Westbury Conservation Area Appraisal and Management Plan and the Westbury Locally Valued Heritage Assets Report, development proposals must demonstrate that appropriate consideration has been given to:**

- a. the significance of the heritage asset;**
- b. its most distinctive and important features;**
- c. the elements of its setting and immediate surrounds that contribute to its significance; and,**
- d. the contribution the asset and its setting makes to the character of the local area (whether in the Conservation Area or not)**

### **3) Re-use of Historic Buildings**

**Proposals for the appropriate re-use of historic buildings and spaces (designated and non-designated heritage assets) will be encouraged and supported to ensure the long term survival of these irreplaceable heritage assets and include the appropriate use of traditional materials and methods of construction where possible.**



1



2



3



5



4



6

1. Church Street in the Conservation Area
2. Listed building in Prospect Square, Conservation Area
3. Listed Building and Listed Railings in Westbury Leigh
4. A terrace house and railings in Westbury Leigh
5. Alfred Street, non-designated but locally important heritage asset in the Conservation Area
6. Listed Bitham Mill in the Conservation Area



## RETROFITTING HISTORIC BUILDINGS

SUSTAINABLE  
DEVELOPMENT  
GOALS

7 AFFORDABLE AND  
CLEAN ENERGY



11 SUSTAINABLE CITIES  
AND COMMUNITIES



13 CLIMATE  
ACTION



**7.14** Westbury has many historic buildings, both listed and of local heritage value. It is important that these historic buildings can be retrofitted to achieve buildings which are more energy efficient and cheaper to heat, but this must be done in a way which preserves the special and inherent characteristics. Retrofit is the process of improving the energy and environmental performance of buildings through technical and building interventions. A prime focus of retrofit is on reducing heat losses through building fabric (ie, walls, doors, windows, floors and roof) – to cut heating costs, energy use and CO2 emissions.

**7.15** New evidence from [Heritage Counts](#) shows that we can reduce the carbon emissions of



historic buildings by over 60% by 2050 through refurbishment and retrofit. Responsible retrofit should deliver sustained net reductions in energy use, at minimal environmental impact, while maintaining or improving the traditional and special characteristics of historic buildings.

**7.16** This policy also supports the delivery of UN Sustainable Development Goals 7 and 13.

### DRAFT POLICY HL3: RETROFITTING HISTORIC BUILDINGS

**The sensitive retrofitting of heritage buildings will be supported to reduce energy demand and to generate renewable energy where appropriate, providing it preserves the significance of the heritage assets affected and safeguards the wider setting of the heritage asset – particularly when in the Westbury Conservation Area.**

**Proposals must also ensure compliance with the Habitat Regulations through adherence to the Bat SAC Planning Guidance for Wiltshire (Wiltshire Council and Natural England, 2015) or the Trowbridge Bat Mitigation Strategy**

## **8.0 POLICIES: QUALITY OF LIFE AND ENVIRONMENT**

Policies in this section include:

Draft Policy QL1: Natural Environment and Quality of Life  
Draft Policy QL2: Protection and Enhancement of  
Westbury's Green Spaces  
Draft Policy QL3: Community Facilities  
Draft Policy QL4: Promoting Public Art in Westbury  
Draft Policy QL5: Supporting a New Westbury Dance and  
Performance Centre



## NATURAL ENVIRONMENT AND QUALITY OF LIFE

**8.1** As set out in Wiltshire Council’s [Green and Blue Infrastructure Strategy \(February 202\)](#)<sup>39</sup> the combined issues of the climate emergency, biodiversity loss, along with the COVID-19 pandemic, highlight how the protection and investment in our natural environment is vital.

**8.2** The natural environment and natural resources (air, water, wildlife, plants and soil) provide for many of our needs such as food and energy and keep us healthy. The local Green and Blue infrastructure (GBI) network is made up of spaces and connections that provide multifunctional benefits for both the natural environment and for people.

**8.3** [Planning Practice Guidance](#)<sup>4</sup> sets out how natural resources and GBI provide a range of benefits known as eco system services.



Above: Figure 19 GBI and Ecosystems Services Diagram (taken from Wiltshire Council Draft GBI Strategy)

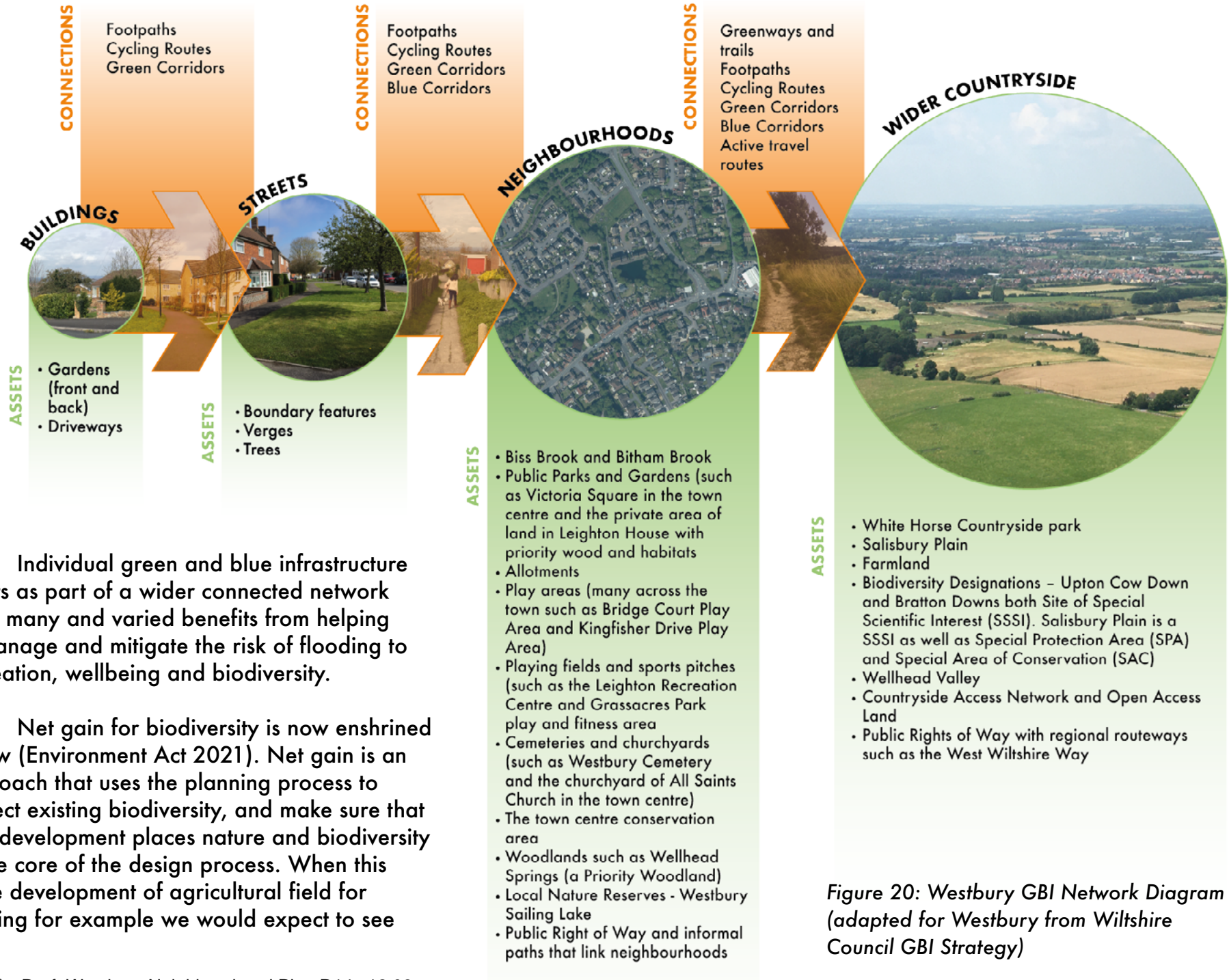


Figure 20: Westbury GBI Network Diagram (adapted for Westbury from Wiltshire Council GBI Strategy)



the biodiversity of the site protected, such as retaining hedgerows where possible, as well as layout which integrates trees / nature areas etc. It is directly linked to the Government's aim in its 25 Year Environment Plan to "leave the environment in a better state than we found it". Biodiversity value will be calculated using the [Defra Metric Biodiversity calculator](#).

**8.7** As GBI is a priority, particularly as part of a proactive approach to mitigating and adapting to climate change, the Town Council encourages developers to seek to achieve a Building with Nature accreditation ([www.buildingwithnature.org.uk](http://www.buildingwithnature.org.uk)).

#### **INFO BOX**

**Building with Nature** is a new framework of standards for delivering GBI. It is divided into three core themes: wellbeing, water and wildlife. The aim is to enable the delivery of high quality green infrastructure at each stage of the development process, from planning and design, through to long-term management and maintenance.

#### **INFO BOX**

##### **Nature-based solutions**

Nature-based solutions are inspired and supported by nature. They are cost-effective, simultaneously providing environmental, social and economic benefits. These can include things like green roofs, water butts and other ways to slow down the water run off from homes. It could also be about providing allotments or play spaces in new developments that also provide lots of space for nature as well as communities. It could also be about having hedges for garden boundaries, or hedgehog links through gardens, or having bat / swift boxes integrated into homes, ideally under shading eaves, in groups of at least three, at a height above 5m height, and preferably with a 5m clearance between the host building and other structures. Nature-based solutions benefit biodiversity and support the delivery of a range of ecosystem services.

Wiltshire Council have recently (March 2021) produced a Community Environment toolkit. This toolkit is designed to provide communities with information that when combined with local skills and knowledge could deliver real environmental benefits at the local level. The toolkit enables communities to deliver projects for nature based solutions and biodiversity improvement.

##### **A local nature improvement project: A Better Biss Approach (ABBA)**

ABBA is a multi-year project focussing on the River Biss and its tributaries working to restore and enhance its habitat for wildlife, whilst also connecting communities and businesses with the river.



**DRAFT POLICY QL1: NATURAL ENVIRONMENT AND QUALITY OF LIFE**

**Development proposals must have an overall positive impact on the town’s natural environment and resources. This will be achieved through high quality design, and development proposals must include provision for the protection, enhancement and maintenance of the natural environment by:**

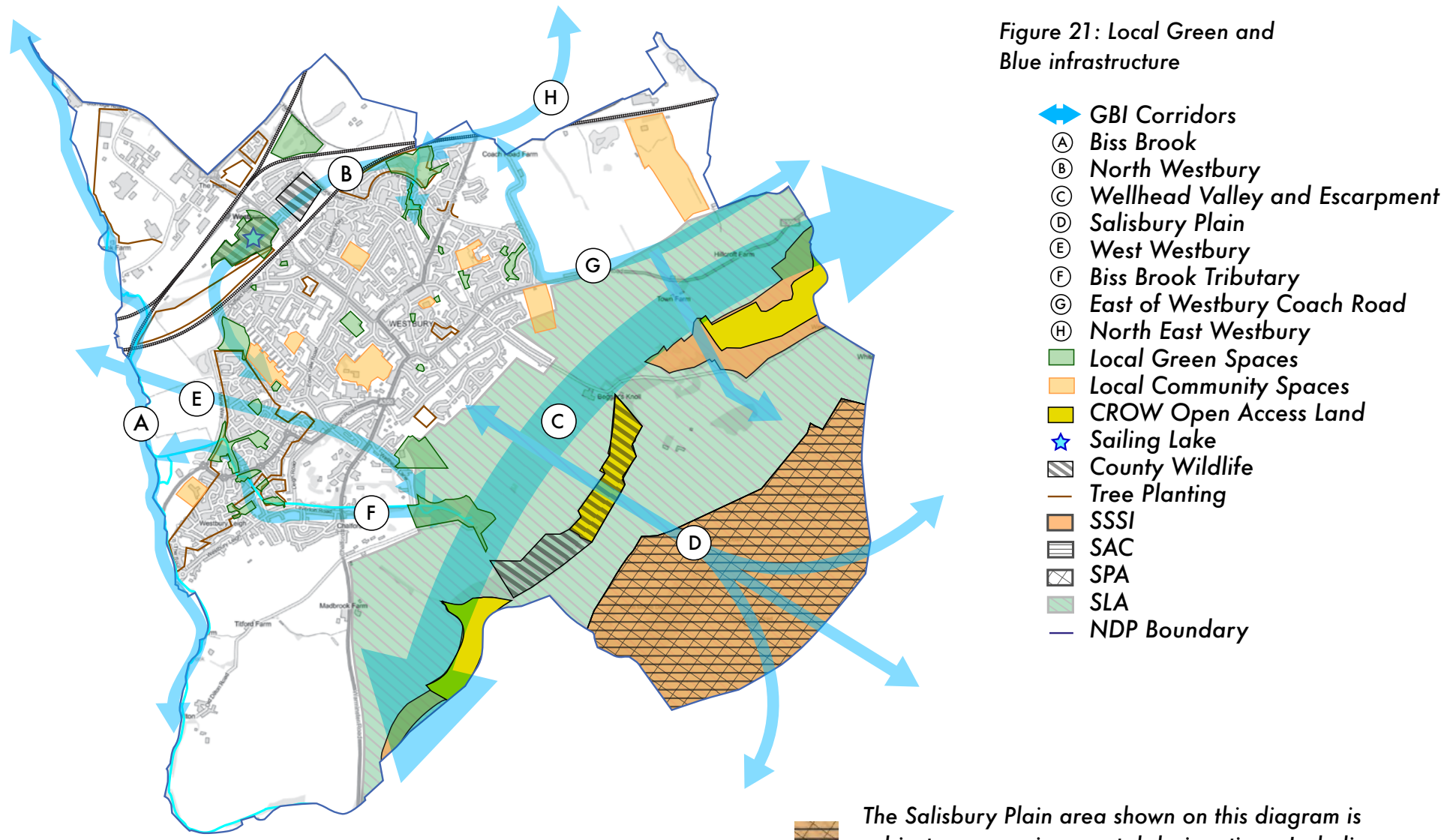
- 1. protecting and enhancing designated sites, including designated County Wildlife Sites, as shown on figure 21;**
- 2. demonstrating compliance with the Habitat Regulations through adherence to the Bat SAC Planning Guidance for Wiltshire (Wiltshire Council and Natural England, 2015) or the Trowbridge Bat Mitigation Strategy**
- 3. providing a Biodiversity Net Gain (BNG) of a minimum 10% within the Neighbourhood Plan area. Higher BNG than 10% will be supported;**
- 4. protect and enhance the local Green and Blue Infrastructure (GBI) by linking into, extending and protecting the integrity of identified GBI corridors as shown on figure 21;**
- 5. protecting existing trees, woodland and hedgerows and avoiding removal wherever possible. New tree planting, with the aim of increasing the overall Tree Canopy coverage in Westbury, will be supported;**


- 6. adopting best practice in application of Sustainable Urban Drainage Systems for enhancing biodiversity;**
- 7. demonstrating how development proposals for sites adjacent to existing green spaces and to open countryside will provide an appropriate and sensitive interface or ‘buffer’ through their layout and/or landscape design so as to minimise negative impacts on these existing habitats and retain the overall ecological integrity and habitat networks; and,**
- 8. maximising opportunities to support biodiversity within building design through features such as the use of green roofs, hedges rather than fences, and installing habitat features such as bat/bird boxes and bee/swift bricks.**

**Development proposals for new buildings must be supported by a statement that sets out how the proposal will enhance the eco-system services and have an overall positive on the natural environment – both on site and in relation to surrounding areas covering the opportunities outlined above.**

**Development proposals that are accredited as meeting Building with Nature standards will be supported.**

Figure 21: Local Green and Blue infrastructure



 The Salisbury Plain area shown on this diagram is subject many environmental designations. Including:

1. Site of Special Scientific Interest (SSSI)
2. Special Area of Conservation (SAC)
3. Special Landscape Area (SLA)
4. Special Protection Area (SPA)

**SUSTAINABLE DEVELOPMENT GOALS**



**WESTBURY'S GREEN SPACES**

**8.8** The Westbury Neighbourhood Plan has identified a network of green infrastructure and open spaces through the town, linked to the surrounding countryside, that the community use for enjoyment and have a wildlife benefit and value.

**8.9** The [National Planning Policy Framework<sup>2</sup>](#) introduces Local Green Space designation to provide special protection against development for green areas of importance to communities.

The designation can be used:

- where the green space is in reasonably close proximity to the community it serves
- where the green area is demonstrably special to a local community and holds a local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife.
- where the green area is local in character and is not an extensive tract of land.

Local green spaces do not have to be publicly accessible, and do not need to be in public ownership.

**8.10** The Westbury Neighbourhood Plan includes a second designation of Community Open Spaces. These spaces have a lower level of protection.

**8.11** This designation is used for school playing fields, churchyards and cemeteries, where limited development is allowed which is in keeping with the existing use and community value of the site. For example, additional buildings to support activities at Leighton Recreation Centre or the White Horse Country Park.

**8.12** As the town grows it is also acknowledged that further green spaces to provide for the needs of the community will need to be provided.

**8.13** A full explanation of the methodology, evidence and justification to support the designation of the nominated Local Green Spaces and Community Open Spaces is set out in the Quality of Life and Environment Evidence Base Report - appendix E <sup>5</sup>.



## POLICY QL2 – PROTECTION AND ENHANCEMENT OF WESTBURY'S GREEN SPACES

1. The green spaces shown on figure 22, listed on page 74, and detailed in appendix E, are designated as Local Green Spaces and will be protected from built development except in exceptional circumstances.
2. Development proposals affecting spaces identified as Community Open Space will only be supported where:  
(a) the development would enable the provision of community facilities such as changing rooms; or  
(b) it can be shown that the area of open space affected is surplus to requirements; or  
(c) the loss resulting from the development would be replaced by equivalent or better provision in a suitable location.
3. Proposals for new housing development should include well-designed outdoor space, both private and community space, and must also ensure compliance with the Habitat Regulations through adherence to the Bat SAC Planning Guidance for Wiltshire (Wiltshire Council and Natural England, 2015) or the Trowbridge Bat Mitigation Strategy.

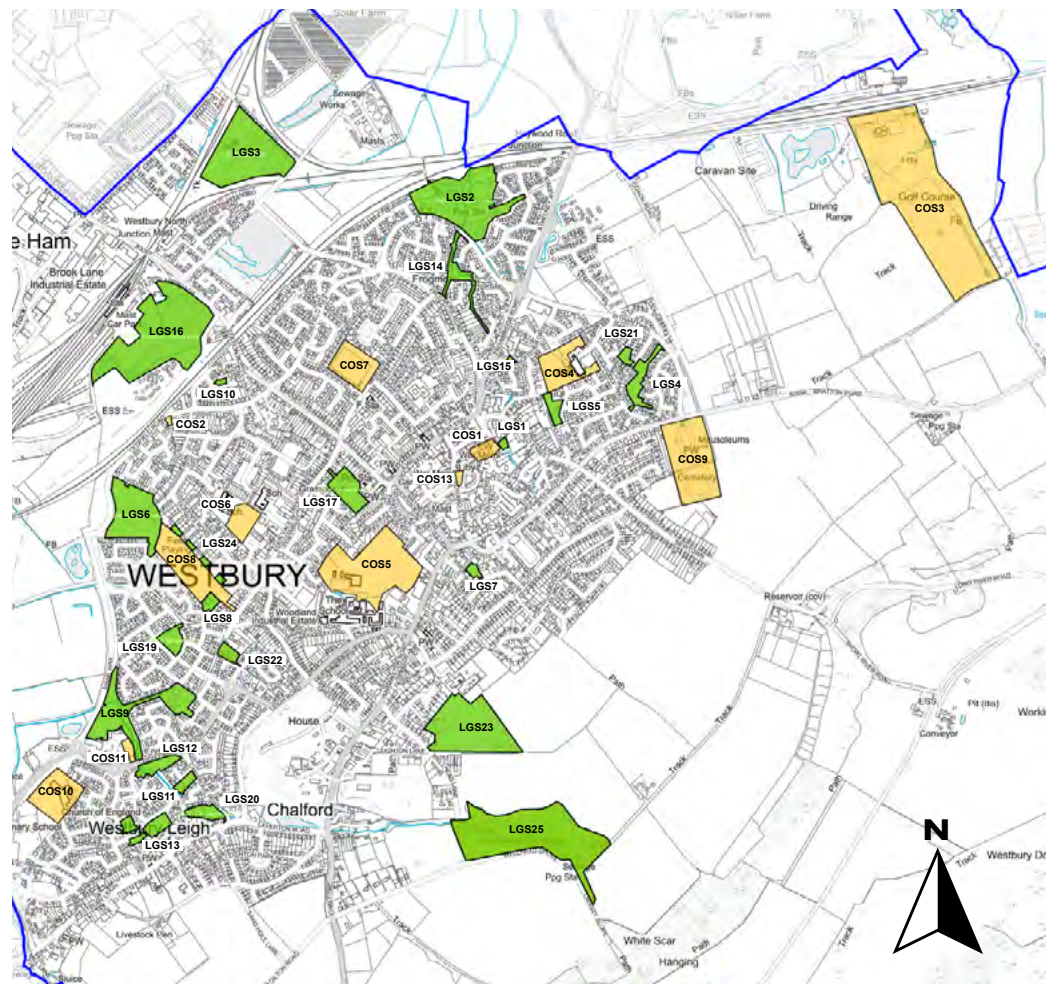


Figure 22: Local Green Spaces and Community Open Space

- Local Green Space
- Community Open Space

## LOCAL GREEN SPACE DESIGNATION - LIST

Site		Local Green Space Criteria: Demonstrably special to the community				
		Beauty	History	Recreation	Tranquillity	Wildlife
LGS1	<b>Victoria Square</b>					
LGS2	<b>The Mead Lakes</b>					
LGS3	<b>Vivash Park</b>					
LGS4	<b>Danvers Way and Cheyney Walk Green</b>					
LGS5	<b>Gibbs Close Green</b>					
LGS6	<b>Penleigh Park</b>					
LGS7	<b>Kendrick Close Play Area</b>					
LGS8	<b>Timor Road Playing Field</b>					
LGS9	<b>'Chestnut' Fell Road Play Park and Leigh Park</b>					
LGS10	<b>Bridge Court Green Space and Play Area</b>					
LGS11	<b>Becks Mill Play Area</b>					
LGS12	<b>Tarpan Walk Green Space</b>					
LGS13	<b>Old School Green, Westbury Leigh</b>					
LGS14	<b>Bitham Brook Wiltshire Way</b>					
LGS15	<b>Kingfisher Road Play Ground</b>					
LGS16	<b>Westbury Sailing Lake</b>					
LGS17	<b>Grassacres Park</b>					
LGS19	<b>Morgan Walk</b>					
LGS20	<b>Carmargue Road</b>					
LGS21	<b>Danvers Way</b>					
LGS22	<b>Hunters Chase</b>					
LGS23	<b>Leighton Recreation Centre</b>					
LGS24	<b>The Groves Allotments</b>					
LGS25	<b>Wellhead Springs</b>					



## SUSTAINABLE DEVELOPMENT GOALS

3 GOOD HEALTH AND WELL-BEING



4 QUALITY EDUCATION



11 SUSTAINABLE CITIES AND COMMUNITIES



### COMMUNITY FACILITIES

**8.14** This policy seeks to retain and protect key community facilities. During the public consultation, it was clear that residents valued the existing community facilities very highly and the Westbury Neighbourhood Plan will seek to protect and enhance these facilities.



**8.15** The [NPPF<sup>2</sup>](#) defines community facilities as facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. Policies should plan positively for the provision of these services, to help promote healthy and safe communities, and guard against the unnecessary

loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

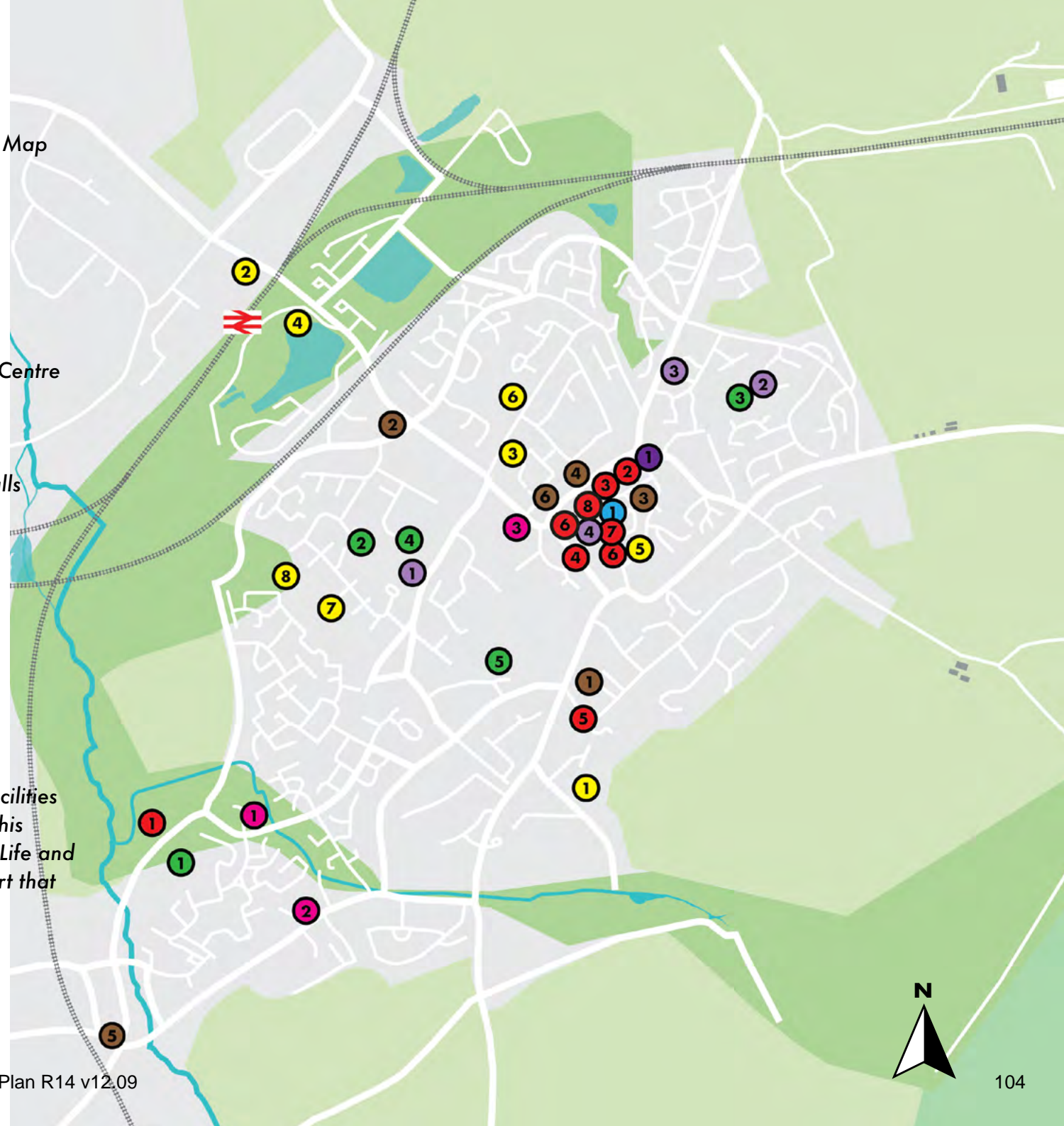
**8.16** The existing community facilities in the Plan area are detailed in the Quality of Life Evidence Base Report - appendix F<sup>5</sup> compiled by the Plan Steering Group. Open spaces are not covered as part of this policy, but are instead covered by the previous policy on Westbury's green spaces.

Figure 23: Community Facilities Map

Key:

-  Westbury Train Station
-  Westbury Library
-  Crosspoint Westbury Welcome Centre
-  Health Facilities
-  Community Centres, meeting halls
-  Places of Worship
-  Nurseries, pre-schools
-  Schools
-  Leisure and sports facilities

*\*for the full list of community facilities that relates to the numbers on this map, please see the Quality of Life and Wellbeing<sup>5</sup> evidence base report that supports this document*



### **DRAFT POLICY QL3: COMMUNITY FACILITIES**

**1) Proposals involving the loss of community facilities as identified in the Quality of Life and Environment Evidence Base Report, must clearly demonstrate that:**

**a) adequate alternative provision exists within walking distance, or will be provided in an equally accessible or more accessible location including by walking and cycling, within the catchment area of the facility; or**

**b) it would not be economically viable, feasible or practicable to retain the building or site for use as a community facility; redevelopment for non-community use will only be considered as a last resort and where all other options have been exhausted.**

**2) Proposals for new community facilities in the Plan area will be supported where the applicant can demonstrate the need and benefits of the proposed facility, or where replacement or enhanced facilities are proposed as mitigation against the loss of any community facilities within the Plan area. New community facilities should be located where there is a choice of travel options and should be accessible to all members of the community.**

**SUSTAINABLE DEVELOPMENT GOALS**



**STRENGTHENING AND PROMOTING WESTBURY'S DISTINCTIVENESS THROUGH THE ARTS**

**8.17** Studies have shown that arts within the environment we live can make a significant and positive contribution to our well-being in a number of ways:

- Boosting and Diversifying the local economy – by increasing opportunities for artists; by increasing the attraction of the District for cultural tourism
- Developing Audiences and increasing participation – by bringing the work of artists into the public realm; by commissioning varying types of work which include participative projects
- Improving health and well-being (including Community Safety) – by commissioning artists to encourage healthy activities or by making public spaces safer and more welcoming
- Creating and supporting new opportunities for learning and development – by commissioning education and training programmes alongside public art commissions where possible
- Enhancing, protecting and promoting public spaces – through the intervention of artists as members of design teams and contributors to the creation of the public realm

**8.18** Westbury's uniquely rich and diverse heritage, cultural life and living connections to

the countryside and its economy create a very significant opportunity to build a highly distinctive and attractive identity that is directly linked to the quality of community wellbeing and Westbury's sustainable economy.

**8.19** As set out in the Westbury Town Centre Vision - annex 1, Westbury has already developed a strong association with dance. Building on this with a wider promotion of all forms of art within the town can further contribute to strengthening and enhancing Westbury's distinct local economy, wellbeing and quality of place and engage with the community directly in its commissioning, design and delivery.

## **DRAFT POLICY QL4: PROMOTING PUBLIC ART IN WESTBURY**

**To celebrate and enhance Westbury's distinct character, heritage and culture the Town Council will encourage and support the promotion and installation of temporary and permanent public art within Westbury and its town centre, subject to appropriate community and pre-application engagement and necessary planning application considerations.**

**Where new development changes or creates new buildings, public places and spaces, the Council will support the provision of public art and locally distinct design and place references that is an integral part of the proposal.**

**Proposals for public art should be informed and developed with regard to Wiltshire Council's Guidance Note "Public Art and Design in the Public Realm (2011)" and any subsequent public art strategy for Westbury that is adopted by Westbury Town Council during the lifetime of this Neighbourhood Plan.**



## SUPPORTING PERFORMANCE AND DANCE WITHIN WESTBURY

### SUSTAINABLE DEVELOPMENT GOALS



**8.20** Dance is an expressive and enjoyable form of exercise, which is also highly beneficial for wellbeing.

**8.21** As set out in the Town Centre Vision report - annex 1, the town is already home to several popular dance schools, both in the town centre on the Market Place, at the West Wilts Trading Estate to the north, and at the Woodlands Industrial Estate next to Matravers School, and the town was a location for rehearsal space by Strictly Come Dancing in 2019.

**8.21** With the addition of a performance space which is worthy of the types of performances which a number of the existing dance schools already partake in, it is considered that dance could become an integral part of Westbury's identity and a key driver for its visitor economy.

**8.23** The refurbishment and redevelopment of an underutilised building or site within the town centre, in a place which allows for the provision of an attractive and accessible public realm, could offer the perfect opportunity to capitalise on the town's dance foundations to provide a space which allows these skills to be embraced and celebrated, whilst providing a focal point for town activity.

### DRAFT POLICY QL5: SUPPORTING A NEW WESTBURY DANCE AND PERFORMANCE CENTRE

**Proposals for a new town centre dance, performance and arts space will be supported subject to appropriate pre-application engagement and planning application and heritage considerations. The Town Council will particularly support schemes that conserve and bring new use to a town centre historic building.**

#### Proposals should:

- a. Demonstrate how they complement and not compete with existing dance and performance studio space and businesses within Westbury;**
- b. Provide internal space that will encourage and enable all forms of dance and performance arts;**
- c. Provide for outside performance as part of re-animation of Westbury Town Centre Public Realm, and;**
- d. Provide public access to foyer space outside of performance times**

## **9.0 FUNDING, PROJECTS AND MONITORING OF THE PLAN**

## PROJECTS LIST

**9.1** Wiltshire Council raises funds from developers through Community Infrastructure Levy (CIL) funding. The money is used on infrastructure that supports the community of Westbury, such as schools and transport improvements.

**9.2** Towns and Parishes are given 15% of this funding raised within their area, or 25% if they have a made Neighbourhood Plan. Westbury Town Council will be responsible for administering the funds in line with the objectives of the Neighbourhood Plan, as and when the funds are made available for contributions towards smaller-scale, localised infrastructure projects within its remit.

**9.3** The Planning Act 2008 provides a wide definition of the infrastructure which can be funded by Wiltshire Council CIL including transport, schools, play areas, parks and green spaces, cultural and sports facilities and health and social care facilities.

**9.4** Proposals to deliver projects which deliver improvements to Westbury

and help achieve the aims of objectives of this Neighbourhood Plan, will be supported subject to those proposals being compatible with planning policies in the plan.

**9.5** The projects listed below are a series of possible projects that will be further developed by the Town Council.

### **9.6** *Design Development and Housing*

The following items are proposals lifted from the Town Council's draft [Climate Action Plan<sup>41</sup>](#):

- The Town Council are keen to encourage developers to promote renewable energy and a low carbon economy (para. 22)
- Ensure access to green open space is maintained and enhanced (para. 14)
- Ensure play areas, parks and green space are resilient to climate impact (para. 15)
- Consider providing a sustainable energy solution to the community (e.g. solar farm)(para. 26)

The following items are proposals lifted from the Town Council's *Vision for Westbury Action Plan*:

- Adopt Design Statements and develop a Property Strategy in order to enhance and strengthen Westbury's unique identity through the urban form of future development (para. 9)
- Identify grant funding to retrofit older properties with sustainable and sympathetic solutions (para. 10)
- Identify and protect existing facilities as well as identify the need for more in order to support an increased population of residents and workers (para. 24)
- Set out the need for development proposals to have an overall positive impact on the town's natural environment to enable a good quality of life for both people and wildlife. (para. 24)
- Consider the location of new development and ensure it is well connected to existing facilities and new facilities are provided where needed. (para. 24)
- Ensure new development is best

integrated into the existing town through the protection of existing assets, notably the conservation area / landscape setting; through the application of [Building for a Healthy Life Design Codes](#) (para. 25)<sup>24</sup>

## 9.7 Transport and Movement

- Initial findings by Westbury Town Council are that there is great potential for a Zero Emission Bus Corridor on the Westbury-Frome Corridor. The current Westbury-Frome bus service consists of just 5 buses each way daytime. These services exist to feed buses into the Westbury Town Bus Service Numbers 45 and 47, which are hourly, only designed for journeys to and from the town. A Zero Emission Bus Corridor would work by charging electric buses overnight at the depot in Frome, and sending them out to Westbury on an hourly basis via the Westbury-Frome route, not just to operate the existing Westbury town bus services, but new rail link feeder bus links as well, securing an

improvement in overall Westbury town bus and bus/rail integration provision. Each run is designed to be under half the full charging capacity of the vehicle, keeping it well within the time available at depot for recharging, while leaving plenty of margin for traffic and other issues that may arise during running, and also leaving room for peak time diversions such as services to industrial estates and to connect with key rail services.

- The town could implement cycle schemes that assist cyclists whilst they move around the town i.e. by providing more bicycle parking spaces in popular locations.
- Station Road linking the town centre to the station and beyond to the West Wilts Trading Estate provides an opportunity to create a sustainable transport corridor for walking, cycling, public transport and vehicular movement connecting these significant areas.
- Improved wayfinding for walking and cycling routes.
- Westbury Station - could become a more sustainable travel interchange

supported by public transport and improving access through to the town centre for active travel particularly via Station Road.

- Westbury Town Council has bought an air quality monitor by which we can monitor the level of pollution and investigate ways the problem can be addressed and improved. The monitor has been positioned at various locations within the town and is currently on the corner of the Market Place/A350
- Prepare a Community Air Quality Action Plan for Westbury
- Identification of locations for additional, or improved EV charging at destinations (such as the Railway Station), and other key locations which could include on street for residential.

## 9.8 Town Centre and Economy

- Removal of the rotunda raised planters at the eastern end of the High Street and simple re-landscaping to create an attractive public space linking to the war memorial, the library and the rest of

the town centre. Consideration for the refurbishment and location of the clock.

- Sympathetic improvements to the shop and building fronts to create an updated and attractive appearance. A further consideration could be the addition of insulation and render to the shops, changing the appearance of the terraces potentially to be more sympathetic to the context, but also improving their environmental performance.
- Re-thinking the street itself, removing some of the car parking to create much large pavements, outdoor seating areas and introducing planting and lighting. Elements of this could be implemented very rapidly to aid social distancing and could be repositionable to allow the street to accommodate events.
- Potential to rationalise the car park area and introduce a small element of enabling development providing passive surveillance.

### 9.9 Landscape and Heritage

- Vulnerable buildings and Buildings at Risk - Westbury Town Council in partnership with Wiltshire Council

will monitor the condition of statutory listed buildings in the conservation area and, where a listed building is threatened by a lack of maintenance or repair, Wiltshire Council will investigate options to use available statutory powers to make the owner take action.

### 9.10 Natural Environment and Quality of Life

- Define and Restore local biodiversity - [The Wiltshire Community Environmental Toolkit<sup>42</sup>](#) has been developed in partnership with Natural England to allow communities to take the lead in defining and restoring biodiversity in their community. Designed for use by community groups, local landowners, Parish and Town Councils, schools and youth groups it provides a structure for how local communities can better understand what they already have in terms of biodiverse habitats as well as how to plan for developing greater biodiversity and nature based carbon sequestration in the future.
- [Wiltshire Wildlife Trust's ABBA \(A Better Biss Approach\)](#) project

is an ongoing project to restore and enhance the Biss Catchment to create space for wildlife and people to share. The project is already making improvements in Westbury, as well as the wider area. Westbury Town Council is a partner in this important project for local waterways.

### 9.11 An Arts Strategy for Westbury

Further articulation of Westbury's distinct approach may be through the development of an arts and public art strategy for Westbury. This can draw upon the experience and inspiration from other towns including The Creative Corsham Strategy and Public Art Strategy. During the period of this plan, the Town Council will explore opportunities to develop a creative and arts strategy for Westbury.



## MONITORING

**9.12** The Neighbourhood Plan will be monitored to ensure that the policies within it are effective in delivering the Westbury Neighbourhood Plan vision and objectives. Monitoring will include reviewing and evaluating the effectiveness of policies and whether the Plan is delivering sustainable development.

**9.13** The Town Council will investigate an appropriate governance process for monitoring and review of whether the Neighbourhood Plan objectives are being met and its policies are being adhered to.



# 10 GLOSSARY AND BIBLIOGRAPHY

## GLOSSARY

Term	Description
Accessibility	The ability of people to move around an area and reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping.
Affordable Housing (or sub-market housing)	Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.
Area of Outstanding Natural Beauty (AONB)	An area with a statutory national landscape designation, primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB, represent the nation's finest landscapes. AONB's are designated by the Countryside Agency.
Biodiversity	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
Biodiversity net gain	Net gain is an approach that uses the planning process to leave biodiversity in a better state than it was before the development started, securing wider benefits for people and the environment.
Brownfield Land	Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.
Change of Use	A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary in order to change from one 'use class' to another.
Conservation Area	Conservation Areas exist to manage and protect the special architectural and historic interest of a place - in other words, the features that make it unique.
Conservation Area Character Appraisal	A published document defining the special architectural or historic interest that warranted the area being designated.
Core Strategy	The Wiltshire Core Strategy which forms part of the Development Plan, setting out the spatial vision and strategic objectives of the planning framework for Wiltshire.

Term	Description
Development Plan Documents (DPDs)	Development Plan Documents are prepared by local planning authorities and outline the key development goals of the local development framework. Development Plan Documents include the core strategy, site-specific allocations of land and, where needed, area action plans. There will also be an adopted proposals map which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise. DPDs form an essential part of the Local Development Framework.
Environmental Impact Assessment (EIA), and Environmental Statement (EA)	Applicants for certain types of development, usually more significant schemes, are required to submit an "environmental statement" accompanying a planning application. This evaluates the likely environmental impacts of the development, together with an assessment of how the severity of the impacts could be reduced.
Flood Risk Assessment	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
General Conformity	A Local Development Document must be in "general" conformity with the strategy and proposals set out in the Regional Spatial Strategy as assessed by the Regional Planning Body (GLA in London).  Normally, it would only be where an inconsistency or omission of a policy causes significant harm to the implementation of the RSS (SDS in London) that it would be considered not to be in general conformity.
Greenfield Land or Site	Land (or a defined site) usually farmland, that has not previously been developed.
Groundwater	An important part of the natural water cycle present underground, within strata known as aquifers.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Term	Description
Inclusive design	Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.
International, national and locally designated sites of importance for biodiversity	All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including County or Local Wildlife Sites.
Independent Examination	The process by which a planning inspector may publicly examine a Development Plan Document (DPD) before issuing a binding report. The findings set out in the report are binding upon the local authority that produced the DPD.
Infrastructure	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
Landscape Appraisal	A method of assessing appearance and essential characteristics of a landscape.
Landscape Character	The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.
Listed Building	A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage).  English Heritage is responsible for designating buildings for listing in England.
Local Planning Authority	The local authority or council that is empowered by law to exercise planning functions. Often the local borough or district council. National parks and the Broads authority are also considered to be local planning authorities. County councils are the authority for waste and minerals matters.
Local Plan	The plan for the future development of the local area



Term	Description
Master Plan	A type of planning brief outlining the preferred usage of land and the overall approach to the layout of a developer. To provide detailed guidance for subsequent
Neighbourhood Plan	A plan prepared by a Town or Parish Council or Neighbourhood Forum for a particular Neighbourhood Area (made under the Planning and Compulsory Purchase Act 2004).
PPG	Planning Practice Guidance. The overall national planning practice guidance and advice produced by the Government to inform the making of Development Plans including Neighbourhood Plans and decision making on planning applications.
NPPF	National Planning Policy Framework.
Open Space	All space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.
Permitted Development (or Permitted Development Rights)	Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.
Planning Permission	Formal approval sought from a council, often granted with conditions, allowing a proposed development to proceed. Permission may be sought in principle through outline planning applications, or be sought in detail through full planning applications.
Public Open Space	Urban space, designated by a council, where public access may or may not be formally established, but which fulfils or can fulfill a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural usages).
Regeneration	The economic, social and environmental renewal and improvement of rural and urban areas.

Term	Description
Section 106 Agreement	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
Site of Special Scientific Interest (SSSI)	A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features relating to the Earth's structure).
Spatial Planning	Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.
Statutory Body	A government-appointed body set up to give advice and be consulted for comment upon development plans and planning applications affecting matters of public interest. Examples of statutory bodies include: Countryside Agency, English Heritage, English Nature, Environment Agency, Health & Safety Executive, Regional Development Agency, and Sport England.
Strategic Environmental Assessment (SEA)	An environmental assessment of certain plans and programmes, including those in the field of planning and land use, which complies with the EU Directive 2001/42/EC. The environmental assessment involves the: <ul style="list-style-type: none"> <li>• preparation of an environmental report</li> <li>• carrying out of consultations</li> <li>• taking into account of the environmental report and the results of the consultations in decision making</li> <li>• provision of information when the plan or programme is adopted</li> <li>• showing that the results of the environment assessment have been taken into account</li> </ul>
Sui-Generis	A term given to the uses of land or buildings, not falling into any of the use classes identified by the Use Classes Order, for example theatres, launderettes, car showrooms and filling stations.
Sustainability Appraisal (including Environmental Appraisal)	An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

Term	Description
Sustainable Development	A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."
Use Classes Order	The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.
Wildlife Corridor	Strips of land (for example, along a hedgerow) conserved and managed for wildlife, usually linking more extensive wildlife habitats.
Zero-carbon Home	Over a year, the net carbon emissions from all energy use in the home are zero. This includes energy use from cooking, washing and electronic entertainment appliances as well as space heating, cooling, ventilation, lighting and hot water.

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## Teresa Strange

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**From:** Teresa Strange  
**Sent:** 04 October 2022 14:50  
**To:** Linda Roberts (linda.roberts@melksham-tc.gov.uk); Vaughan Thompson (vaughan@placestudio.com); Patsy Clover (Patsy.Clover@melksham-tc.gov.uk)  
**Subject:** Local Plan Review timescale

Hi all

Just to confirm that the minutes of the recent Wiltshire Council meeting when the Local Plan Review timescale was discussed have now been

published. <https://cms.wiltshire.gov.uk/documents/g14236/Printed%20minutes%20Tuesday%202020-Sep-2022%2014.00%20Environment%20Select%20Committee.pdf?T=1>

They confirm not until “at least Qtr 2 2023” and they don’t want a report again at that committee until June 2023!! They talk about some of the other plans, such as the transport plan too.

Their website is a bit disingenuous I think saying

- **Publication of plan for pre-submission consultation and preparation for submission following consultation:** Qtr 4 2022 - Qtr 2 2023

<https://www.wiltshire.gov.uk/article/1082/Local-Plan-Review>

Kind regards, Teresa

Teresa Strange

Clerk

**PLEASE NOTE THE NEW ADDRESS:**

Melksham Without Parish Council

First Floor

Melksham Community Campus

Market Place

Melksham

Wiltshire

SN12 6ES

01225 705700





## Teresa Strange

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**From:** Patsy Clover <Patsy.Clover@melksham-tc.gov.uk>  
**Sent:** 06 October 2022 11:30  
**To:** Teresa Strange  
**Subject:** FW: East of Melksham - new roundabout

FYI

Kind regards  
Patsy



**Melksham**  
Town Council

Patsy Clover  
**Deputy Town Clerk**

T: (01225) 704187  
E: [patsy.clover@melksham-tc.gov.uk](mailto:patsy.clover@melksham-tc.gov.uk)  
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**From:** Patsy Clover  
**Sent:** 30 September 2022 12:57  
**To:** All Councillors <allcouncillors@melksham-tc.gov.uk>; Linda Roberts <linda.roberts@melksham-tc.gov.uk>  
**Subject:** East of Melksham - new roundabout

Hello All

I'm emailing to provide a brief update re progress on the new roundabout at the bottom of Spa Road following a site visit this morning with the developers. Unfortunately, works have been delayed by BT. BT hadn't realised the complexity of the works involved in moving two drop boxes – one for the main town and one for the local area. Further mapping and ground radar work is being carried out next week to check that the depths are correct. If a quicker solution can be implemented, works may start in about 2 to 4 weeks; if not, work won't start for about 15 weeks. One of the new drop boxes will be sited across the existing main road which may necessitate a road closure when the work is being carried out – timescales aren't known yet.

The streetlights on the new roundabout site are now working meaning that the temporary streetlights will be removed soon.

The new pedestrian crossing will be slightly further towards the Bowerhill roundabout by about 5-10 metres with better visibility.

The site will be secured over Christmas.

I suggested that the yellow traffic signs should be updated and that perhaps a press release could be prepared for MIN to mitigate any complaints about lack of progress.

The Public Right of Way has been reopened between the development and the rear of Melksham Oak – this won't be much use once the clocks have gone back but is being well used at present. However, the new temporary path and traffic lights are working well. The footpath alongside the new road has also been opened.

Works to the streetlights and traffic lights on the Bowerhill/ Pathfinder Way roundabout are almost complete.

Kind regards  
Patsy



Patsy Clover  
**Deputy Town Clerk**

T: (01225) 704187  
E: [patsy.clover@melksham-tc.gov.uk](mailto:patsy.clover@melksham-tc.gov.uk)  
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## Teresa Strange

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**From:** Teresa Strange  
**Sent:** 10 October 2022 15:54  
**To:** Bethan Powell  
**Cc:** Andrew Woodward; Chris Jones; Lee Mullens; Bailey Croome; Shauna Humphreys; Hawkins, StephenK  
**Subject:** RE: Bowood View Melksham - Play Area & Village Hall.

Dear Bethan

Thank your for your correspondence.

The parish council have no intention of adopting the play area until the tarmac path has been laid and the items identified in the independent ROSPA report have been rectified.

I am not sure why the tarmac path is now out of schedule, you said we needed to confirm to you by 7<sup>th</sup> October, which is what I did. The parish council met on the evening of the 3<sup>rd</sup>, and I confirmed to you by email midday on the 5<sup>th</sup>.

Regards, Teresa

---

**From:** Bethan Powell <bethan.powell@bellway.co.uk>  
**Sent:** 10 October 2022 09:25  
**To:** Teresa Strange <clerk@melkshamwithout.co.uk>  
**Cc:** Andrew Woodward <Andrew.Woodward@bellway.co.uk>; Chris Jones <chris.jones@bellway.co.uk>; Lee Mullens <Lee.Mullens@bellway.co.uk>; Bailey Croome <Bailey.Croome@bellway.co.uk>; Shauna Humphreys <Shauna.Humphreys@bellway.co.uk>  
**Subject:** RE: Bowood View Melksham - Play Area & Village Hall.

Good Morning Teresa,

Thank you for this, we will now let our ROSPA lapse in November and this can be the document going forward for the Parish to use, and renew as you see fit. I presume this is the "satisfactory independent review" which now allows you to adopt the area.

For information, this was actually a different company and inspector to our report so good to have the two in agreement. Steve Hawkins is also now in possession of all of the needed H&S documentation.

Great that there are no pressing issues for Bellway to put right now, as you know the additional bins are only in there for safe keeping, if you would have said about this visit in advance we could have unlocked the area to save the inspector having to climb in!

As the area is now deemed adoptable by two separate ROSPAs and also Steve Hawkins from Wiltshire I assume the Parish will be taking this asap to save the community having to wait any longer?

I will look to program the works in, and we can always carry out a temporary close once we are able to tarmac the path – as I said previously, due to length of time to make a decision these works are now out of program with others on Site and I cannot get this done as quickly as I would have been able to in September.

Please let me know how you would like to proceed, and if you are now taking adoption we can remove the two bins and open the gates.

Thanks,

Bethan Powell  
**Managing Surveyor**

01454 451960

**Bellway Homes Limited (South West)**

1st Floor  
2540 The Quadrant  
Aztec West  
Almondsbury  
Bristol  
BS32 4AQ  
[www.bellway.co.uk](http://www.bellway.co.uk)



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**From:** Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>

**Sent:** 07 October 2022 16:41

**To:** Bethan Powell <[bethan.powell@bellway.co.uk](mailto:bethan.powell@bellway.co.uk)>

**Cc:** Andrew Woodward <[Andrew.Woodward@bellway.co.uk](mailto:Andrew.Woodward@bellway.co.uk)>; Chris Jones <[chris.jones@bellway.co.uk](mailto:chris.jones@bellway.co.uk)>; Lee Mullens <[Lee.Mullens@bellway.co.uk](mailto:Lee.Mullens@bellway.co.uk)>; Bailey Croome <[Bailey.Croome@bellway.co.uk](mailto:Bailey.Croome@bellway.co.uk)>; Shauna Humphreys <[Shauna.Humphreys@bellway.co.uk](mailto:Shauna.Humphreys@bellway.co.uk)>

**Subject:** RE: Bowood View Melksham - Play Area & Village Hall.

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Dear Bethan

Please find attached the independent inspection report carried out on the play area in September.

Kind regards, Teresa

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**From:** Teresa Strange

**Sent:** 05 October 2022 12:54

**To:** Bethan Powell <[bethan.powell@bellway.co.uk](mailto:bethan.powell@bellway.co.uk)>

**Cc:** Andrew Woodward <[Andrew.Woodward@bellway.co.uk](mailto:Andrew.Woodward@bellway.co.uk)>; Chris Jones <[chris.jones@bellway.co.uk](mailto:chris.jones@bellway.co.uk)>; Lee Mullens <[Lee.Mullens@bellway.co.uk](mailto:Lee.Mullens@bellway.co.uk)>; Bailey Croome <[Bailey.Croome@bellway.co.uk](mailto:Bailey.Croome@bellway.co.uk)>; Shauna Humphreys <[Shauna.Humphreys@bellway.co.uk](mailto:Shauna.Humphreys@bellway.co.uk)>

**Subject:** RE: Bowood View Melksham - Play Area & Village Hall.

Dear Bethan

Melksham Without Parish Council met in full on Monday evening, the first time since late July. The September meeting had been postponed due to the mourning period for the passing of HRH Queen Elizabeth II.

The adoption of play areas to be transferred from developers on new housing developments was discussed at length.

With regards to the Whitworth Play Area at Bowood View the parish council are still not happy with certain aspects of the play area as not to the specification discussed with Bellway at the onset, and agreed with the play equipment provider Proludic; these will most likely cause maintenance issues in the future, particularly with the safety surface joints; its butting up to the fence line and the poor grassed area. Councillors weighed up the future liability of this, against providing the best service possible to the residents of Bowood View, and have decided to go ahead and adopt this play area too, with the misgivings about the possible maintenance implications.



This is subject to the gravel hoggin path being replaced with tarmac by yourselves within the next couple of weeks and subject to a satisfactory independent review. The parish council pay for an independent inspection of all of their play areas by RoSPA, the Royal Society for Prevention of Accidents, by the Play Safety arm of the organisation. These are undertaken in September each year, so a good opportunity to ensure that an independent expert has assessed the play areas from a safety point of view and for the parish council to insist that any concerns are addressed before hand over of the play area to the parish council. We will forward you a copy of the report as soon as we are in receipt. This will be by the same company, and most likely same Inspector, that undertook your Post Installation Report.

There were a few bits and pieces that we noted when we met there with you recently, such as no signage (signed off with Proludic many, many months ago) and the maintenance gate bolt actually being able to drop down to enable a padlock to secure the gate along with the trip hazards to the equipment in the grassed area to be addressed and the removal of the bins that you are storing there. There are some dead trees which presumably you will replace when the POS dead trees and planting are replaced in November, please confirm.

With regards to the alleged damage to finished areas, this is in the hands of our solicitors Wellers Hedley.

With regards to the hedge to the car park boundary, I will forward you a map under a separate email.

Regards, Teresa

Teresa Strange  
Clerk

**PLEASE NOTE THE NEW ADDRESS:**

Melksham Without Parish Council  
First Floor  
Melksham Community Campus  
Market Place  
Melksham  
Wiltshire  
SN12 6ES  
01225 705700

---

**From:** Bethan Powell <[bethan.powell@bellway.co.uk](mailto:bethan.powell@bellway.co.uk)>

**Sent:** 30 September 2022 09:53

**To:** Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>

**Cc:** Andrew Woodward <[Andrew.Woodward@bellway.co.uk](mailto:Andrew.Woodward@bellway.co.uk)>; Chris Jones <[chris.jones@bellway.co.uk](mailto:chris.jones@bellway.co.uk)>; Lee Mullens <[Lee.Mullens@bellway.co.uk](mailto:Lee.Mullens@bellway.co.uk)>; Bailey Croome <[Bailey.Croome@bellway.co.uk](mailto:Bailey.Croome@bellway.co.uk)>; Shauna Humphreys <[Shauna.Humphreys@bellway.co.uk](mailto:Shauna.Humphreys@bellway.co.uk)>

**Subject:** RE: Bowood View Melksham - Play Area & Village Hall.

Good Morning Teresa,

If we do not receive an agreement on our goodwill gesture of tarmac to the path by close of play on the 7<sup>th</sup> October 2022 we will unfortunately have to remove this offer and leave the play area as it. We met on the 12<sup>th</sup> September 2022 and are still no further forward. As we will no longer have a presence on the Site to remobilise will not be reasonable for such a small area of work.

As below; we have satisfied the current works with yourselves, ROSPA and Wiltshire and cannot continue to maintain and secure this area whilst fielding customer complaints any longer.

If a decision cannot be reached, we will be forced to heras the area off and put up appropriate signage until such a time you are able to agree to adopt – which would be a real shame for all involved as the area is ready for use.

Thank you,

Bethan Powell  
**Managing Surveyor**

01454 451960

**Bellway Homes Limited (South West)**

1st Floor

2540 The Quadrant

Aztec West

Almondsbury

Bristol

BS32 4AQ

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**From:** Bethan Powell

**Sent:** 13 September 2022 14:45

**To:** Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>

**Cc:** Andrew Woodward <[Andrew.Woodward@bellway.co.uk](mailto:Andrew.Woodward@bellway.co.uk)>; Chris Jones <[chris.jones@bellway.co.uk](mailto:chris.jones@bellway.co.uk)>; Lee Mullens <[Lee.Mullens@bellway.co.uk](mailto:Lee.Mullens@bellway.co.uk)>; Bailey Croome <[Bailey.Croome@bellway.co.uk](mailto:Bailey.Croome@bellway.co.uk)>

**Subject:** FW: Bowood View Melksham - Play Area & Village Hall.

Good Afternoon Teresa,

Thank you for meeting with us yesterday – to cover off our discussions formally:

#### Play Area - General

- Small snagging items remaining – bolts and level surface around concrete pads. Andy has instructed these low risk items with the landscapers. This will be done asap. **AW to advise all on completion to close out ROSPA actions. Once these are complete there is no reason the Parish cannot adopt the area.**
- All other works – Steve Hawkins is happy this area is compliant from a H&S point of view and there is nothing else to do – he just needs the H&S file from us. I have reattached the ROSPA for you as I think you mentioned you didn't have it. **LM to provide file to SHawkins on completion, cc. TS.**
- Proludic –two low risk, but open, items on the ROSPA are closed out. **This was viewed by all and agreed as complete 12/9/22 during the meeting.**
- Proludic will supply SH & TS with the Owner's Manual for all equipment. **Complete - Instructions for access attached.**

#### Play Area - Path

- Parish to confirm if the goodwill gesture of a tarmac path is needed/ not needed. A quick decision would be appreciated to co-ordinate trades. **TS to advise.**
- If the tarmac is not needed, the path will be left as is but can be re-compacted to reduce gravel spread as much as possible. **TS to advise.**
- Please note, the path is currently signed off under the ROSPA as safe for use, and inclusion within this area, as it is installed. There is no reason the parish cannot take the area now once the manual is passed to Steve Hawkins. If the goodwill gesture of a tarmac path is agreed too, this can then be co-ordinated in the future and the area closed for a short period of time for works to be undertaken.

#### RIGG Works – Damage to finished areas

- Bellway have been asked by Andy Thompson of Wiltshire to complete this remedial work now, and not wait until the end of the adoption period, please see below communication as proof of this.
- Work to the area was completed prior to village hall installation for multiple reasons; at the behest of WCC to enable adoption, to ensure safe passage on and off the POS, to ensure a complete, correct, aesthetically pleasing and liveable area was given to all residing on the development in line with the rest of the phases of the development which were also finished / topped as soon as possible.
- Bellway have now priced this remedial work through the onsite Groundworker, as below, and will be instructing this asap in tie with our other remedials. This is a total of £13,089.77.
- RIGG confirmed in writing that they would put back all areas to how they found them, attached, they have now negated on this promise and also will not provide a copy of the conditions survey they carried out prior to works commencing. **You already have copied of all of this via email.**
- As RIGG were employed by the parish, the cost is being passed back to yourselves and Bellway will be looking to recover these. We have not yet had anything from your solicitor, I don't believe, and so Bellway cannot respond to them. Please could you pass over the below costings for their attention.

### Village Hall Area

- If a marked up drawing is provided, re. the hedge location and requested change Bellway can pass this to the ManCo on your behalf and ask that they work with you sensibly on an agreement. This is all we are able to do and is not a promised agreement to the change. As you understand we are bound by planning.
- Possible footbridge as and when DWH possibly build a new development – as explained yesterday, this is not in my remit to agree. However this land is ManCo and if approached formally I am sure they can work with you on this sensible suggestion, as can Bellway if needs be.

**Bellway appreciate the Parish cannot now formally meet until 26/9/22 due to protocol, however a quick decision to all of the above immediately after this date would be appreciated and help bring the matter to a close for Bellway, the residents and the Parish.**

Thank you,

---

**From:** Phil Lambourne

**Sent:** 08 September 2022 10:14

**To:** Andrew Woodward <[Andrew.Woodward@bellway.co.uk](mailto:Andrew.Woodward@bellway.co.uk)>; Bethan Powell <[bethan.powell@bellway.co.uk](mailto:bethan.powell@bellway.co.uk)>

**Cc:** Niall Conlon

**Subject:** RE: Bowood View Melksham

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Good morning Bethan/Andrew,

Please find below revised pricing for the works arising from Rigg Construction works, note the price now includes the remedials to the footpaths as highlighted in Niall Conlon email of 26<sup>th</sup> August 2022.

