

# Brinkworth and Grittenham Neighbourhood Development Plan

Brinkworth Village Topic Paper  
April 2024

## Contents

1. Introduction.....	2
2. Planning Policy Context.....	3
3. Methodology.....	4
4. Assessment.....	5
Brinkworth Village Map.....	10

# 1. Introduction

- 1.1. A key objective for the NDP is to be in general conformity with the Wiltshire Council development plan that defines Brinkworth as a 'Small Village' and defines limited development can take place subject to criterion. Not only does this enable some limited growth that supports the rural community, it also plays a vital role in conserving the natural environment and promoting sustainable development.
- 1.2. In past development plans, the village of Brinkworth has been subject to a 'Framework of Settlements' (or Settlement Boundary) used as a tool to guide decisions as to where development can take place. This was helpful in defining a boundary between village and countryside on a map. This Framework under Policy H3 of the North Wiltshire Local Plan 2011 was deleted in 2015 and instead current and future planning policy in Wiltshire for Small Villages operates as a matter of planning judgement based on development being in the built area and subject to criteria in Policy CP2.
- 1.3. Brinkworth is a unique village extending over a length of 4.2 miles along the ridgeline. It does not have a single built up area and instead there are notable clusters of built form at the junction of The Street with School Hill (extending west to Causeway End, south to Brooklands and east to the Recreation Field at Barnes Green), at Stopper's Hill and at Callow Hill. The areas between these defined groups contain sporadic loose knit areas of development, valuable open spaces and other areas sensitive to the introduction of new development. The Core Strategy does not advocate settlement boundaries for Small Villages and instead this NDP seeks to clarify the interpretation of the delivery strategy as it applies to Brinkworth to guide decisions.
- 1.4. This Brinkworth Village Topic Paper seeks to provide a robust and objective evidence-base to inform and underpin a NDP policy defining and managing the 'Extent of the main built-up area', 'Gaps' and 'Key Breaks' around the village of Brinkworth.

## 2. Planning Policy Context

### Wiltshire Core Strategy

- 2.1 The Wiltshire Core Strategy Policy CP1 identifies the settlement strategy for Wiltshire where sustainable development will take place. Large and Small Villages are in the fourth tier. It continues to confirm that *“Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.”* Any development at Small Villages will be *“carefully managed”* by Policy CP2 which states:

*At the Small Villages development will be limited to infill<sup>1</sup> within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services, and facilities provided that the development:*

- i) Respects the existing character and form of the settlement;*
- ii) Does not elongate the village or impose development in sensitive landscape areas;*
- iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement.*

- 2.2 The Core Strategy will be replaced by the Wiltshire Local Plan 2020-2038. The Regulation 19 Pre-Submission Consultation of September 2023 continues to identify Brinkworth as a ‘Small Village’. Development will be managed by Policy 1 that states *“Development at Small Villages will be limited to respond to local needs and to contribute to their vitality.”* The proposed delivery strategy under Policy 2 states the following:

*At Small Villages infill development for housing, employment or services and facilities within the existing built area will be supported where it respects existing character and form of the settlement, does not elongate the village or consolidate an existing sporadic loose knit area of development related to the settlement.*

*Other proposals for development adjacent to the built area of Small Villages, as determined by the local planning authority, will be supported where they are for rural housing exception sites or first homes exception sites, or provide for local employment, services and facilities; provided that the development respects the existing character and form of the settlement and its setting.*

---

<sup>1</sup> Infill is defined as the filling of a small gap within the village that is only larger enough for not more than a few dwellings, generally only one dwelling

### 3. Methodology

3.1 The NDP provides an opportunity to assist with the interpretation of the delivery strategy for infill development under Policy CP2 (and emerging Policy 2). This is important given the unique character of Brinkworth as three distinct built areas.

3.2 The precise extent of the following considerations will be defined:

- i. the extent of the existing built area;
- ii. where development should be avoided as it could otherwise not respect the existing character and form of the settlement;
- iii. where elongation of the village may occur; and
- iv. the location of any existing sporadic loose knit areas of development related to the settlement that should not be consolidated with development.

3.3 ‘Sensitive landscape areas’ is no longer referenced in emerging Policy 2; however this is naturally covered within the ambit of (ii).

3.4 The following terms are to be used to articulate considerations (i) to (iv):

Terminology	Explanation / comment
Edge of the main built up area along main roads	Extension of development beyond these points would elongate the village or would result in consolidation with existing sporadic loose knit areas of development.
Gap in the built-up area important for the character and form of the settlement	Small and medium sized areas within the built area that are important for the existing character and form of the settlement. These include areas that exist opposite areas of built form.
Key breaks between settlement areas	Larger areas of countryside, that may include sporadic loose knit development, that are located between the three settlement areas of Brinkworth.

3.5 To define considerations (i) to (iv) the following methodology and criteria has been used:

- Site visit: To gain an understanding of the area a site visit with the planning consultants was held on 6th February 2024. This consisted of a walk around the village and countryside fringes to visually appreciate the context of (i) to (iv) above. This included general discussion on how the village has evolved over time and which breaks in the built area and areas of countryside are of importance to the community.
- Desk top review: As a baseline, taking the current Ordnance Survey extent of the built area of Brinkworth held on GIS, supported by aerial photography, the area has been assessed against the criteria set out below.


## 4. Assessment

### Edge of the main built-up area along main roads

- 4.1 All boundaries (defined by a red dashed line) are aligned to a recognised feature. These are typically around land uses, for instance the boundary to an existing residential garden. These features act as a robust edge to the built-up area.
- 4.2 Beyond these edges to the built-up area, there is a noticeable change to the character of land use, including open and undeveloped areas. These settlement edges integrate with the adjacent countryside.
- 4.3 The map does not define all edges of the main built-up area and in other cases it is a matter of planning judgement whether a site is within the built-up area.

### Gaps in the built-up area important for the character and form of the settlement

- 4.4 Six gaps in the built-up area have been identified and these are shown on the map with a green arrow.

 An aerial photograph showing a road junction. A large green arrow points to a triangular-shaped gap in the built-up area on the south side of the road. The surrounding area includes residential buildings, trees, and open fields.	<p>The medium sized gap on the south side of The Causeway between Causeway End (former Lindhum House) to the west and Church Farm to the east is an extension of the countryside to the B4042. This contrasts with the ribbon development on both sides of the road.</p>
--	--



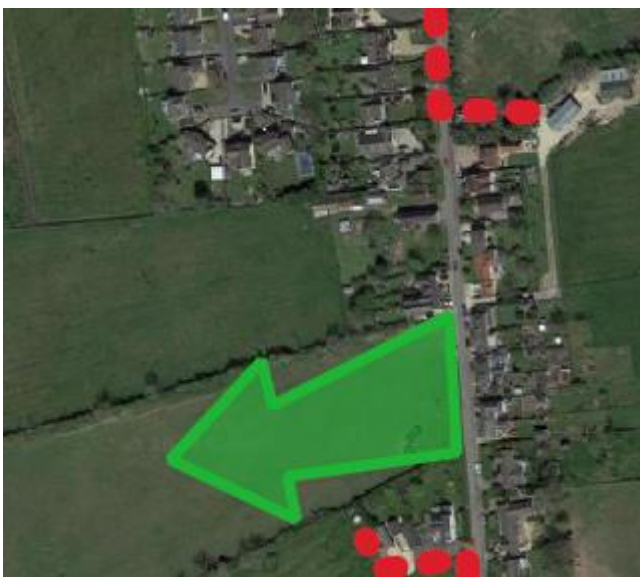
The area east of Brooklands is an important open area given the lack of built form on the east side of the lane. The open character contributes towards Key View 14 and the setting of St Michaels Church in the approach from the south.



This medium sized gap between Fritterswell Farm to the east and Fritterswell Cottages to the west is enclosed from the B4042 by a long hedgerow. The openness of this gap is an important break contrasting with the denser development to the north.



This small gap between Coach House to the east and Freestone House to the west distinguishes the grouping at Callow Hill to the looser built form to the west. The site is surrounded by hedgerows and includes various trees.



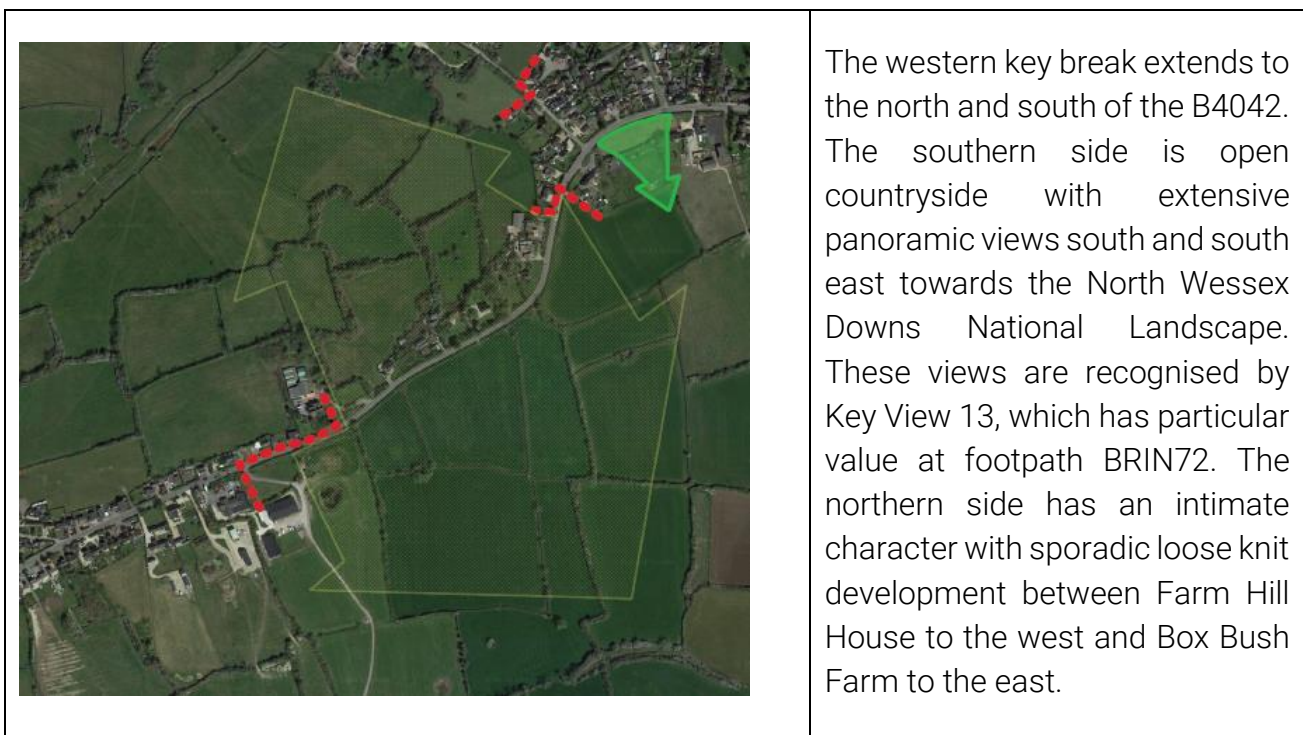
This small gap on the west side of Callow Hill exists between Sunnyside View to the north and Hawthorns to the south. A public footpath BRIN73 extends westwards from Callow Hill. The openness of the gap has strong recreational value.





**'Key breaks' between settlement**

4.5 The two 'key breaks' are located to the north and south of the B4042 between three areas of settlement at Brinkworth (1) junction of The Street with School Hill (extending west to Causeway End, south to Brooklands and east to the Recreation Field at Barnes Green), (2) at Stopper's Hill and at (3) Callow Hill. Both breaks provide a sense of arriving / leaving a particular part of the settlement, a feeling of separation, the identify of which would be lost by coalescence and consolidation of any existing sporadic loose knit development.





The eastern key break exists between The Common and the loose knit sporadic development west of Callow Hill. The southern side of the B4042 has extensive open views south over the vale. A small grouping of three residential properties to the north are situated within the gap and are separated from Stoppers Hill.

# Brinkworth Village Map

