

THE PARISH OF BRINKWORTH WITH GRITTENHAM NEIGHBOURHOOD DEVELOPMENT PLAN 2024-2038

REFERENDUM VERSION – JULY 2025

FOREWORD



"Brinkworth embraces the traditional ways of life in its farming communities whilst seeking to engage families, young and old, through its thriving clubs, societies, groups, church and pub.

The abundance of footpaths and bridleways through unspoiled meadowland afford its residents the relief from the pressures of modern-day life.

Through this Neighbourhood Plan we have sought to encompass the aspirations of its people whilst protecting its heritage and shaping its future. We used the "Vision of Brinkworth" survey, carried out in 2019, to ascertain the wishes of residents namely that the parish is rural and there is a wish for it to remain so, with any development being for improvements and the needs of residents.

Developing a Neighbourhood Plan is a complex and intensive process, requiring the reconciliation of the views and needs of the community with the requirements of National Planning Policy Framework and Wiltshire Council's Core Strategy.

In particular, I would like to thank all the members of our Brinkworth Neighbourhood Planning Group, our Local Wiltshire Councillor for her support and finally our consultants Master Land & Planning Ltd who refined and re-structured the plan."

ALISON PARSONS

Chair of the Parish Council

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Prepared by Master Land & Planning Limited on behalf of Brinkworth Parish Council
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LIST OF ABBREVIATIONS

AQMA	Air Quality Management Area
BMV	Best and Most Versatile (Agricultural Land)
BNG	Biodiversity Net Gain
CIL	Community Infrastructure Levy
Class B2	General industrial use
Class B8	Storage or Distribution use
DPD	Development Plan Document
EV	Electric Vehicle
FRA	Flood Risk Assessment
GBI	Green and Blue Infrastructure
HER	Historic Environment Record
HNS	Housing Needs Survey
HRA	Habitat Regulations Assessment
LGS	Local Green Space
LP	Local Plan (Wiltshire)
PPG	Planning Practice Guidance
PRoW	Public Right of Way
SAC	Special Area of Conservation
SAR	Site Assessment Report
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SHELAA	Strategic Housing and Economic Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SOA	Site Options Assessment
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
SuDs	Sustainable Drainage Systems
NDG	National Design Guide
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
NWLCA	North Wiltshire Landscape Character Assessment (2004)
WCS	Wiltshire Core Strategy
WLCA	Wiltshire Landscape Character Assessment (2005)

1. INTRODUCTION AND BACKGROUND

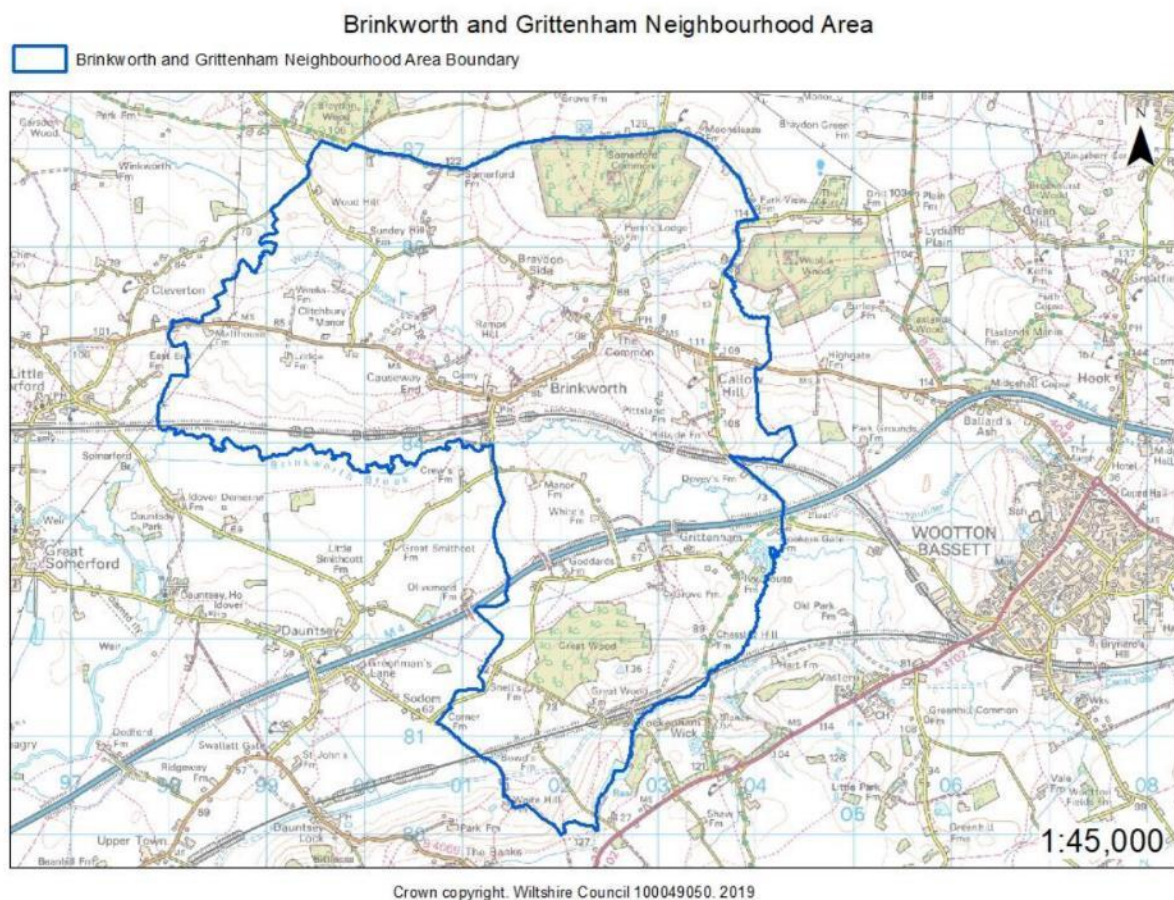
What is a Neighbourhood Plan?

- 1.1. The Localism Act 2011 enabled communities to shape new development and promote better land use in their community by preparing Neighbourhood Development Plans (NDPs). The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area.
- 1.2. A NDP can set out a vision for an area and planning policies for the use and development of land. The plan is legally required to have regard to the government's National Planning Policy Framework (NPPF), as well as being in general conformity with the Wiltshire Core Strategy (currently under review) and must also satisfy all other Basic Conditions.
- 1.3. The Regulations set out the steps that must be taken in preparing an NDP, including formal consultation, examination and a parish referendum to approve it. Once adopted – the formal term is 'made' - the NDP becomes part of the Wiltshire Development Plan and forms the basis for determining planning applications in Brinkworth parish.

Why produce a NDP for Brinkworth with Grittenham?

- 1.4 The NDP covers the whole of the civil parish of Brinkworth as defined at Figure 1. The NDP has been prepared by residents and members of the Parish Council, working as part of the Steering Group and supported by independent consultants. The NDP covers the settlements of Brinkworth and Grittenham and is referenced as the 'Brinkworth with Grittenham Neighbourhood Development Plan'.
- 1.5 The overarching aim of preparing the Brinkworth with Grittenham NDP is to involve the local residents, through consultation, in decisions about how their village and rural setting will develop. The NDP provides a significant opportunity for local people to influence planning decisions, as planning applications are determined by Wiltshire Council *'in accordance with the Development Plan unless material considerations indicate otherwise'*. As the NDP will form part of the development plan it will form the starting point for decision-taking in the neighbourhood area.

Figure 1.1 - Designated Brinkworth and Grittenham Neighbourhood Area



What is the Plan period?

- 1.6 The NDP looks ahead to 2038, to coincide with the emerging Wiltshire Local Plan (2020-2038), which it shares its evidence-base with. The NDP will be reviewed following adoption of the Local Plan to ensure that it remains up to date, taking into account the updated Local Plan evidence base and any additional housing requirements.

How does our NDP reflect views of the local community?

- 1.7 Through our NDP, we have set out what the community expects from any new development, the assets and areas defined for protection, and what we need more of to help us prosper. In order to ensure that our NDP reflects a community-shared long-term vision, a range of community engagement activities were undertaken:
- 'Vision for Brinkworth' Questionnaire 2019
 - Open meeting and workshop held on 14th February 2023.
- 1.8 A full explanation of the engagement with all stakeholders will be provided within the Consultation Statement forming part of the Submission Plan to Wiltshire Council.
- 1.9 The NDP will only be 'made' following a successful referendum thereby ensuring the Plan has a mandate from the local community.

2. A PORTRAIT OF BRINKWORTH AND GRITTENHAM

Location

- 2.1 The civil parish of Brinkworth covers an area of circa 9.5 square miles and lies in the north of Wiltshire, lying between Royal Wootton Bassett and Malmesbury. It is approximately 1 mile north of the M4 motorway, 8 miles from Swindon and 10 miles from Chippenham. Additionally, the tithing of Grittenham is a rural community, located approximately 1.8 miles to the south in the picturesque Vale of Dauntsey.
- 2.2 In a wider context, the village is situated in the southwest of England, approximately 31 miles from Bristol and 88 miles from London which are easily accessible by highways via the M4 or via train from Chippenham or Swindon station.
- 2.3 Brinkworth includes settlements of Braydon Side, Callow Hill, Stoppers Hill, Causeway End, West End. The village is centred around the Church, School, Village Hall, Recreation Field, and Public House, the main part of the village has a mixture of period houses, small modern developments, many working farms, and light commercial and business enterprises.

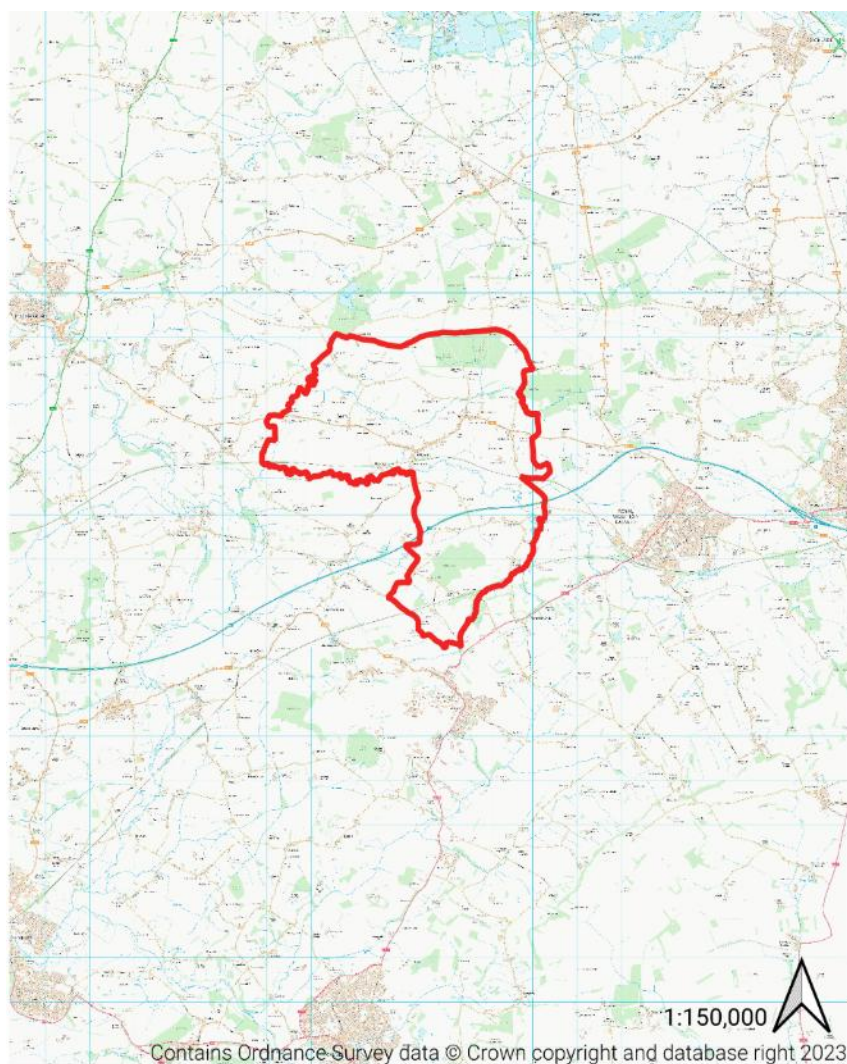


Figure 2.1 - Geographical context of the Brinkworth and Grittenham Neighbourhood Area

A brief history of Brinkworth with Grittenham

- 2.4 Much of Brinkworth is on an ancient ridgeway between Iron Age sites at Barbary Castle and Malmesbury which would indicate a very early beginning. It was inhabited both in Saxon and Roman times, but the name Brinkworth may come from the Anglo-Saxon word for enclosure being wort and 'brinc' indicating its position, on the brink or top of a hill or ridge. Grittenham is thought to derive its name from the old English word meaning gravel.
- 2.5 There was evidence of activity at Brinkworth during earlier Roman times. In 1908 a labourer found four Roman coins in a field near Longman's Street Farm. One of these, an extremely rare example of a coin of Carausius, bears the three heads of, Maximianus, Diocletianus and Carausius, and the legend 'Carausius et fratres sui' (Carausius and his brothers.) This coin is now in the Ashmolean Museum in Oxford. Later in 1986 large quantities of ceramics were discovered when land drainage work was carried out at the golf course in the same area. Wiltshire rescue archaeologists were called in for the latter find and the area was surveyed, excavated, and identified as a Roman kiln, which produced flagons and tiles from local clay. After the excavation had established the existence of the kiln the features were reburied, and drainage work continued avoiding the most sensitive areas.
- 2.6 Brinkworth Manor was given to Malmesbury Abbey by the nobleman Leofsige, before the Domesday Book survey. The abbey held the land until the Dissolution of the Monasteries, at which time it was granted to William Stumpe and then to the Earl of Berkshire and Suffolk. Between 1858 and 1960 the land was split up and sold privately to individual owners. Another estate in Brinkworth, mentioned in Domesday in the north of the parish, was held by Tochi and continued as separate smaller estates. Grittenham mentioned in the Domesday survey was held by Malmesbury Abbey. Following Dissolution, it was granted to John Aycliffe, from whom it descended to the Lords Holland, who sold it privately at the end of the nineteenth century.



Figure 2.2 - Brinkworth and Grittenham taken from the Andrews and Drury survey of 1773.

- 2.7 During Saxon time, the first Church was built in Brinkworth. Although nothing remains of this original structure, parts of a Saxon font, discovered during one of the major re-constructions is embedded in the present Grade I listed building. Dedicated to St Michael & All Angels, the present church is perpendicular style (1360–1500), although it has evolved through several additions, renovations, and rebuilding. The tower and chancel were probably rebuilt in the early 14th Century and the nave and south aisle in the early 15th Century. There are several Grade II listed Monuments and Table-Top Tombs in the Churchyard.
- 2.8 Primitive Methodism was brought to Brinkworth in 1824. It expanded rapidly from a chapel was built in 1828 in Barnes Green near the centre of the village and Richard Jukes was the first minister. Brinkworth Circuit as it became known expanded from the village to cover an area from Haverfordwest in Wales to Hereford, Worcester, Buckingham, Aylesbury, Reading, Luton, and Southampton by 1848. The original chapel was replaced by a larger building in 1860 and at start of the 1900s Primitive Methodism, centered in the village, became known as ‘The famous Brinkworth Circuit’. At Grittenham, a small Primitive Methodist chapel was built in 1894. Vine’s House at Grittenham was used as a Moravian meeting house later in 18th and early 19th century.
- 2.9 The Wiltshire and Berkshire Canal, started in the area in 1801 and completed in 1810 passed through the southern part of the parish, it lasted for a century, but closed in 1914. Tockenham Reservoir on the boundary with Lyneham parish supplied water to the canal. Restoration work on parts of this canal started in 2005.
- 2.10 Brunel’s Great Western main line from London to Bristol just north of the canal was opened in 1841. The Badminton line, a more direct route, to South Wales was opened in 1903 from a junction at Royal Wootton Bassett and a station for goods and passengers was provided at Brinkworth until 1961 when the Beeching cuts forced its closure. However, both main lines are still in use.
- 2.11 In ancient times the forest of Braydon extended well into the parish, but it was not entirely wooded. There is evidence of ridge and furrow cultivation in several places in the parish. Open fields shared by tenants lie in three areas, at Ramps Hill, West Field to the southeast of the village and at Windmill Hill Field. There was common land at Brinkworth Common up to the enclosures of 1808.
- 2.12 After enclosure most land was laid to pasture, but it was not until the late 19th and early 20th Century that dairy farming predominated throughout the parish. By the late 18th century farms had been established in some of the outlying parts of the parish, formerly within the boundaries of the forest, at Sundays Hill, Dollaker’s Green and Hulbert’s Green.
- 2.13 Historically farms in Brinkworth and Grittenham with their heavy clay soils, were used for dairying; nowadays a few have diversified from dairy/livestock to equestrian, but much of the land is still permanent pasture.

The Parish Today

Population

- 2.14 The population has fluctuated between 1,000 and 1,400 during the last 150 years but according to Office of National Statistics, the population of the civil parish was approximately 1300¹ persons living in 530 households according to the 2021 census.

¹ Census data rounded to nearest 100 persons.

Drainage and Flooding

- 2.15 Throughout the parish Oxford Clay is the sedimentary rock formation underlying the parish. The village stands on a ridge overlooking Dauntsey Vale to the south. Two tributaries of the Bristol Avon flow east–west across the parish: Woodbridge Brook is to the north of the village, while Brinkworth Brook passes to the south and then forms the southwestern boundary of the parish. Both brooks are liable to flood after prolonged or heavy rainfall. Towards the eastern boundary of the parish the Brinkworth Brook is joined by two small brooks which drain the area around Royal Wootton Bassett. To the north of Woodbridge Brook, the land rises to the watershed between the Avon and Thames Rivers, where Queen Street runs along the parish boundary and the northern extent of Somerford Common.
- 2.16 Watercourses in the parish drain south and westwards towards the Bristol Avon. The north is drained by Woodbridge brook and the south by Brinkworth brook.

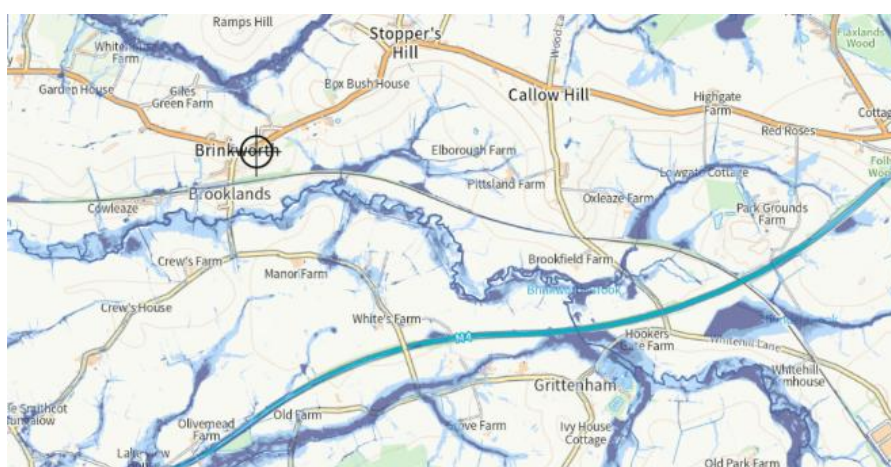


Figure 2.3 - Environment Agency Flood Risk Map - Extent of Flooding from Surface Water.



Figure 2.4 - Environment Agency Flood Risk Map - Extent of Flooding from Rivers and Seas.

- 2.17 The Environment Agency mapping shown above shows that Brinkworth village is within Flood Zone 1 where there is a very low chance of flooding from surface water and from rivers and seas.
- 2.18 The mapping also shows that Grittenham is within a mixture of Flood Zones 1, 2, and 3 where there are high chances of flooding within some areas, especially to the northeast of the village.
- 2.19 These mapping extracts are for information only and the latest evidence of flood risk should be checked.

Heritage

- 2.20 Within Brinkworth parish there are several important historic houses, monuments, and farms, which are Grade II listed. Of these, the thatched Old Farm at Grittenham, the ‘moated’ Waldrons Farm, and Georgian Clitchbury Farm, Bush House, The Old Rectory, Vines House, and Tabletop Tombs in the Churchyard are examples in the parish.



Image: St Michael's and All Angels Church

- 2.21 The Wiltshire and Swindon Historic Environment Record² also lists a number of archaeological assets within the parish. These include finds dating from Medieval and Roman times, as well as a number of 19th C small holdings and outfarms, and medieval settlements or farmsteads.
- 2.22 The main village comprises ribbon development straddling the main B4042 affording its inhabitants with superb views of Dauntsey Vale and access to open countryside. This area consists of a network of working farms, with relatively small fields. Historically farms in Brinkworth and Grittenham, with their heavy clay soils, were used for dairying; nowadays a few have diversified from dairy/livestock to equestrian. Much of the land is permanent pasture, with remnants of ridge and furrow.

Landscape

- 2.23 The area of land inside the boundary of Brinkworth parish consists of 2,459ha, or 6,075 acres. Streams and roads mark most of the parish boundary along the 6.5km stretch.
- 2.24 Land use in the parish is still principally for agriculture use with dairy, livestock, equestrian, and forestry. Somerford and Milbourne Commons, managed by the Forestry Commission, form a significant wood and wildlife refuge on the northern parish boundary. To the south is gently undulating open farmland with fields and hedgerows sloping gently down to the wide Dauntsey Vale before sloping upwards to Lyneham banks and Great Wood recently purchased by the Wiltshire Wildlife Trust. This will enable the Trust to protect one of the country's few remaining large ancient woodlands.
- 2.25 The parish is positioned to the Northwest of the North Wessex Downs National Landscape (approximately 12km from the nearest boundary) and positioned Southeast of the Cotswold National Landscape Boundary (approximately 10km from the nearest boundary). The parish is located centrally between the two important areas of landscape which are preserved for its beauty and should be celebrated within Brinkworth and Grittenham.

Biodiversity and Climate

Pasture

- 2.26 Permanent grasslands and pasture represent significant carbon sequestration stores. The recent Kingshay Report (Soil – completing the Carbon Jigsaw 2021) found that grassland stores up to 90% of

² <https://services.wiltshire.gov.uk/HistoryEnvRecord/Home/Index>

captured carbon within the soil itself as ‘soil organic carbon’, unlike woodlands where the carbon is in the vegetation. While outside the control of this NDP, there are clear benefits in retaining the existing agricultural pasture land use across much of the parish to support mitigation against climate change. The less soil is moved or cultivated, the higher the soil organic carbon is likely to be. Not only does this support mitigation of climate change but it also supports the long-term health and productivity of the soil.

- 2.27 Outside of the agricultural pasture land, there are pockets of land which could be designated SSSI with many species of wildflowers, including orchids, as a result, supporting many insects. Collectively these sites and natural features make up the local ecological networks necessary to underpin and maintain a healthy natural environment. Wiltshire Core Strategy Core Policy 50 seeks to ensure protection and enhancement of these sites and features and is necessary to help halt and reverse current negative trends and meet new challenges particularly from climate change adaptation and pressures associated with the increasing population.

Scrubland

- 2.28 There are small areas of scrubland which have been left to go wild. These are havens for wildlife, including deer, hedgehogs, hares, foxes, badgers, bats, numerous bird species including black caps, thrushes, greenfinches, goldcrests, coal tits, fire crests, dunnocks, green and lesser spotted woodpeckers, herons, owls, hawks, and falcons.
- 2.29 Wiltshire Core Strategy Core Policy 50, Section 6.72 features providing an ecological function for wildlife such as foraging, nesting, and breeding places, particularly wildlife corridors of all scales which provide ecological connectivity allowing species to move through the landscape and support ecosystem functions.

Woodland

- 2.30 Ancient woodlands have delicate and complex ecosystems that have developed over hundreds of years. They defend against climate change by storing huge amounts of carbon, have far greater plant biodiversity than recently planted woodlands and support an array of insects, birds, and mammals. There are two large areas of woodland in the parish, the first is Somerford and Milbourne Commons to the North (nearly 300 acres mixed trees managed by the Forestry Commission). The second is Great Wood on Lyneham Banks to the south of the parish of similar size. This wood has a similar biodiversity and has recently been purchased by the Wiltshire Wildlife Trust. All woods and hedgerows are vital assets in combatting climate change, sequestering large amounts of carbon and should be protected.



Image: Bluebells in Somerford Common.

Gardens

- 2.31 Most houses in Brinkworth have gardens which contain plants, animals, trees, and invertebrates including Red Admiral, Peacock, Common Brimstone and Cabbage White, Butterflies, and a variety of hoverflies, bees, and wasps. A number have garden ponds attracting newts, toads, frogs, and dragonflies. Residents are encouraged to maintain garden ponds to attract wildlife and improve diversity.

The Braydon Forest Farm Cluster Project (2022-2025).

- 2.32 The Braydon Forest Farmers cluster is made up of more than 30 farmers in the area that was once part of the Braydon Forest. The Countryside Stewardship Facilitation Fund approved this cluster in June 2022. The aim of the Farm Cluster is to recognize the distinctive landscape features of the Braydon Forest and to support farming and biodiversity.

Housing

- 2.33 In 2022, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Brinkworth Parish Council, to establish if there was a proven need for affordable housing in the parish and to use the findings of the survey to inform a future neighbourhood plan. The subsequent housing need survey was undertaken September to October 2022. The key findings were:
- In October 2022, there was one household on the Wiltshire Council Housing Register seeking housing in Brinkworth parish. This household is seeking 1-bedroom accommodation.
 - The 2011 Census recorded twenty-nine social homes in the parish. These properties represent 5.9% of the total housing in Brinkworth, which is lower than the Wiltshire affordable housing average of 14.7%.
 - The social housing in Brinkworth had a 14% re-let rate. In the past year four social home were re-let in the parish.
 - The levels and turnover of social housing in the parish suggest that few of the households joining the register and in need of affordable accommodation could meet their needs through accessing the existing social housing of the parish.
 - The findings indicated a minimum need over the next three years for 5 new affordable homes in the parish of the following tenure mix:
 - Subsidised rented housing.
 - 1 x 1 bed
 - 1 x 2 bed
 - 0 x 3 bed
 - 1 x 4 bed
 - Shared ownership / discount market homes
 - 2 x 2 beds
 - Sheltered housing for older people.
 - 1 x 1 bed
- 2.34 Development over the last twenty years has included infill between properties mostly along the B4042 but with two small developments of four and five houses each, with the latter granted planning

permission in 2020 and completed in 2023. Brinkworth is classified as a small village within Wiltshire Council's Core Strategy settlement hierarchy, and it does not have mandated building targets. Any new development should be driven by local village needs.

- 2.35 Developments have often consisted of multiple houses and (nationally) have often been resisted by the local community for many reasons including: inappropriate style, or size, or building materials of the houses; little or no engagement with the local community prior to application for planning permission; urban designs used in rural locations; poor boundaries to the developments and lack of footpaths linking the development to the centre of the village. A Village Design Statement (VDS) is not considered appropriate for a village such as Brinkworth due to the eclectic mix of design and construction methods. The community wish to see this eclectic character retained, for example through using a mix of materials as seen in the village such as red brick, Cotswold stone and render.
- 2.36 Rural areas, including the West and South-West, face high demand for housing growth, especially along the M4 Corridor. Net migration from urban to rural areas has been increasing for the last decade, and with it, the proportion of younger homebuyers has risen. This 'drift' to the country is expected to be amplified following the Covid-19 pandemic.



Population

1,300

people

510,300 people in Wiltshire

Rounded to the nearest 100 people

Number of households

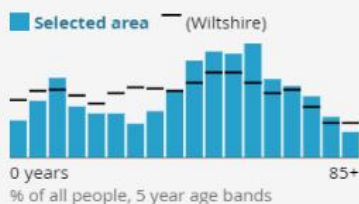
530

households

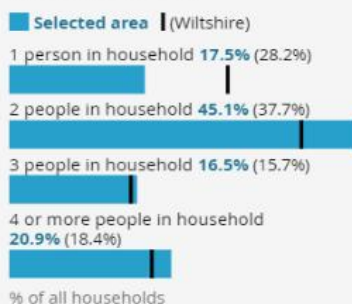
215,100 households in Wiltshire

Rounded to the nearest 10 households

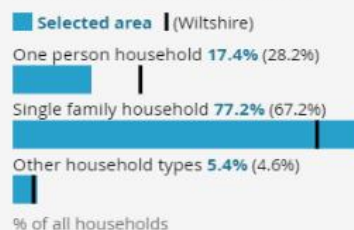
Age profile



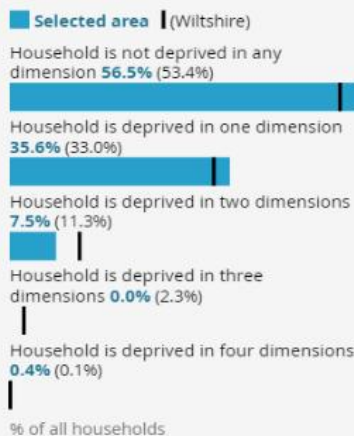
Household size



Household composition



Household deprivation



Accommodation type



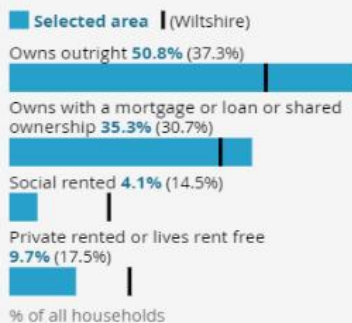
Number of bedrooms



Occupancy rating for bedrooms



Tenure of household



Economic activity status



Source: Office for National Statistics - Census 2021

Economy

- 2.37 There are many Brinkworth based businesses being run both from home and along the main village road. Businesses include consultancies for various management and development services, retail, leisure, general, and building & maintenance. There are also various farms and agricultural services functioning throughout the village, mainly on the outskirts.

Open Space and Recreation

- 2.38 Brinkworth offers various pockets of open space that are visually appealing and provide walking routes around the village. There is a recreation field which has a Children's Play Area, Football Pitches, necessary facilities, and amenities including toilets, a kitchen, and storage containers. This field is also used regularly for events and celebrations within the village. This is located between Brinkworth and The Common, off Barnes Green.



Image: Brinkworth Village looking east towards Royal Wootton Bassett

Accessibility

- 2.39 The parish is served well with a network of footpaths and bridleways which provide access to pleasant countryside for residents, walkers, and visitors. From these, there are extensive rural views over Dauntsey Vale both from Brinkworth in the north and from Lyneham Banks in the south. Vistas from Ramps Hill include views towards the Marlborough Downs and the Ridgeway, towards Malmesbury and, Somerford and Milbourne Commons.
- 2.40 For cyclists, apart from the official WCC cycle route which enters the village south of Callow Hill which crosses the B4042 onto Wood Lane and proceeds to Braydonside before turning west along Queen Street towards Malmesbury, there are no designated cycle routes in the village. The public roads are in many places too narrow to allow the creation of a dedicated cycle strip, apart from the straight section of The Street between Causeway End and the bend near The Three Crowns pub. The protection and safety of cyclists rely therefore largely on motorists obeying the 30mph limit through the village. As the main cycle access to the centre of the village is along either the B4042 or School Hill, it is essential that the 30mph speed limit is enforced through regular police and volunteer monitoring.
- 2.41 There is opportunity to use public transport within Brinkworth where there is a regular bus route which offers routes to/from Swindon, Malmesbury, and Chippenham, nearby towns offering a wider range of facilities and amenities than those available in Brinkworth. This bus service is no.99 and comes through Brinkworth every hour. However, public transport links to other major towns such as Bristol, Cheltenham, and Reading are very limited.
- 2.42 The nearest Railway stations are both located 16km away in Chippenham or Swindon. Both offer direct links to major towns and cities, including London and Bristol.

Pavements

- 2.43 Pedestrian movement around the village are primarily on roads and residents have indicated a need for an extension of the pavement at Causeway End to the byway and Longman Street to provide a hard walking or wheelchair surface around a major part of the village. Pedestrians presently must walk in the road, in the face of fast on-coming vehicles negotiating sharp bends in the road, before entering the built-up area and the start of the pavement at Causeway End. This is potentially dangerous and acts as a deterrent to pedestrians, particularly those in family groups with younger children, and wheelchair users. It is an aspiration for more pavements to be provided.

Footpaths and Bridleways

- 2.44 There is a widespread network of footpaths/ bridleways/ byways/ drove's paths allowing access to the surrounding countryside to increase the wellbeing of inhabitants. This unpaved network of footpaths and bridleways, away from main roads, offers further access to various parts of the village, and are regularly used by villagers, dog walkers and ramblers. It is an aspiration that the center of the village should be accessible via well-maintained, unpaved footpaths and paved walkways. All footpaths and other rights of way should be maintained in such a way that they are usable all year round. The Brinkworth Footpath Group (BFG) has also carried out path maintenance and recently installed four metal gates where wooden stiles have required better replacements.

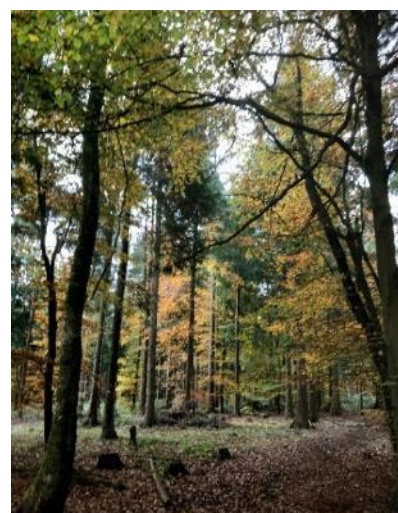


Image: Footpaths in Milbourne Common

Highways and Traffic

- 2.45 The M4 Motorway passes through the south of the parish with the nearest junctions between Royal Wootton Bassett and Swindon in the east and south towards Chippenham in the west. The busy B4042 running through the village provides the main connection to shops, secondary schools, doctor's and dentist's surgeries, and other facilities in these towns requiring travel, by car or bus. The village lost its train station in 1961 and maintaining the bus service is essential for residents without other means of transport to access essential services.
- 2.46 Traffic management was one of the issues most commented on in the residents' survey, with the main concern being the speed of traffic passing through the village and the implications for the safety of pedestrians. However, while it does not lie within the remit of the Neighbourhood Plan, it has a major impact on residents' perception of safety within the village.
- 2.47 Traffic speed is monitored in Brinkworth by 2 Speed Indicator Devices situated in various locations on a rotational basis. These devices indicate there has been a general drop in the average speeds through the village, however, residents remained concerned that the number of drivers exceeding the speed limit is unacceptably high. It is an aspiration of the community to encourage the Traffic Authorities to conduct police speed checks on a higher frequency than at present and to reduce traffic speed to acceptable levels.
- 2.48 A key area in this regard is car parking near the village school and the congestion caused on School Hill when parents drop-off and collect children. The school has applied for a 20mph speed limit, with flashing lights, between the junction with the B4042 and Brooklands estate to operate during these times. It is hoped that a new 20mph limit pre and post school hours will contribute to the aspiration to reduce ambient vehicle speed.

Services and Facilities

- 2.49 The community benefits from the following services and facilities:
- ***Church***
 - St Michael and All Angels Church is a Grade I Listed building and dates from 14-15th centuries and was restored in 1902-3.
 - Alongside regular Sunday services, the church runs several community events throughout the year including weekly local produce markets and a nativity at Christmas.
 - ***Village Hall***
 - Opened on 20th April 1983 and situated in the centre of the village, it meets all accessibility and disability regulations. It has capacity for up to 100 people.
 - An important hub of the community and used by various groups to facilitate events, classes, and meetings.
 - ***Primary School***
 - The Brinkworth Earl Dandy's Church of England Primary School amalgamated with the neighbouring village of Dauntsey. The original plan is still in use, with additional classrooms in an adjacent building opened in 1993.
 - Operating across two sites with the Upper School in Brinkworth, and Lower School at Dauntsey, pupils and staff from the school get involved with village events while the school buildings, tennis courts, and grounds are used by the community.
 - ***Public House***

- The pub is the hub of the village and is a popular meeting place for residents of the village as reflected in the survey results. It has recently undergone refurbishment and has now reopened under new management.
- ***Recreation Field***
 - Located off Shoemaker Lane, the ground is central to the village and consists of a Children's Play Area, Sports Pitch, Toilets (including disabled), Kitchen, and Storage Containers for village events. It is regularly used by different organisations in the community to hold a range of regular outdoor events.
 - However, the Recreation Field is not owned by the Parish Council but leased. An objective of the village plan is to make this, or an alternative site in the village, permanent.
- ***Brinkworth Sports and Heritage Society***
 - Originally formed in 1997, the society is a group of local people who raise money for good causes around the village. Previously, money has been raised to repair church roof, installation of storage containers, kitchen, and toilets and new equipment for the Children's Play Area at the recreation field.
 - Various events are organised to entertain the community and celebrate occasions. Through its activities, the Society is an important contributor to the community spirit and wellbeing of the village.

2.50 Facilities and amenities in the village are well used by young and old alike with frequent village activities and events maintaining a vibrant village community in a pleasant rural settling.



Image: Three Crowns Public House



Image: Recreation Ground

Infrastructure

2.51 There is currently good BT Broadband provision in Brinkworth with users obtaining 60 MBPS plus. Recently, Gigaclear installed fibre cabling for superfast broadband up to 900 MBPS throughout the village. Broadband provision in the village currently supports an active village Facebook and websites for most local groups. There are the many Brinkworth based businesses, farmers, retirees, schoolchildren, and working households who regard internet access essential.

3. PLANNING AND EVIDENCE CONTEXT

Planning policy context

- 3.1 The NDP has been prepared with regard to the National Planning Policy Framework (NPPF) 2023³ as well as guidance set out in the National Planning Practice Guidance (PPG)⁴. The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives – economic, social and environmental – which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).
- 3.2 As well as having regard to national policies, the NDP must be in general conformity with strategic policies of the development plan in force, which are the Wiltshire Core Strategy adopted January 2015⁵ and Wiltshire Housing Site Allocations Plan DPD adopted February 2020⁶. The remaining Saved policies of the North Wiltshire Local Plan 2011 are also considered.
- 3.3 The Wiltshire Core Strategy contains policies on how the county will develop through to 2026. Brinkworth is within the Malmesbury Community Area and is designated as a ‘Small Village’ where development will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities. Development is restricted to the built-up area of the village, subject to criteria. Elsewhere is treated as countryside for planning purposes.
- 3.4 The planning context is evolving as Wiltshire Council is preparing a Local Plan Review 2020-2038 (LP) to replace the Wiltshire Core Strategy. Wiltshire Council commenced their Regulation 19 Pre-Submission Draft Local Plan for consultation in September 2023⁷. The LP proposes to identify the Civil parish within the Chippenham Housing Market Area (HMA) and remain a ‘Small Village’ in the settlement hierarchy. The LP clarifies the emerging spatial strategy for Small Villages which reflects a rolling forward of the Wiltshire Core Strategy approach:

“At Small Villages, the settlement strategy provides sufficient flexibility for neighbourhood planning groups to meet local housing needs, by a variety of means, at a scale that preserves the character and setting of a village. Reflecting the different role played by Small Villages in the settlement strategy, with generally fewer facilities and services, they do not have a scale of housing growth set by the Plan and therefore there is no explicit requirement for parishes that only contain Small Villages. However, this does not mean there can be no additional growth in these areas. As set out in other policies in the Plan, new housing development will be limited to infill within the built-up area of Small Villages or should be geared towards meeting local affordable needs through exception sites...”

Evidence-base

- 3.5 The main strands of evidence supporting the Brinkworth with Grittenham NDP are:
 - National and local strategies, guidance, evidence and advice as defined in Appendix 1; and
 - The wishes of the community as expressed through community engagement.

³ <https://www.gov.uk/guidance/national-planning-policy-framework>

⁴ <https://www.gov.uk/government/collections/planning-practice-guidance>

⁵ <https://www.wiltshire.gov.uk/planning-policy-core-strategy>

⁶ <https://www.wiltshire.gov.uk/planning-whsap>

⁷ <https://www.wiltshire.gov.uk/planning-policy-local-plan-review>

'Vision for Brinkworth Survey' (2019)

- 3.6 The Vision for Brinkworth Survey commenced in October 2019. A copy of the Questionnaire and the Report of the Consultation is set out within the Consultation Statement. The Questionnaire set out a plan period to 2036 which was in-line with the emerging Wiltshire Local Plan Review plan period at that time, however the NDP plan period has been amended to 2038.
- 3.7 A total of 205 responses to the questionnaire were received by the 4th December 2019 from 516 occupied households resulting in a rate of return of 39.73%. Of 67 postcodes in the parish, replies were received from 43 of them plus 5 adjoining postcodes. Not everybody answered all questions with response rates ranging from 100% down to 88%.
- 3.8 The following summarises what the majority of residents thought about the village and these views were employed to develop this plan. The vision, objectives, policies, and aspirations provide solutions to their need.
- 3.9 Residents indicated the rural nature of the parish is a pleasant and attractive place to live and is much appreciated. The surrounding countryside, open spaces, and a peaceful and safe neighbourhood, are important to residents.
- 3.10 Village facilities of, the Church, School, Village Hall, Recreation Field, and Public House are considered to be very important to Brinkworth. All contribute to the wellbeing and vibrant community spirit within the parish.
- 3.11 A fifth of the working respondents to the questionnaire work in the village. With 80% working elsewhere, transport and highway improvements are important to the village. Roughly two thirds are concerned about parking, mostly in the village centre and on School Hill but also at the junction of Stoppers Hill with the B4042. A big majority are concerned about other traffic issues, with speeding vehicles, a lack of pavements and proper provision for pedestrians, cyclists and horse riders.
- 3.12 Of responding households, a fifth are of school age, two thirds of working age and a fifth of retirement age. A third of residents are under 30 years of age.
- 3.13 Of the existing housing stock, 10% of responding homes had one or two bedrooms whereas over 60% had four, five or more bedrooms and the remaining 30% had 3 bedrooms. There is an acceptance that more houses may have to be built but residents considered that any developments should be sympathetic to nearby dwellings, blend in with their surroundings and be based on needs within the village. Affordable and social housing were the most acceptable types of new building together with sheltered housing. Flats and big private houses were not popular.

Business Survey

- 3.14 A survey of businesses was undertaken by the Brinkworth Planning Group in July 2022. This survey identified 101 businesses throughout the parish. The majority (48) were self-employed persons, with a significant number of smaller enterprises employing between 2 and 10 persons (full or part time). Only two businesses exceeded 10 persons employed at Little Foxes Childcare and Graham Smith UK, which is the most significant local employer. Of the total 268 persons employed, 124 lived and worked in Brinkworth. Of those residents in Brinkworth who are employed 17% work in the village and the remainder commute to nearby centres – typically Royal Wootton Bassett, Swindon, Malmesbury and Chippenham. The survey also sought evidence on whether businesses had requirements for expansion. Only one business responses to highlight a potential need for new buildings to expand, however there were no firm proposals.

Housing Needs Survey

- 3.15 A Housing Needs Survey (HNS) was issued by Wiltshire Council in November 2022.
- 3.16 The HNS was promoted to all 550 households in the parish. Residents were asked to complete the online survey by 5 October 2022. The online forms were recorded and analysed by the Residential Development Officers at Wiltshire Council. There was a lower than average response rate of 11% with 61 replies received. The HNS revealed the following of those respondents:
- The vast majority of respondents were home owners (including with a mortgage).
 - There is a high 56% who have lived in the parish for more than 10 years.
 - 18% of respondents were between 18 and 44 years of age, 41% being aged 45 to 64 and 36% over 65 years of age. 5% of respondents did not wish to answer the question.
 - Many respondents to the survey lived in large family homes, with 56% of respondents having four or more bedrooms in their property. 32% had three bedrooms and 12% lived in homes with two bedrooms. There were no respondents to the survey who declared having 1 bedroom or a studio.
 - Whilst 37% of those respondents wish to remain in their home and not downsize 44% would consider their options in the future.
 - There is a strong preference for downsizing accommodation, i.e. small house or ground level property for sale.
 - In terms of the quantum of new housing, the most popular option (30% of respondents) being for between four and ten new homes.
 - The types of open market homes considered most needed in Brinkworth by the survey respondents were extra care/sheltered accommodation (52%), homes for rent (46%), open market homes for purchase (44%), and self/custom build (41%).
 - The types of affordable homes considered most needed in Brinkworth by the survey respondents were supported housing (61%) and starter homes (59%).
- 3.17 The HNS then assessed households requiring accommodation. The need for homes for purchase on the open market was the most desired by 67% of respondents. Following that homes to rent 22%, and self and custom build 22%. In terms of a preference for affordable housing, 44% indicated discounted market homes as a preference. In terms of size, respondents expressed a desire for all sizes of property with the exception of a studio or a six-bedroom property however the most popular size desired by 50% of respondents was for two bedrooms.

Development of the 'Vision and Objectives'

- 3.18 The overall approach has been that both evidence and community wishes should align or at least have good overlap, before draft policy is created. It was also felt wise to create the Vision and Objectives first and then let policy be checked against and conform with those, since the policies are intended to bring about both Vision and Objectives.

Local evidence underpinning policy decisions

- 3.19 A range of Topic Papers have been prepared to guide the development of policies where a methodology and rationale were locally defined.
- Heritage Topic Paper
 - Key Views Topic Paper
 - Local Green Space Topic Paper
 - Brinkworth Village Topic Paper
- 3.20 These Topic Papers should be read in conjunction with the policies as providing supporting justification for the decisions made to designate sites, assets and other features as holding particular interest to the community.

Strategic Environmental Assessment

- 3.21 A Habitats Regulations Assessment of the January 2024 Screening Draft version of this Plan was carried out by Wiltshire Council to comply with Regulation 105 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, hereafter referred to as the Habitats Regulations. Under these Regulations, a competent authority must consider whether a relevant plan is likely to have a significant effect on any European sites before deciding to give any consent, permission or other authorisation.
- 3.22 The Draft Screening Opinion received 2nd May 2024 screened all 16 policies for potential impacts which may arise from the plan alone or in combination with other plans and projects. The HRA screening exercised concluded that the Screening Draft Plan will not result in a likely significant effect on any European sites or their qualifying features either alone or in-combination with other plans or projects. The Screening Opinion has been subject to consultation with statutory consultees and the Final Screening Decision of July 2024 is available as evidence to support the Regulation 15 Submission Draft Plan.

4. VISION AND OBJECTIVES

OUR VISION FOR BRINKWORTH WITH GRITTENHAM

“By 2038, the vibrant community of Brinkworth, with its historic heritage, will continue to flourish as a working and farming village within its scenic rural landscape.

The landscape of established agricultural and recreational land uses in the parish, and the community's identity will be protected and sustainably managed.

Community facilities will be protected and maintained at least as they are at present or improved.

Development will be limited and sustainable, driven by the needs of residents to meet appropriate local housing and employment opportunities, enabling both young and older members of the community to reside within the parish. All will be in keeping with the existing community, its character and will have minimal impact on the environment and heritage of the village.

Safe passage along roads, byways, bridleways, and footpaths in the parish will be maintained.

Green spaces, open landscapes and valued views will be safeguarded to maintain the environment, biodiversity, and natural landscapes.

All will take a positive approach to carbon reduction measures in design and construction (minimising its impact on the local environment and contributing to sustainable development) and will promote the inclusion of well- designed and appropriately located renewable energy initiatives. ”

- 4.1 The vision and the feedback from the community were incorporated into a set of objectives for the NDP, which state what the Plan aims to achieve through its overall strategy and policies.

OUR OBJECTIVES TO 2038

1. *To ensure all new development promotes good design and reflects the general local characteristics and materials used in buildings in the immediate area to retain and enhance their individual identity.*
2. *To ensure any new housing development will be limited and consistent with our status as a 'Small Village', of a size and nature that meets the locally identified needs of the village community.*
3. *To encourage and support appropriate small business and facilitate home working in Brinkworth.*

4. *To respect, protect and nurture all aspects of the prevailing rural character and historic heritage of Brinkworth parish.*
5. *To maintain and enhance village services and facilities available to the community to meet resident's needs.*
6. *To manage development in areas at risk from flooding and promote the use permeable surfacing for house drives and front gardens.*
7. *To ensure all new developments will take account of road safety, traffic and transport implications for all users and mitigate any negative impacts as part of the proposal.*
8. *To safeguard land for a public car park beside the village hall*
9. *To ensure safe passage and improve footpaths, bridleways, byways and designated cycle routes to encourage more people to walk and cycle safely, both between village amenities and other outlying settlements in the parish.*
10. *To safeguard the parish green spaces for their recreational, tranquillity and biodiversity value.*
11. *To protect and enhance the landscape and far-reaching valued views over open landscapes.*
12. *To protect and increase biodiversity, including through net gains delivered in the parish.*
13. *To ensure new development takes a positive approach to carbon reduction measures in design and construction, to promote the inclusion of well-designed and appropriately located renewable energy initiatives while minimising any impact on the local environment, landscape, or heritage of the parish.*

5. POLICIES

- 5.1 This chapter sets out 16 policies for the development and use of land in the parish and how they will be used by planning officers in Wiltshire to help determine planning applications within the designated neighbourhood area. The policies have been pulled together into seven themes as listed below.
- 5.2 Policies are shown within a box and in bold text, to clearly distinguish them from explanatory supporting text which describes the reason for the policy. Each policy is defined by how it links back to the NDP Objectives in Section 4.

INDEX OF POLICIES

Protecting our Rural Landscape	BG01 - Landscape Character
	BG02 - External Lighting
	BG03 - Key Views
	BG04 - Local Green Space
Protecting our Natural Landscape	BG05 - Biodiversity
	BG06 - Flood Risk
Protecting our Historic Environment	BG07 - Local Heritage
Planning for Climate Change	BG08 - Renewable Energy
	BG09 - Sustainable Design and Construction
	BG10 - Retrofitting Existing Buildings
Development Strategy	BG11 - Development Strategy
Protecting our Community and Rural Economy	BG12 - Community Facilities
	BG13 - Cemetery Extension
	BG14 - Rural Diversification
Helping us to move around	BG15 - Transport and Accessibility
	BG16 - Village Hall Carpark

6. PROTECTING OUR RURAL LANDSCAPE

Policy BG01: Landscape Character

Development proposals should recognise and seek to conserve and enhance the natural landscape and local character of the parish, including the distinct characteristics and qualities of the Minety Rolling Clay Lowland and the Avon Open Clay Vale landscape character areas.

Objectives supported: 1, 4 and 11

- 6.1 The NPPF confirms the important role that planning contributes to and enhances the natural and local environment through protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside. The neighbourhood plan builds upon existing evidence on landscape character and expects all planning decisions to protect landscape character.
- 6.2 The central and north of the parish is part of the 'Minety Rolling Clay Lowland' – defined in the Wiltshire Landscape Character Assessment as Area 11B. This lowland is wooded and sparsely settled, showing the strong influence of its historic land use as part of the Royal Hunting Forest of Braydon. Substantial blocks of woodland dominate the central part of the area, including some where traditional maintenance methods are still in place as at Ravensroost Wood SSSI and a remnant of wood pasture at Somerford Common. Fields are medium to large, mainly pastoral rural landscape with a strong hedgerow network in good condition with many mature oak hedgerow trees. The central area, including Brinkworth, is crossed by straight minor roads with sparse dwellings scattered along them and at crossroads, contrasting with the small, nucleated villages elsewhere in the Character Area.
- 6.3 The strategy for the Rolling Clay Lowland is to conserve the peaceful rural landscape with its hedgerow network, rich riparian vegetation, remnant meadows, ancient woodlands and pattern of small villages and scattered farmsteads and to strengthen its character through measures to minimise urbanizing influences and to improve the woodlands and farmlands by encouraging management to retain or enhance their biodiversity and historic character.
- 6.4 The south of the parish forms part of the Avon Open Clay Vale – defined in the Wiltshire Landscape Character Assessment as Area 12B. This is an extended area following the course of the River Avon from Great Somerford in the north to Bradford on Avon in the south. As well as the Avon the area is characterised by the presence of other rivers, tributary streams, lakes, and, to the south, the Kennet and Avon Canal. The Avon Open Clay Vale is a level, open area with views to the higher ground of the Limestone Ridge to the east. Land is predominantly intensively managed permanent pasture with some arable and small isolated pockets of meadow (such as Sutton Lane Meadow SSSI). Hedgerows, gappy or low flailed in places, enclose fields of varying size. There are sparse hedgerow trees plus willows lines (some pollarded) marking the waterways and poplar shelter belts. Sections of the area remain rural and tranquil despite major routes travelling through (the M4, A350, A342) plus railway lines in cuttings and embankments and the visual influence of modern large-scale development on the edges of Chippenham, Trowbridge and Melksham. This urbanising influence is particularly prevalent to the south of the area while the northern section is more akin to area 12A with scattered settlement of small brick and stone built villages and farmsteads.

- 6.5 The strategy for the Open Clay Vales Landscape Type is to conserve the elements that contribute to the rural, tranquil landscape; the rivers, streams and open water, the meadows and riverside tree lines, the brick and stone villages and farmsteads and to improve elements in decline such as the hedgerows and hedgerow trees, and the visual influence of the large settlement edges and major transport corridors.
- 6.6 These landscape character areas are shown on figure 5.1 below.

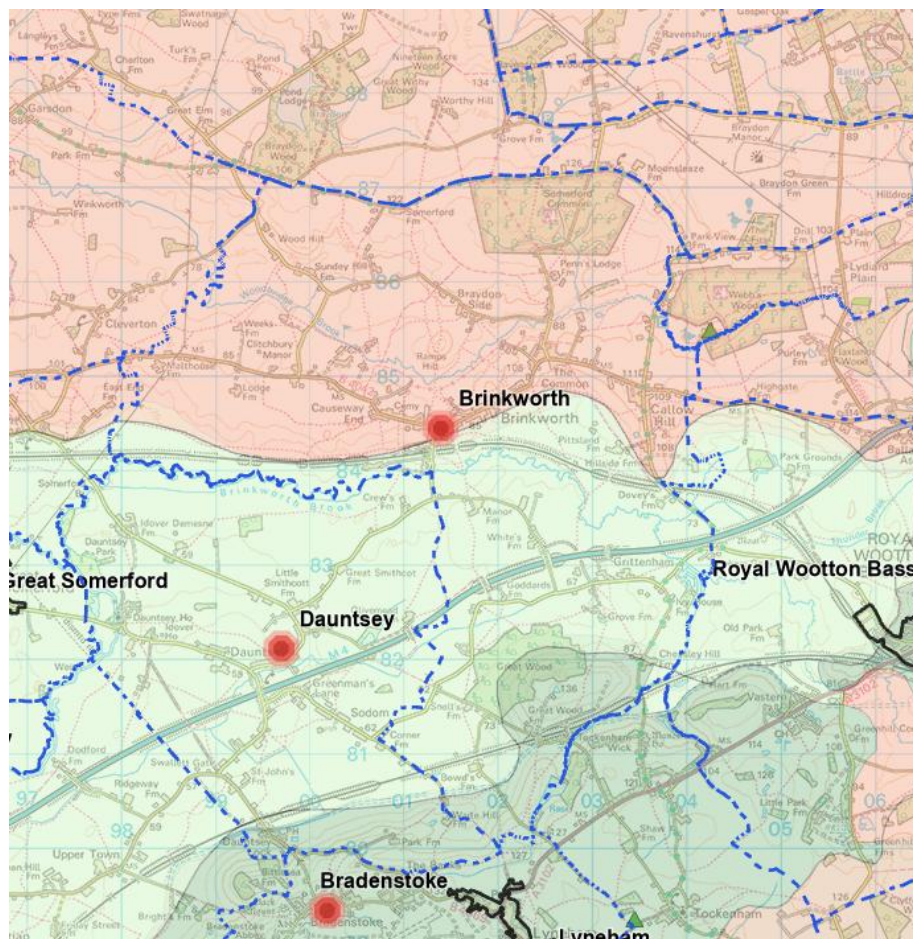


Figure 5.1 – Extract from Wiltshire Council on the Landscape Character Assessment: Peach shows the Minety Rolling Clay Lowland; Pale green is Avon Open Clay Vale landscape character area; Dark green in the far south of the parish is Limestone Ridge.

Policy BG02: External Lighting

In this rural location, external lighting proposals should be the minimum appropriate for their purpose, with lighting directed downwards and evidenced regard for the impacts, individually, and cumulatively, on the character of the area, the residential amenity of local residents, the safety of vehicle users and pedestrians, and the diurnal/seasonal rhythms of local biodiversity needs.

Objectives supported: 1 and 11

- 6.7 The NPPF paragraph 191(c) seeks to ensure that new development is appropriate for its location taking into account the likely effect effects of pollution, including limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. A defined key issue for both Landscape Character Areas is to manage the urban influences, which affects the parish due to the proximity to Swindon, Royal Wootton Bassett and the M4. While not a 'Dark Skies' zone, many areas of the parish continue to enjoy low levels of light pollution, an important aspect of their landscape character and tranquillity and one which it is therefore important to seek to conserve and enhance.
- 6.8 Obtrusive external lighting can result in harm to residential amenity and to the diurnal rhythms of biodiversity. Light control is therefore a key planning consideration in all development proposals, including new homes and householder development. Lighting should be the minimum needed for security or working purposes and should minimise the potential obtrusive light from glare or light trespass. Lighting proposals that would significantly affect areas of nature conservation importance such as Ancient Woodland, SSSIs and Local Wildlife Sites will only be permitted in exceptional circumstances.
- 6.9 There is an increasing demand for artificial lighting for safety (road schemes etc.), crime prevention (security lighting) and for leisure activities (floodlighting of sports / equestrian facilities), etc. Linked with this increasing demand has been a rise in the number of complaints about obtrusive light received by the Parish Council. Lighting apparatus may be visually prominent, such as floodlighting poles. This combination of circumstances has raised the profile of obtrusive light as an environmental issue.
- 6.10 Obtrusive light is generally a consequence of poorly designed or insensitive lighting schemes. The main problems associated with obtrusive light are:
- Sky glow - the orange glow we see around urban areas caused by a scattering of artificial light by dust particles and water droplets in the sky;
 - Glare - the uncomfortable brightness of a light source when viewed against a darker background; and
 - Light trespass - light spilling beyond the boundary of the property on which a light is located.
- 6.11 Each of the three types presents very different problems for the general public and for the environment as a whole.
- 6.12 Proposals where external lighting is required should include a full lighting scheme that provides information about layout and beam orientation, a schedule of the light equipment proposed including luminaire type, mounting height, aiming angles and



Images above: examples of intrusive light forms

lumen unit levels. Designers may find it helpful to refer to ILP technical guidance note GN01/21 'The Reduction of Obtrusive Light' (or successor document).

- 6.13 As per the ILP guidance, geographies can be divided into distinct 'Environmental Zones'. It is envisaged that more precise zones will be defined through a review of this NDP but at this juncture Zones E2 is regarded as appropriate to a 'rural' surrounding (Table 2 of the ILP Guidance Note 01/21 'The Reduction of Obtrusive Light').
- 6.14 As per guidance established by the Institution of Lighting Professionals (ILP, 2021)⁸ geographies should be divided into distinct 'Environmental Zones'. The precise zones will be defined through a review of this NDP. In advance of this review the baseline is to be set at Zone E2 reflecting a 'rural' surrounding, in accordance with Table 2 of the ILP Guidance Note 01/21 'The Reduction of Obtrusive Light'.

Zone	Surrounding	Lighting environment	Examples
E0	Protected	Dark (SQM 20.5+)	Astronomical Observable dark skies, UNESCO starlight reserves, IDA dark sky places
E1	Natural	Dark (SQM 20 to 20.5)	Relatively uninhabited rural areas, National Parks, Areas of Outstanding Natural Beauty, IDA buffer zones etc.
E2	Rural	Low district brightness (SQM ~15 to 20)	Sparsely inhabited rural areas, village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Well inhabited rural and urban settlements, small town centres of suburban locations
E4	Urban	High district brightness	Town / City centres with high levels of night-time activity

⁸ <https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/>

Policy BG03: Key Views

Development affecting a key view should demonstrate through a proportional Landscape and Visual Assessment that the features and particular values of the view are maintained and/or enhanced. The following Key Views are identified on the adjacent Map (Map A):

- KV1: View north/north-west from Ramps Hill towards Malmesbury**
- KV2: View north-east from Ramps Hill towards Braydonside**
- KV3: View south from Ramps Hill towards Brinkworth Church**
- KV4: View south-east from Ramps Hill towards Farm Hill**
- KV5: View south-west from Chessley Hill towards Trow Lane**
- KV6: View north/ north-west along Blackberry Lane**
- KV7: View west from Blackberry Lane into Millbourne Common**
- KV8: View north from Dauntsey Vale towards Brinkworth**
- KV9: View north from Stoppers Hill**
- KV10: View west/south-west of Dauntsey Vale from Callow Hill**
- KV11: View north-west of Fritterswell from Callow Hill**
- KV12: View south-east of Callow Hill from Fritterswell**
- KV13: View south/south-east of the Ridgeway from Fritterswell**
- KV14: View of Brinkworth Church from the South**

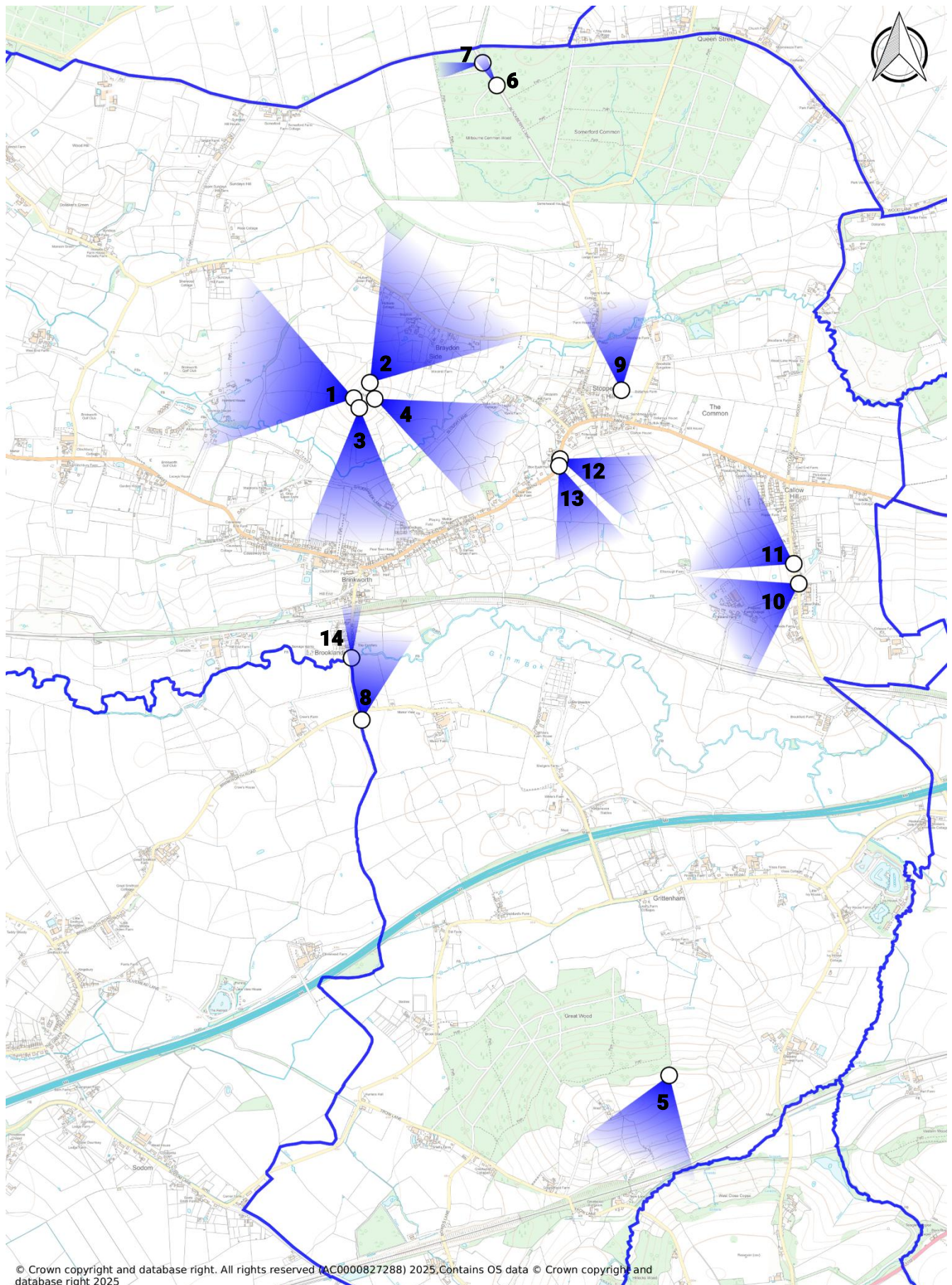
Objectives supported: 4 and 11

- 6.15 The parish of Brinkworth is set within a rich rural landscape. From most of the village and settlement across the parish, there are many valued views into the surrounding agricultural land and countryside that contribute towards local character. The ridge-top position of Brinkworth set above the scenic Dauntsey Vale provides extensive rural views over the valley to Lyneham banks and the ancient ridgeway beyond which is linked to the iron age fort of Barbury Castle. Locally valued views from publicly accessible locations in the parish of Brinkworth provide evidence of its place in a tranquil and rural setting. Views from the B4042 are important for many local people and there is concern that any new developments should be carefully integrated into the local landscape. Also, it is important to maintain views back towards the ridgeline from within southern area of the parish.



Image: Key View 2 towards Brayside

Map A: Policy BG03 Key Views – please refer to Key Views Topic Paper for further detail



- 6.16 A Key View merits at least one of the following values: aesthetic, biodiversity, cultural heritage, functional, recreational, or tranquillity. Key Views must be accessible by the public and visible from the public highway, the rights of way network, open spaces, or proposed / designated local green space. Key Views should show a range of physical (natural or man-made) features and an expanse of the parish, not one particular object unless this is a building or feature of particular cultural heritage.
- 6.17 Key Views were identified according to the above criteria and described within the Key Views Topic Paper. The policy requires that proposals recognise and take account of these Key Views in their design and layout. A summary of the Key Views and their qualities is provided at Appendix 2. Full details can be found within the Key Views Topic Paper. The features and values of the Key Views should continue to be enjoyed, and new development must avoid adverse visual impacts, which are to be assessed through a proportionate Landscape and Visual Assessment.

Policy BG04: Local Green Space

The green spaces as shown on the adjacent map (Map B) and listed below are designated as Local Green Spaces to be managed consistent with national policy for Green Belts.

- 1. Brinkworth Recreation Ground**
- 2. Churchyard (St Michaels and All Angels)**
- 3. Parish Cemetery**
- 4. The Mound on School Hill**
- 5. The Village Green**
- 6. The Verge (on The Causeway)**

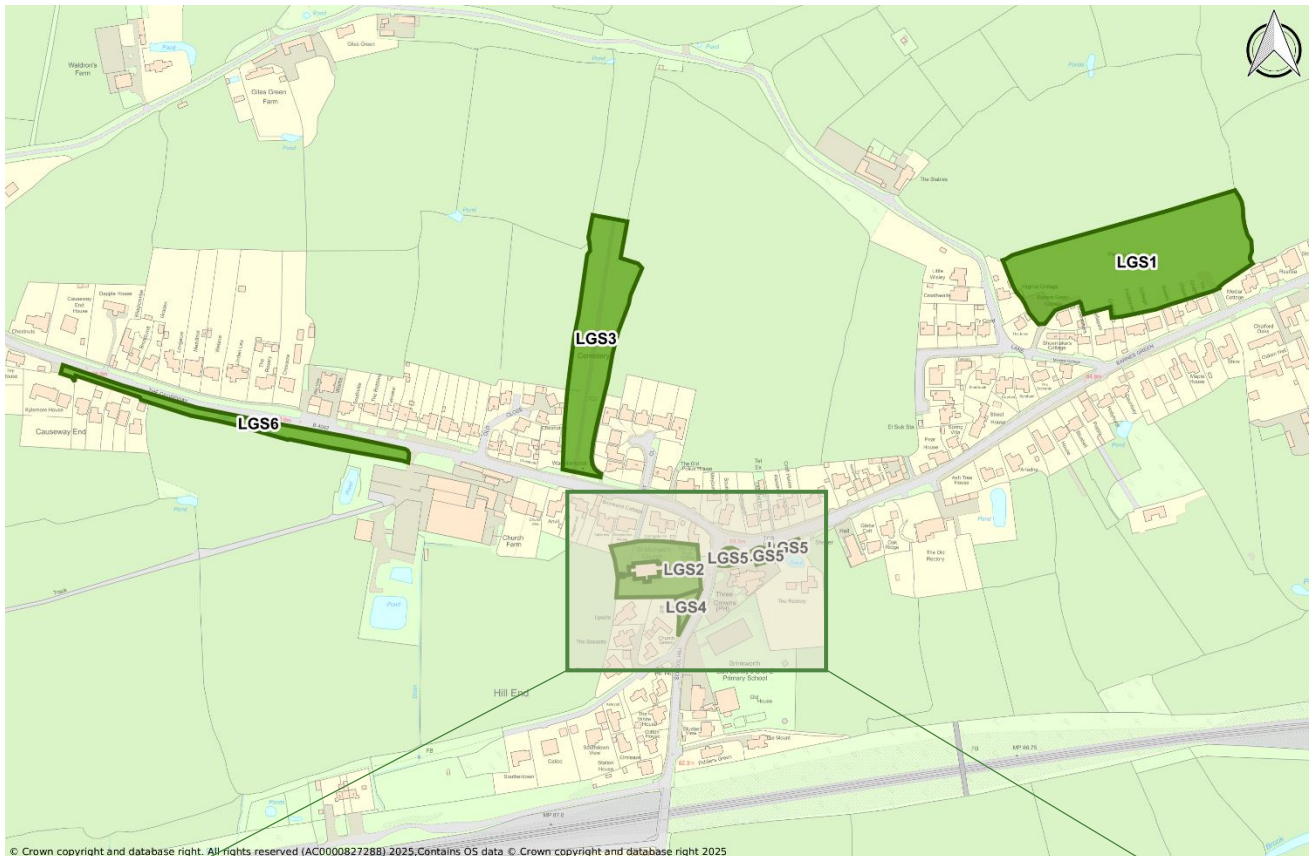
Objectives supported: 4, 10 and 11

- 6.18 The NPPF allows communities to identify and protect green areas of particular importance to them as Local Green Space. Such spaces contribute significantly to the overall character and quality of the environment. If they satisfy certain criteria, such spaces can be designated and therefore protected from development in-line with national policies for managing Green Belts.
- 6.19 Potential Local Green Spaces have been suggested by the community and the Steering Group. Evidence has been defined to demonstrate the special nature of each of space enabling the Local Green Space to be identified and assessed in accordance with national policy criteria, as detailed within the Local Green Space Topic Paper. A total of eight candidate sites were assessed (see Local Green Space Topic Paper), six of which met the criteria for designation under Policy BG04, being (1) close to the community it serves, (2) demonstrably special to the local community and holds a particular local significance; and (3) local in character and not an extensive tract of land.



Image: Play Park at Brinkworth Recreation Ground

Map B: Policy BG04 Local Green Space



7. PROTECTING OUR NATURAL ENVIRONMENT

Policy BG05: Biodiversity

Development proposals should retain and where possible, enhance, features of biodiversity value including mature trees, species rich hedgerows, ponds, streams and existing areas of woodland.

Development proposals should seek to maximise opportunities to support biodiversity through building design and are also encouraged to deliver at least 20% net gain in 'biodiversity value' within and, where appropriate, beyond the site in order to deliver tangible benefits for biodiversity.

Relevant proposals must also ensure compliance with The Conservation of Habitats and Species Regulations 2017 (as amended) through adherence to the North Meadow and Clattinger Farm Special Areas of Conservation (SAC) Interim Recreation Mitigation Strategy 2023-2028 or successor document.

Objectives supported: 10 and 12

- 7.1 Biodiversity plays an important role within our community as it underpins much of the economic and social value we obtain from nature. It helps to improve air quality, provides resilience to climate change, adds amenity value and supports wellbeing. However, it is widely acknowledged that biodiversity continues to decrease at an alarming rate. All new development within Brinkworth and Grittenham parish must therefore seek to reverse this trend. Policy BG05 seeks to exceed the requirement in the Environment Act 2021 for developers to deliver a minimum 20% net gain for biodiversity. Biodiversity net gain is defined as 'development that makes sure the habitat for wildlife is in a better state than it was before development'. Net gains will be measured using the latest Biodiversity Metric or its successor and that Biodiversity Net Gain delivery be in accordance with established good practice principles within Biodiversity Net Gain: Good practice principles for development (CIEEM, CIRIA and IEMA) and BS 8683:2021.



Images: Fungi and pea

- 7.2 This is also reflective of the community aspiration to see new wildlife habitats throughout the parish, and to enhance existing habitats which are home to a wide range of species which thrive here, including deer, badger, fox, reptiles, and swifts. Policy BG05 also seeks to ensure that developments maximise on the opportunities to support and increase biodiversity within the design of buildings through the use of features such as green roofs, bat and bird boxes or bricks, wildflower planting and hedgehog tracks.
- 7.3 A very small part of the parish at Queen Street is within the Outer Zone of Influence (4.2km to 9.4km) of the North Meadows Special Area of Conservation. Any development proposals within this Outer Zone of Influence must accord with the North Meadow and Clattinger Farm Special Area of Conservation Interim Recreation Mitigation Strategy 2023-2028 (May 2023) or successor document.

Policy BG06: Flood Risk

To reduce the potential for flooding to occur in Brinkworth with Grittenham parish and mitigate against drought events, development proposals should be informed by the latest evidence on flood risk and should:

- 1. Not increase flood risk (all sources) on site or elsewhere.**
- 2. Demonstrate that, where necessary, the Sequential Test and Exception Test has been satisfactorily undertaken in accordance with national planning policy.**
- 3. Where possible, use effective existing or innovative technology, construction and design techniques to reduce the risk of flooding, mitigate any impact of flooding and minimise surface water run-off.**
- 4. Where ground conditions allow, ensure that sufficient hard external surface areas are permeable or that runoff water is collected by effective infiltration systems.**
- 5. Where possible, collect and recycle grey water and incorporate water storage measures or 'rainwater harvesting' for high volume rainfall events and to minimise surface run off.**
- 6. Maximise opportunities to reduce the causes and impact of flooding through appropriate Sustainable Drainage Systems (SuDS). All SuDS proposals should be accompanied by a comprehensive management plan setting out the long-term maintenance and responsibility of SuDS features; and**
- 7. Where possible include tree and shrub planting to reduce run off, particularly along field boundaries.**

Objectives supported: 6 and 13

- 7.4 When the M4 motorway was built in 1969/70 the old Brinkworth Brook was straightened to ensure faster flow of water and a culvert built east of Christian Malford. In 2008 and 2012 areas to the west of Dauntsey and Grittenham experienced extreme cases of flooding leading to property damage. There is a regular pattern of flooding on either side of Woodbridge Brook. These fields flood for a day or two and then as the rainfall reduces so the water disperses. The same pattern occurs with Brinkworth/Dauntsey Brooks which pass through the Dauntsey Vale flood plain but with increasing severity in the last few years affecting farming operations. Both Brinkworth and Woodbridge Brooks meander through the countryside and this too slows the flow of water, mitigating flooding further downstream in more populated areas where they meet the Avon River. Development in areas at risk from flooding (all sources) should therefore be avoided and proposals managed so that the development should be made safe for its lifetime without increasing flood risk elsewhere..

- 7.5 Climate change will exacerbate flooding problems in the future and these predicted effects must be taken into account where an Applicant undertakes a Flood Risk Assessment (FRA). Any FRA must take into account the latest evidence on flood risk within the Wiltshire Strategic Flood Risk Assessment (SFRA), published by the Environment Agency and other sources of information. Other sources of information include pre-application engagement with the Parish Council and the Parish Council Flood Warden on the most up-to-date flooding events that have been reported.



Images: Brinkworth Brook in flood, January 2023

- 7.6 Now climate change is affecting all aspects of flora and fauna in this area: the clay soil becomes rock hard in summer, reducing yields, and waterlogged in the winter preventing the grazing of cattle and horses without poaching the land. However, overall, the water table has gone down putting pressure on trees and, drying up dew ponds and brooks in the summer with reoccurring drought events.
- 7.7 Policy BG06 sets out a range of flood risk considerations for all new development in the parish. The aim is to steer development to areas at lowest risk from flooding and mitigate against the existing and predicted risks from all sources of flooding through best practice approaches to flood resilient design and construction. A key focus is the impact of 'concreting over' greenfield areas with impermeable surfacing which is a major contributing factor to flood problems. New development on previously undeveloped sites or gardens will reduce the surface area through which rain can percolate into the soil. Permeable surfacing solutions and controlled run-off to effective infiltration systems should therefore be incorporated into new developments.

8. PROTECTING OUR HISTORIC ENVIRONMENT

Policy BG07: Heritage

Development proposals affecting non-designated heritage assets, including those identified in the Brinkworth with Grittenham Heritage Topic Paper and shown on the Non-Designated Heritage Assets Map (Map C), must have regard to the scale of any harm and should conserve and enhance the significance and setting of the heritage asset. Any proposed harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should be clearly and convincingly justified.

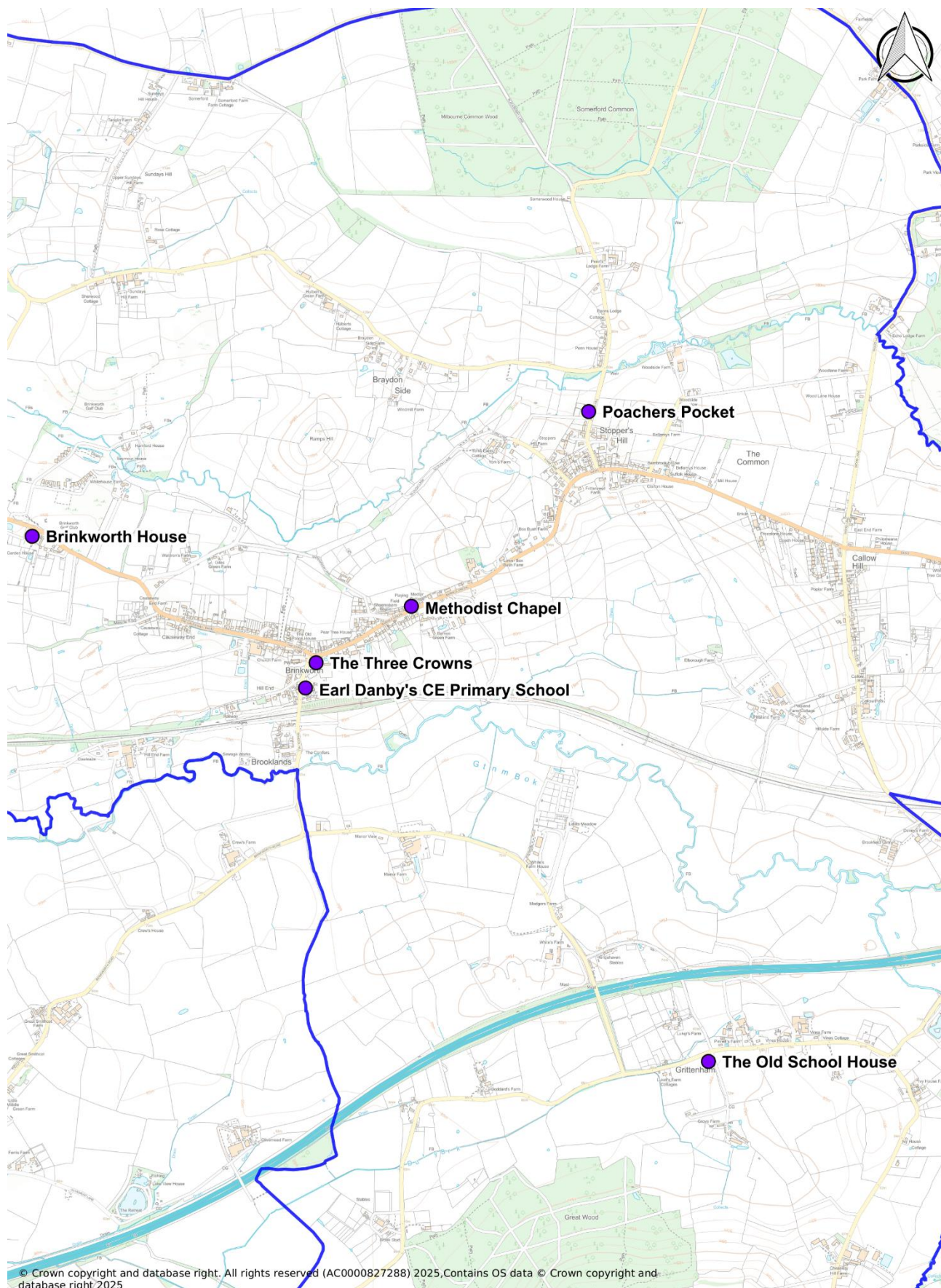
In all proposals, applicants should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and sufficient to understand the potential impact of the proposal on their significance.

Objectives supported: 4

- 8.2 All listed buildings and designated monuments in the parish which make up part of the historic heritage of the village and the settings and surroundings of these heritage assets will be protected in-line with legislation and national policy. The Wiltshire and Swindon Historic Environment Record (<https://services.wiltshire.gov.uk/HistoryEnvRecord/Home/Index>) is the most up to date record of heritage assets within the Neighbourhood Area. There are also a number of local assets that have been identified as being locally important to the architectural and historic heritage of the parish. These non-designated heritage assets are identified on the Non-Designated Heritage Assets Map (Map C). These assets are not only important due to their contribution to the parish's agricultural and weaver history, but also because of their significant contribution to the local character of the parish.
- 8.3 These assets do not have statutory protection and are therefore referred to as 'non-designated'. Identification of these buildings, structures and sites as part of our NDP ensures that the effect of a development proposal on their significance is taken into account, to ensure their conservation and enhancement into the future.
- 8.4 The reasons for why these local heritage assets are important to the community is varied and often goes beyond only historical or architectural interest to demonstrate a range of values that all contribute to the distinctiveness and historical character of the parish. The Brinkworth with Grittenham Heritage Topic Paper provides an assessment of nominated assets and their significance. The Parish Council will consider further nominations for the consideration of non-designated heritage assets as part of a review of the list in accordance with the Historic England Local Heritage Listing: Identifying and Conserving Local Heritage Historic England Advice Note 7 (Second Edition)' or revised guidance'.



Map C: Policy BG07 Non-Designated Heritage Assets – please refer to Heritage Assets Topic Paper for further detail



9. PLANNING FOR CLIMATE CHANGE

Policy BG08: Renewable Energy

Proposals for individual and community scale energy from solar photovoltaic panels, wind or other forms of renewable generation will be supported subject to proposals demonstrating how impacts on the following factors have been satisfactorily assessed, including any cumulative effects, and taken into account:

- i) impact on the amenities of local residents;**
- ii) loss of best and most versatile agricultural land, including agricultural land used for food production;**
- iii) impact on a feature of natural or biodiversity importance;**
- iv) impact on visual amenity and/or local landscape setting;**
- v) impact on the local road network.**

Objectives supported: 1, 2, 4, 11 and 13

- 9.1 The NPPF confirms that plans should help to increase the use and supply of renewable and low carbon energy and heat. Plans should set a positive strategy for energy from these sources that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately. Community-led initiatives for renewable and low carbon energy should also be supported.

Solar Energy

- 9.2 Solar energy is the most abundant of all energy resources and can even be harnessed in cloudy weather. Solar technologies can deliver heat, cooling, natural lighting, electricity, and fuels for a host of applications. Solar technologies convert sunlight into electrical energy either through photovoltaic panels or through mirrors that concentrate solar radiation. Although not all countries are equally endowed with solar energy, a significant contribution to the energy mix from direct solar energy is possible for every country. The cost of manufacturing solar panels has reduced dramatically in the last decade, making them not only affordable but often the cheapest form of electricity. Solar panels have a good lifespan and come in variety of shades depending on the type of material used in manufacturing.

- 9.3 The delivery of solar schemes through the optimisation of 'brown roofs' provides a very significant opportunity throughout the UK. Brinkworth Parish Council greatly encourage existing roofspaces to be maximised through solar PV, including through the implementation of expanded permitted development rights. Greenfield solar PV projects must avoid the use of agricultural land in-line with the NPPF that seeks to protect the best and most versatile agricultural land. The protection of



Image: Solar panels installed on bungalow in Brinkworth

agricultural land used for food production should be considered, when deciding what sites are most appropriate for development.

Wind Energy

- 9.4 Wind energy harnesses the kinetic energy of moving air by using large wind turbines located on land (onshore) or in sea- or freshwater (offshore). Wind energy has been used for millennia, but onshore and offshore wind energy technologies have evolved over the last few years to maximize the electricity produced - with taller turbines and larger rotor diameters. Though average wind speeds vary considerably by location, the world's technical potential for wind energy exceeds global electricity production, and ample potential exists in most regions of the world to enable significant wind energy deployment. Many parts of the world have strong wind speeds, but the best locations for generating wind power are sometimes remote ones. Onshore wind power offers tremendous potential. Brinkworth also benefits from wind power: home and business owners should be encouraged to install small turbines within farms and less built-up areas of the village, where their impact will be reduced.

Geothermal Energy

- 9.5 Geothermal energy utilizes the accessible thermal energy from the Earth's interior. Heat is extracted from geothermal reservoirs using wells or other means. Reservoirs that are naturally sufficiently hot and permeable are called hydrothermal reservoirs, whereas reservoirs that are sufficiently hot but that are improved with hydraulic stimulation are called enhanced geothermal systems. Once at the surface, fluids of various temperatures can be used to generate electricity. The technology for electricity generation from hydrothermal reservoirs is mature and reliable and has been operating for more than 100 years.

Hydropower

- 9.6 Hydropower harnesses the energy of water moving from higher to lower elevations. However, with only small feeder brooks which dry up in summers and which only have sufficient volume and flow rates 'in flood' hydropower is not viable in Brinkworth.

Policy BG09: Sustainable Design and Construction

All new residential and commercial development can aim to achieve net zero operational carbon emissions by applying the energy hierarchy through the following:

- a) **energy efficient design and construction to minimise the heat, power and water demand of the building and increase energy efficiency;**
- b) **providing connection to a low or zero carbon District Heating network where available;**
- c) **on site renewable energy generation to, as a minimum, match the total energy use, with a preference for roof mounted solar PV, subject to building orientation and heritage considerations. In the event that a development cannot provide on-site renewable energy generation to match the total energy use once occupied/in operation, clear evidence must be provided to demonstrate why this is not a practical proposition. Where it is demonstrated that it is not a practical proposition, it may be appropriate for financial contributions to be sought to fund off site renewable energy installations or carbon offset schemes within the community.**

All new development proposals should be submitted with a proportionate Sustainable Energy Statement that sets out a low carbon approach to the development having regard to operational energy/carbon, embodied carbon, climate change adaption and sustainable transport.

Proposals for off-site renewable and low carbon energy generation will be supported if they:

- a) **have an acceptable visual impact on the immediate locality and the wider landscape area; and**
- b) **have an acceptable effect on the living conditions of nearby residents; and**
- c) **can satisfactorily mitigate against any other environmental impact.**

If adverse impacts are identified, it should be demonstrated that the wider benefits of providing renewable energy, including contributing to the national and local targets for carbon reduction, outweigh the adverse impacts on the local environment or amenity.

Objectives supported: 1 and 13

- 9.7 Wiltshire Council has set a target for carbon neutrality by 2030, following their declaration of a Climate Emergency in February 2019. The construction of new homes produces over a quarter of Wiltshire's carbon emissions⁹ and across the UK, the heating and powering of buildings accounts for 30% of the total energy use¹⁰. In order to help achieve the net zero carbon target, it is therefore important that new buildings are built to net zero standards, or better, as soon as possible and use less energy to run. The Committee on Climate Change states that *"the technology exists to deliver homes that are low-carbon, energy efficient and climate- resilient, with safe air quality and moisture levels. The costs are not prohibitive, and getting design right from the outset is vastly cheaper and more feasible than having to retrofit later."*
- 9.8 Policy BG09 reinforces Wiltshire's commitment to being carbon neutral and National Policy set out in NPPF Chapter 14 which requires plans to take a proactive approach to mitigating and adapting to climate change through policies that support appropriate measures to ensure future resilience of communities and infrastructure to climate change impacts (para 158). BG09 seeks new development to focus on sustainability and climate change resilience through prioritising fabric energy efficiency as far as possible

⁹ https://www.wiltshire.gov.uk/media/8671/Wiltshire-Council-Climate-Strategy/pdf/Wiltshire_Council_Climate_Strategy_2022.pdf?m=637807788064400000

¹⁰ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1044598/6.7408_BEIS_Clean_Heat_Heat_Buildings_Strategy_Stage_2_v5_WEB.pdf

in accordance with the energy hierarchy. The energy hierarchy is a list of energy options which help to guide the transition towards sustainable energy systems, and set out priorities as follows:

- Be lean: the first priority is to seek to avoid the consumption of any energy, whatever its source.
- Be clean: following minimisation of energy demand, the next priority is to ensure an efficient and lean energy supply
- Be green: energy should be sourced from renewable sources and where possible provide excess to the grid to enable positive offsets from development.
- Offset: the least favourable option, and one which should be avoided where possible, is the use of unsustainable energy sources (fossil fuels) and the implementation of measures to offset their emissions.

9.9 In order to minimise energy use at the outset to aspire to zero carbon developments, applications for new residential and commercial buildings should seek to optimise energy demand and increase energy efficiency through building fabric, thermal bridging to minimise heat loss, and carefully considered design, orientation, and innovation. The Government's recent response to the Consultation on Part L of the Buildings Regulations 2020 (conservation of fuel and power) and the Future Homes Standard¹¹ confirmed that from June 2022, a 31% reduction in carbon emissions is required compared to the current energy standard regulations for all new dwellings. When the Future Homes Standard is adopted in 2025, this will increase to a 75% reduction.

9.10 Whenever possible, exploiting local energy resources such as small-scale district heating networks, which supply heat to buildings through a network of pipes carrying hot water underground should be used. However, it is recognised this may not always be available and therefore other options for heating must be explored, such as the use of ground and air source heat pumps.

9.11 For any remaining energy demands, development proposals should make up the shortfall through renewable sources. There is strong local support for the provision of renewable energy, most notably in the form of Solar PV through the use of roofspaces.

Policy BG10: Retrofitting Existing Buildings

Where a planning permission is required, retrofitting measures to existing buildings, including historic buildings, to improve their energy efficiency and climate change adaptation will be supported, provided they do not adversely impact on the character or appearance of the parish, and would not lead to unacceptable harm to the historic environment.

Objectives supported: 1 and 13

9.12 All buildings also need to be able to cope with the impacts of climate change. New buildings will make up only a very small proportion of all the buildings in Brinkworth. This means that it is even more important to encourage existing buildings, including heritage assets, to be retrofitted so that they are energy efficient, use low carbon sources and are resilient to the impacts of climate change. However, it is recognised that existing buildings may have fewer options for improving energy performance and

¹¹

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/956094/Government_response_to_Future_Homes_Standard_consultation.pdf

therefore measures should be sensitive to the constraints and location of the existing building. Proposals for works to historic buildings must take into account the significance and character of the building and its setting. Some examples of how buildings can be retrofitted include the following:

- Introduction of Solar PV and/or Solar thermal renewable energy sources
- Introduction of low carbon heat sources such as air or ground source heat pumps
- Use of loft insulation
- Use of energy efficient lighting and appliances
- Use of cavity or solid wall insulation
- Use of underfloor insulation
- Use of double, triple or secondary glazing on windows
- Introduction of passive cooling measures
- Use of water efficient appliances
- Consideration of solar shading
- Harvesting of rainwater

10. DEVELOPMENT STRATEGY

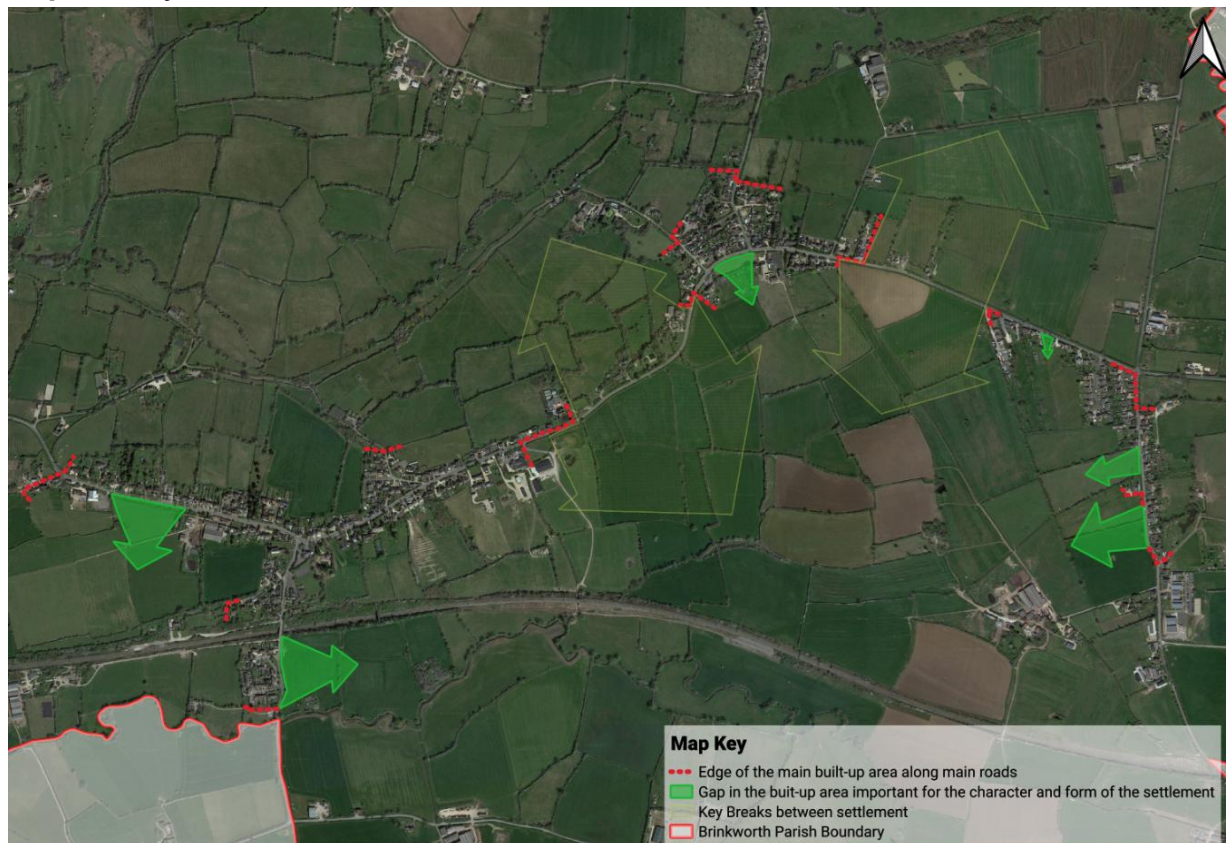
Policy BG11: Local Development

New development will be limited to that needed to help meet the housing need of Brinkworth with Grittenham and to improve employment opportunities and facilities through:

- i. **Completions and existing commitments that have not yet been implemented.**
- ii. **Windfall infill development within small gaps within the existing built-up areas, which will be supported, provided that it:**
 - a) **Respects the existing character and form of the settlement;**
 - b) **Avoids development within the areas shown as 'key breaks' on the adjacent Map (Map D);**
 - c) **Avoids development in the gaps within the built-up area and detached clusters of buildings that are important for the character and form of the settlement, as shown on the adjacent Map (Map D); and**
 - d) **Demonstrates with evidence that any dwelling would be of a size and tenure that would meet an identified local need.**
- iii. **Rural conversions in accordance with development plan and national planning policies.**
- iv. **Exception sites for affordable housing or community-led development in accordance with the development plan and national planning policies.**

Objectives supported: 2, 3, 4 and 11

Map D: Policy BG11



- 10.1 The housing strategy for Brinkworth aligns with the Wiltshire Core Strategy and the emerging Local Plan where limited development is envisaged for the Small Village. The strategic policies set out a housing requirement of zero for the designated neighbourhood area in accordance with NPPF paragraphs 67 and 68, which reflects the overall Wiltshire spatial strategy for the pattern and scale of development. The Neighbourhood Plan does not therefore make any allocations; however, it encourages suitable infill development that meets local needs and recognises that rural exception sites and rural conversions may come forward in-line with local and national policy. Policy BG11 also recognises that Permitted Development may also form a component of supply in the area, however these proposals are separately assessed.
- 10.2 Strategic policies confirm that some very modest development may be appropriate at Small Villages, to respond to local needs and to contribute to the vitality of rural communities. Such development will be carefully managed, and the community support the restrictions to limit development to the existing built-up area of small villages as infill, as defined in strategic policies. Other proposals for non-residential development that may be required to maintain or enhance the vitality of the rural community will be assessed under Local Plan or National policies.
- 10.3 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 Wiltshire Core Strategy does not advocate settlement boundaries for Small Villages and instead this neighbourhood plan and Map D seeks to clarify the interpretation of Wiltshire Core Strategy Core Policy 2 as it applies to Brinkworth to guide decisions, as explained within the Brinkworth Village Topic Paper.



Image: Aerial view of Callow Hill

- 10.4 The vitality of rural communities, like any other, relies on a variety of households of differing tenure needs, sizes and ages. Local needs for a small-scale development of affordable housing have recently been identified within the Parish Housing Needs Survey of October 2022 which identified a need for 3 affordable homes offering rental tenures, 2 affordable homes offering low-cost home ownership, and 1 sheltered home for older people. The neighbourhood plan does not allocate land to meet this need as a policy framework already exists to facilitate the delivery of rural exception sites. The Parish Council welcomes the opportunity to explore a rural exception site with the community, including through a modification of this NDP or a Neighbourhood Development Order where there is clear support from the community and evidence of a local need.
- 10.5 There is a tendency for dwelling occupants to extend their homes and for replacement dwellings to be larger, in terms of number of bedrooms than the homes they are replacing. Over time the village has lost a range of dwellings sizes that help to maintain a good social mix and a supply of smaller dwellings. It is important that all new housing developments can contribute towards rebalancing the housing stock, providing suitable accessible and adaptable homes for residents to downsize and (where appropriate) delivering affordable homes. The Wiltshire Local Housing Needs Assessment Update Volume Two (February 2023) establishes the need for all types of housing. Over the period to 2038 there will be growth in single person households focused within the over 75 years category; there will be a growing ageing population and significant growth of families with dependent children. The Assessment recommends that housing is provided to meet needs and address any imbalances and identifies an overall need for 78% of all dwellings (affordable housing and open market) to be 1-, 2- and 3-bedroom homes – with a greater focus on 2 and 3 bedrooms. These can be attractive to both older people looking to downsize and to families. Brinkworth contains a high percentage of larger four- and five-bedroom home than both the Wiltshire and national averages. Many larger homes are defined by the Census to be under-occupied and a lack of supply of suitable smaller homes does not reflect the demographic needs. New supply provides an opportunity to readdress this imbalance so that the majority of new homes should contain two or three bedrooms. A mixture of sizes and tenures will be required, and all new housing proposals should be informed by the latest evidence of existing stock, need and demand.
- 10.6 With a local population in the parish that is generally older than the Wiltshire average, all new homes must be able to meet higher accessible and adaptable housing standards in the Building Regulations to reflect how illness or disability affects, or will affect, resident's housing need. The provision of an attractive stock of new housing that is suitable for adaption will also enable residents to stay in their homes for longer and remain close to family connections.
- 10.7 The plan seeks to make as much use as possible of previously developed or 'brownfield' land. In-line with national policies at paragraph 124 of the NPPF, any windfall development not in accordance with Policy BG11 should first consider the availability, suitability and deliverability of using previously developed land to meet identified needs.
- 10.8 For the purposes of monitoring the policy, all sources of housing supply within the designated neighbourhood area contribute to meeting the needs in the period to 2038.
- 10.9 Early engagement with the local community can help the delivery of successful new developments, therefore Appendix 9 includes recommendations for pre-application engagement with the community for all new development.

11. PROTECTING OUR COMMUNITY AND RURAL ECONOMY

Policy BG12: Community Facilities

(i) The following community facilities, shown on the adjacent map (Map E), are protected for their value to the community:

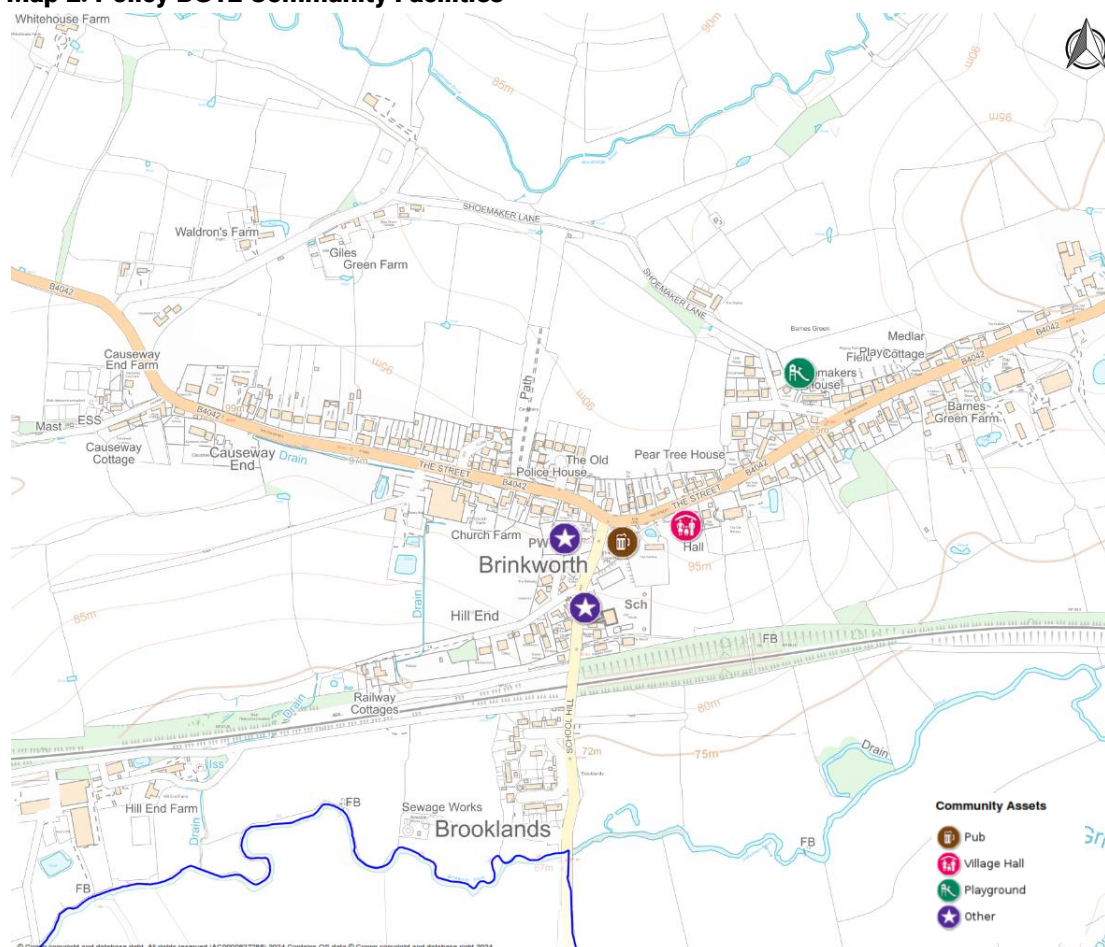
1. Brinkworth Earl Danby's Church of England Primary School
2. Brinkworth Recreation Field
3. The Village Hall
4. The Three Crowns Public House
5. Saint Michaels and All Angels Church

Proposals that would result in loss of any facility, including partial loss, will only be supported where it is demonstrated that it is no longer fit for purpose and/or not economically viable for its current or alternative community use.

(ii) Proposals for the development and modernisation of the facilities above will be supported so that they are retained for the benefit of the community, subject to the design, amenity, and parking provision having been appropriately addressed.

Objectives supported: 3 and 5

Map E: Policy BG12 Community Facilities



- 11.1 This policy seeks to protect, enhance and develop key community facilities. During the public consultation, it was clear that residents valued the existing community facilities very highly and the Brinkworth with Grittenham NDP will seek to protect and enhance these facilities. The NPPF 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.

Policy BG13: Cemetery Extension

A 0.46-hectare site as shown on the adjacent map (Map F) is reserved for a future extension to the Brinkworth Cemetery toward the end of the Plan period.

Objectives supported: 5

Map F: Policy BG13 Land safeguarded for Cemetery Extension



- 11.2 Brinkworth Cemetery is owned, maintained and operated by Brinkworth Parish Council. It is a 0.7-hectare site, centrally located within the village between Old Forge Close and St Michael's Close. The cemetery contains three Commonwealth War Graves from the Great War. The cemetery is reaching its capacity, and it is beneficial to meet burial and dedications needs locally as they:

- Give local residents the option of local burial close to family and relatives.
- Provide an open space of value to biodiversity and for walking and contemplation.

- 11.3 The Parish Council control a further parcel of land to the north extending to Longman Street which is approximately 0.46 hectares in area. This land is open to the public with access from both the Cemetery and Longman Street. It is presently a wildflower meadow. The Neighbourhood Plan safeguards this land for use as a burial ground to meet the future needs of the wider area.



Images: View of field from the existing cemetery.

Policy BG14: Rural Diversification

Proposals to diversify and support the continued use of a farm or other land-based rural business through the introduction of new employment uses on the site, will be supported provided:

- **Any significant impacts on the local road network, or on highway safety, can be mitigated to an acceptable degree.**
- **The proposed use is of an appropriate scale and in keeping to its surroundings.**
- **The single, combined and cumulative effect of employment uses does not generate unacceptable levels of noise, pollution or nuisance to neighbours.**

Objectives supported: 3 and 5

- 11.4 Currently, farming is going through changes which are being piloted by DEFRA in their proposed Landscape and Local Nature Recovery, and Sustainable Farming Schemes. These conform with the Wiltshire Local Plan and Wiltshire Council Core Strategy. The Braydon Forest Farm Cluster project is one which aims to maintain, existing flora and fauna, and increase biodiversity (see also below).
- 11.5 There are over 30 farms in the parish ranging from smallholdings of 10 acres, to farms of more than 300, with additional acreage under management. These consist of dairy farms with herds up to 180 cows, beef producers and equestrian businesses. Sheep are also grazed, and a few arable crops are grown to

maintain healthy soil. Farms form the defining character of the area and provide an environment free from light pollution, with clean air and a rich biodiversity.

- 11.6 Much of the land in the parish is permanent pasture. Farmers take between one to three crops of silage from May to September to feed their herds. Other farmers take one crop of hay/haylage to sell, amongst others, to equestrian customers locally and/or to feed their cattle. Because of the pressure on farming, some farms have diversified with cheese and ice cream making and others with local farm shops selling their own and other's products. The NDP seeks to support the rural economy through appropriate diversification activities.



12. HELPING US TO MOVE AROUND

Policy BG15: Transport and Accessibility

Proposals for development should deliver safe access for all users and where appropriate encourage the use of more sustainable means of transport by:

- 1. Providing pedestrian, cycle and public transport, and bridleway connections within development sites and to the wider area, including key destinations such as community facilities.**
- 2. Providing secure and safe areas for cycle storage within the site.**
- 3. Provide sufficient on-site parking for vehicles to meet the needs arising from the development in accordance with local parking standards.**
- 4. Including sufficient charging points for electric vehicles in both private residential parking spaces, visitor parking areas, and non-residential parking areas.**
- 5. Safeguarding the character, appearance, setting and utility of existing Public Rights of Way and promoting enhancements to the network which support the ability of pedestrians, cyclists and horse riders to use and enjoy them safely.**

Objectives supported: 1 and 7

12.1 Traffic management has been a key and strongly voiced concern of the community. There is a general concern in the village that the traffic passing through on the B4042 between Royal Wootton Bassett and Malmesbury has increased. At the same time observed and recorded speeds are frequently higher than the 30mph speed limit that extends between Causeway End and Barnes Green, and the 40mph speed limit that extends between Barnes Green past Stoppers Hill. There are no traffic calming measures. There are large parts of the parish where the roads don't have a pavement on one or both sides. The residential roads within the village are mainly fairly narrow and are often further restricted by on-street parking. Where the volume and speed of traffic is increasing, this presents a safety risk for pedestrians and cyclists.

12.2 There are numerous Public Rights of Way within Brinkworth parish as well as some informal but nevertheless well-used paths. These are greatly valued locally, especially those which link West End, Braydonside, Stoppers Hill, Callow Hill and Grittenham with the village centre. There is an aspiration not just to retain all local paths but to add to the network where appropriate, especially to link sections together with hard but permeable surfaces for use in all seasons and to reduce car use.

12.3 Development proposals should not result in unacceptable harm to a Public Right of Way or its users. Where development affects a Public Right of Way, the application will be expected to demonstrate the mitigation measures that will be in place to address any adverse impacts.

12.4 Policy BG15 therefore seeks to directly support the desire to mitigate adverse traffic impacts and develop improved access for residents.



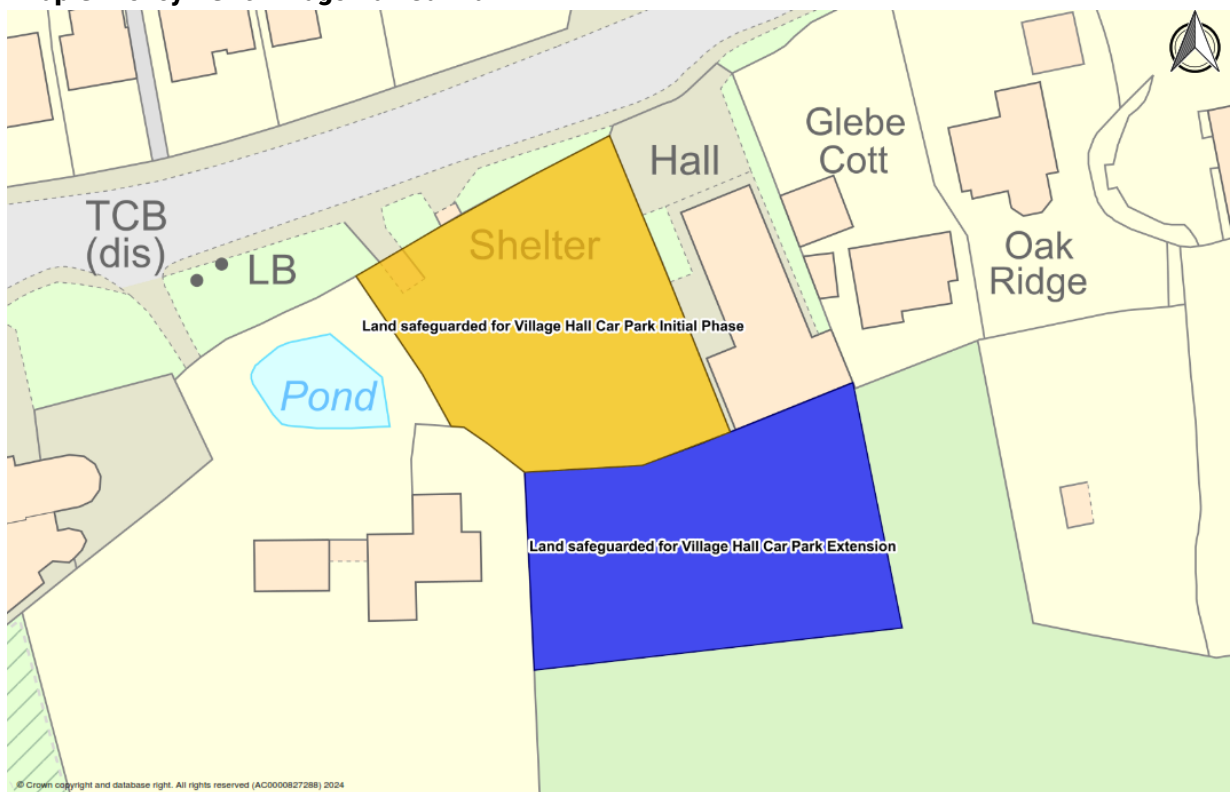
Policy BG16: Village Hall Car Park

The 0.1-hectare site identified in orange on the adjacent Map is allocated for use as a car park associated with the Village Hall. A further 0.1 hectares identified in blue on the map is safeguarded for an extension to the car park, subject to demand being established. These developments are supported subject to:

- **Suitable and safe access onto The Street and appropriate turning and parking areas within the site.**
- **A scheme for soft landscaping.**
- **A scheme for drainage of surface water run-off as sustainably as possible.**
- **Provision of a suitable number of EV charging points.**

Objectives supported: 5, 7 and 8

Map G: Policy BG16 Village Hall Car Park



- 12.5 It is essential for the centre of the village to have sufficient off-street parking for delivery vehicles and visitors to the church, public house, school, village hall, and residential houses to prevent congestion, increase safety along the busy B4042 and obviate any need to park in the road.
- 12.6 A recent planning permission PL/2021/07081 approved a car park on a site, approximately 0.1 hectare in size immediately to the west of the Village Hall. Access to the car park would be obtained across the existing layby on the south side of The Street and over a short length of road constructed on the west side of the site, needed to maintain access to the rest of the field to the south. The car park would be enclosed by gates and timber post and rail fencing, with the exception of the southern boundary which would feature stock proof fencing instead. The proposed site plan shows the provision of 21 parking

spaces, and diversion of the public footpath along the access road and into the field to avoid the proposed parking spaces and manoeuvring areas. The NDP safeguards this 0.1 hectares for a Village Hall Car Park.

- 12.7 Historically a further 0.1 hectares of land to the immediate south was proposed as a car park with 24 spaces, also accessed from The Street. The original 2009 permission was renewed in 2013 and then 2016 (reference 16/03128/FUL), however it has not yet been implemented, and the permission has lapsed.
- 12.8 The delivery of this important village facility remains a priority for the community given the lack of suitable alternatives for increasing parking capacity in close proximity to the Village Hall and the Primary School. Policy BG16 safeguards both the northern 0.1 hectare as a Village Hall car park and the southern 0.1-hectare site as an extension, should demand arise in the Plan period. A footpath between this parking facility and the school is a future aspiration to allow access for the safe delivery and collection of children, thereby avoiding traffic holdups on School Hill where parents presently park to drop off and pick up children.
- 12.9 Appendix 1 of the SEA Screening Decision on the draft Neighbourhood Plan records the view of Historic England: "Given that the site has been the subject of a previous consent for a car park extension, and that the Council's conservation team has stated that nothing has changed as far as the site or its context is concerned to suggest that additional matters of heritage significance should be taken into considered as evidence to inform the proposed site allocation, I can confirm that we have no object to Policy BG16 and consequently the view that a full SEA is not required."

13. COMMUNITY ASPIRATIONS

13.2 Some aspirations raised by the community during surveys and consultation processes do not come under planning legislation because they do not directly concern land-use issues. However, the Parish Council will progress these aspirations under the Brinkworth Neighbourhood Plan to improve the wellbeing of residents.

13.3 These aspirations include:

- To make the recreation field, or a suitable alternative location, a permanent site.
- To seek a new paved footpath along the B4042 to link the existing pavement in Barnes Green with that at Box Bush House and Stoppers Hill.
- To seek a new paved footpath along the B4042 to link the existing pavement at Stoppers Hill with Callow Hill.
- To seek a new paved footpath along the B4042 to link the existing pavement at Causeway End to Longman Street Byway. Presently pedestrians have to walk around a sharp bend in the road with limited visibility and in a 50mph speed limit area just outside the 30mph limit and existing pavement along The Street.
- To encourage landowners to manage and maintain footpaths
- To improve public footpaths to allow them to be used in all weathers.
- To provide a hard porous surface along bridleway BRIN 52 and 54 between Braydonside and Giles Green.
- To Install a 20mph speed limit, with flashing lights, on School Hill between its junction with the B4042 and Brooklands Housing Estate to operate at school opening and closing times.
- To renew children's swings and other play area equipment at the recreational Field.
- To limit grass mowing to encourage insects as per aspirations in Cop 26.
- To limit light pollution at night including sky glow, glare, and light spill to minimise the effect on wildlife and to maintain dark skies within the parish.
- To designate SSSIs in areas or fields where there are many species of wildflowers.
- To maintain and safely manage access for large agricultural vehicles and goods vehicles which service local farms, businesses, and dwellings, and ensure access for large emergency vehicles when necessary.
- To improve road use and reduce vehicle speeds through appropriate traffic management measures to improve safety for pedestrians, horse riders, cyclists, and all road users.

14. MONITORING AND REVIEW



- 14.1 The Brinkworth with Grittenham Neighbourhood Plan covers the period to 2038. Neighbourhood plan policies remain in force until the plan policy is replaced.
- 14.2 Monitoring of development plan documents is a legal requirement. Wiltshire Council prepares an Annual Monitoring Report (AMR) and will assess the overall performance of the Development Plan in Wiltshire, including all of the neighbourhood plans. This will meet the main requirements for monitoring.
- 14.3 Brinkworth Parish Council will monitor the effectiveness of this NDP and whether modifications are required to keep the plan relevant and up to date so that sustainable development can be delivered.
- 14.4 A focused review of the NDP may be commenced where strategic housing policies are being updated, so that the NDP is in accordance with policies of a new Local Plan.

15. APPENDIX 1: EVIDENCE SUMMARY

Bristol Avon Catchment Partnership, Catchment Plan 2022-2027 (2022)

DEFRA, Magic Maps

Brinkworth with Grittenham Brinkworth Village Topic Paper (2024)

Brinkworth with Grittenham Heritage Topic Paper (2024)

Brinkworth with Grittenham Housing Needs Report (2022)

Brinkworth with Grittenham Key Views Topic Paper (2024)

Brinkworth with Grittenham Local Green Space Topic Paper (2024)

Brinkworth with Grittenham Vision for Brinkworth Questionnaire (2019)

Brinkworth with Grittenham Vision for Brinkworth Questionnaire Results (2019)

Environment Agency, Flood Map for Planning

Historic England, Local Heritage Listing: Identifying and Conserving Local Heritage Advice Note 7 (Second Edition)

Historic England, Statements of Heritage Significance: Analysing Significance in Heritage Assets Advice Note 12

Landscape Institute, TGN 02-21: Assessing landscape value outside national designations (2021)

Natural England, National Character Area Profile: 108 Upper Thames Clay Vales and 117 Avon Vales (2014)

OPS, Swindon and Wiltshire Strategic Housing Market Assessment (2017)

Swindon Wiltshire LEP, Swindon and Wiltshire Strategic Economic Plan (2016)

United Kingdom Census (2011) (2021)

North Wiltshire District Landscape Character Assessment (2006)

North Wiltshire District Local Plan 2011 (2006)

Wiltshire and Swindon Historic Environment Record

Institute of Lighting Professionals, Guidance Note 1 for the reduction of obtrusive light GN01/21 (2021)

Wiltshire Council, A Green & Blue Infrastructure Strategy for Wiltshire Wiltshire's Natural Environment Plan 2022-2030 (2022)

Wiltshire Council, Air Quality Action Plan for Wiltshire (2015)

Wiltshire Council, Air Quality Strategy for Wiltshire 2019 – 2024

Wiltshire Council, Climate Strategy (2022)

Wiltshire Council, Climate Strategy Delivery Plan (2022)

Wiltshire Council, Community Environmental Toolkit (2021)

Wiltshire Council, Core Strategy 2006-2026 (2015)

Wiltshire Council, Design Guide (2024)

Wiltshire Council, Developers Guidance Notes – Surface Water Soakaways (2018)

Wiltshire Council, Employment Land Review (2018)

Wiltshire Council, First Homes Interim Position Statement (2022)

Wiltshire Council, Housing Site Allocations Plan (2020)

Wiltshire Council, Landscape Character Assessment (2005)

Wiltshire Council, Local Needs Assessment (2019) and Updates May 2022 and February 2023

Wiltshire Council, Local Plan Review Consultation January – March 2021

Wiltshire Council, Local Plan Regulation 19 Consultation (and supporting documents)

Wiltshire Council, Local Plan Rural Housing Requirements (September 2023)

Wiltshire Council, Local Plan Transport Review (2021)

Wiltshire Council, Open Space Assessment (2020)

Wiltshire Council, Strategic Environmental Assessment Screening Opinion Draft May 2024

Wiltshire Council, Strategic Environmental Assessment Screening Decision June 2024

Wiltshire Council, Strategic Flood Risk Assessment Stage 1 (2018 and 2019)

Wiltshire Council, Strategic Housing Land Availability Assessment (2017)

Wiltshire Council, Wiltshire Biodiversity Action Plan (2008)

Wiltshire Council, Wiltshire Community Environmental Toolkit

Wiltshire Council, Wiltshire Employment Land Review Update Final Report (September 2023)

16. APPENDIX 2: PRE-APPLICATION ENGAGEMENT PROTOCOL

- i. The aim of the Protocol is to ensure that all new development in Brinkworth Parish can help to shape good quality places to live and work and as a means of working towards improved outcomes for the current and future communities. One particularly effective way of achieving this is through early, planned engagement with the community via the Parish Council.
- ii. The Protocol has been drafted to apply where a development comes forward as infill, within the settlement boundary, or as a rural exception site.
- iii. This Protocol should not be looked at in isolation. Applicants are encouraged to utilise any pre-application service offered by the local planning authority and consult with other stakeholders, where appropriate.
- iv. Use of this Protocol is without prejudice to the eventual judgement of Brinkworth Parish Council on the merits of any final application, even if a good engagement process has been agreed and followed.

Context

- v. The NPPF makes various references to the purpose and value of engagement:

"39. 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."

"132. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. 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."

- vi. Locally, the Wiltshire Statement of Community Involvement encourages pre-application discussions for all types of applications. The SCI continues to state:

"8.13...applicants are encouraged to involve the community as early as possible in the process of developing their ideas especially where major proposals are being brought forward. Town and Parish Councils are also encouraged to take advantage of pre-application discussions with developers and applicants when offered."

Process

- vii. Initial contact should be made at the very outset with the Parish Council via The Clerk.
- viii. The Parish Flood Warden should also be contacted to obtain the latest local information concerning flood risk and flood events that may not yet be recorded by the Environment Agency or the Wiltshire Council Strategic Flood Risk Assessment.

- ix. The Parish Council commits to arranging an initial meeting as soon as possible following this contact. Notice will be given whether the meeting will be public or private. The Clerk will co-ordinate and attend all meetings. Any minutes will be made public.
- x. Potential applicants should work with Brinkworth Parish Council to fulfil the following principles:
- **'Day One' contact:** By far the best results for all emerge when contact is made with our Parish Council, and through us with our local community, at the very start of any process; consulting people late with already prepared schemes is not productive.
 - **Agreed Process:** A key aim of this early contact is to discuss and agree the nature, scope, timetable, information and so forth of the engagement – i.e. the process to be followed.
 - **Applicant Leadership but Shared Responsibility:** Although it is the applicant's role to lead and fund engagement, the Parish Council will offer as much support as possible to any agreed process; for example, by providing local information, contact details for local groups, advice on meeting places, access to newsletters etc.
 - **Openness and Transparency:** Building trust between all and ensuring an agreed outcome depend heavily on having a process that is as open as possible on all sides, though the Parish Council will respect any issues of clear commercial confidentiality. However, the Parish Council reminds applicants that any viability assessment should be prepared on the basis that it will be made publicly available other than in exceptional circumstances.
 - **Agreed Community:** A project may have an impact on a limited number of people or on all of the parish. The details of those to be involved will need to be discussed and agreed for any project, as will the potential ways to contact and engage them.
 - **Agreed Scope:** There will also need to be agreement about the scope of the engagement, i.e. what is and is not open to change (e.g. layout, quantum of development, design etc.).
 - **Proportionality:** The nature and scale of engagement will be balanced in appropriate proportion to the scale and likely impact of any proposals.
 - **Final Reporting:** The applicant should submit with their planning application a full and accurate report (Statement of Community Involvement) describing and summarising the outcomes of the engagement, demonstrating how the proposals have (or have not) responded to results. If they have not, a short note should be included to explain this. If the process has been followed fully, the Parish Council will endorse this report; if not they may submit their own evaluation of it.

17. APPENDIX 3: ACKNOWLEDGEMENTS

Thank you to all of the following people who have contributed their valuable time and input into preparing this neighbourhood plan:

Local Residents and Parish Councillors

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- Henrietta Cole, Master Land and Planning
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