



02

What themes can a Neighbourhood Plan cover

This forms part of a suite of Neighbourhood Planning guidance documents and toolkits which relate to different stages in the process.

What themes can a Neighbourhood Plan cover?

Neighbourhood plans can establish a vision for an area, include general planning policies for the development and use of land in a neighbourhood area and they can allocate sites for development. Your plan should not duplicate and must be in general conformity with the National Planning Policy Framework (NPPF) and Local Plan policies (currently the Wiltshire Core Strategy). The purpose of your plan is to add detail and a local steer for future development in your area.

The specific planning themes that a Neighbourhood Plan may address is for the local community to determine. The table below lists some of the themes that your Neighbourhood Plan might cover and includes some suggestions on how your plan can add local value. Examples of policies from 'made' Neighbourhood Plans within Wiltshire are also given. Links to these can be found on our website: www.wiltshire.gov.uk/planning-neighbourhood-made-plans

The information in the table is not exhaustive, and the policy examples are not intended to be seen as 'best practice' examples. However, it may serve as a useful tool when considering and/or progressing your plan in the early stages.

Theme	Existing key national and local plan policy	How can your neighbourhood plan add local value?	Policy examples from 'made' neighbourhood plans
Housing	<p>NPPF Section 5: Delivering a sufficient supply of homes</p> <p>Wiltshire Core Strategy Core Policy 1: Settlement strategy Core Policy 2: Delivery strategy Core Policies 4, 7-8, 10-15, 17-20, 23, 26-27, 29, 31-33: Community area spatial strategies¹ Core Policy 43: Providing affordable homes</p>	<ul style="list-style-type: none"> • Allocate land for local housing needs². Policies can stipulate housing type, mix, size, layout, landscaping, access arrangements and require certain provisions such as a playpark or pedestrian/cycle link. • Establish a proven need for affordable housing. 	<p>Christian Malford NDP (policies HP1, HSP1, SSHS1 - SSHS6) Cricklade NP (policies H1, H2, H3, H4, H5, H6) Crudwell NP (policy DD1) Idmiston Parish Council NP (policies 1, 16) Langley Burrell NDP (policy VB1) Oaksey NP (policies 1, 2, 14, 15) Seagry Parish NP (policies SNP6, SNP7) Southwick NDP (policies 5a, 5b, 6)</p>

¹Identify the community area strategy that is relevant to your neighbourhood plan area.

²Paragraph 70 of the NPPF encourages neighbourhood planning groups to allocate small and medium-sized sites in their area (no larger than one hectare).

Core Policy 44: Rural exception sites
Core Policy 45: Meeting Wiltshire's housing needs
Core Policy 46: Meeting the needs of Wiltshire's vulnerable and older people
Core Policy 47: Meeting the needs of gypsies and travellers

- **Change or introduce a settlement boundary/limit of development** (e.g., to help define areas for new housing development)³.
- **Support windfall, infill, brownfield and/or exception sites** (usually within a settlement boundary).
- **Offer in principle support for specific types of housing** (e.g., self-build, eco homes, retirement, affordable, conversions).
- **Set requirements for specific types of development** (e.g., infill/back-land/garden schemes must retain trees and avoid compromising existing setting etc.).
- **Define what 'local connection' is in terms of 'local need' and affordable housing eligibility** (in relation to Core Policy 44).
- **Identify and bring vacant or derelict housing back into use.**
- **Influence the design of new housing development.**

Urchfont, Wedhampton and Lydeway NP (policies H2, H3)

³Settlement boundaries exist at Wiltshire's Principal Settlements, Market Towns, Local Service Centres and Large Villages, as defined by Core Policy 1 of the Wiltshire Core Strategy. Small villages do not have settlement boundaries, but the built area of a small villages listed in the relevant community area strategy can be defined in line with Core Policy 2.

Theme	Existing key national and local plan policy	How can your neighbourhood plan add local value?	Policy examples from 'made' neighbourhood plans
Business and employment	<p>NPPF Section 6: Building a strong, competitive economy</p> <p>Wiltshire Core Strategy Core Policy 34: Additional employment land Core Policy 35: Existing employment sites Core Policy 36: Economic regeneration</p>	<ul style="list-style-type: none"> • Allocate land/reserve certain areas for shops, offices and other employment/business uses (e.g., meeting spaces, hot desking work hub). • Protect existing employment/business uses in specific areas/types of buildings from change of use (e.g., loss of retail/office space to residential). • Support new employment uses or expansion of existing premises. • Support retention and re-use of previously developed land and conversion of buildings for employment use. • Support extensions to houses to facilitate home working. • Require live/work and home office options in new housing schemes. 	<p>Joint Melksham NP (policy 10) Pewsey NDP (policies 2A, 2B, 3) Potterne NP (policy PNP 7) Purton NP (policy 1) Sherston NP (policy 1) Urchfont, Wedhampton and Lydeaway NP (policies LB1, LB2)</p>

Theme	Existing key national and local plan policy	How can your neighbourhood plan add local value?	Policy examples from 'made' neighbourhood plans
Rural economy and agriculture	<p>NPPF Section 6: Building a strong, competitive economy</p> <p>Wiltshire Core Strategy Core Policy 48: Supporting rural life Core Policy 49: Protection of rural services and community facilities</p>	<ul style="list-style-type: none"> • Support rural diversification and development relating to reuse of agricultural buildings. • Set criteria for when development in the open countryside is acceptable (e.g., agriculture, horticulture, forestry or related to community, leisure or recreation activities to meet the needs of local residents). • Stipulate requirements for new agricultural buildings (e.g., development must avoid elevated and exposed locations, be sited in close proximity to existing group of buildings, include screening, be of an appropriate colour/material). 	<p>Burbage NDP (policies 1, 5) Hilperton NDP (policy 6). Holt NP (policies H3.2, CE.4) Idmiston Parish Council NP (policy 20) Oaksey NP (policy 2) Tockenham NP (policy 2)</p>
Retail and leisure	<p>NPPF Section 7: Ensuring the vitality of town centres</p> <p>Wiltshire Core Strategy Core Policy 38: Retail and leisure</p>	<ul style="list-style-type: none"> • Support specific retail and leisure uses/mix of uses and protect these from changes of use (e.g., shops in local/town/village centres). • Support re-use of previously developed land and conversion of buildings for retail use. • Resist change of use of non-residential uses. For instance, a policy could prevent retail and leisure uses in a particular area falling below certain threshold such as 75%. 	<p>Cricklade NP (policies B1, B2) Downton NP (policies LE2, LF1) Lyneham and Bradenstoke NDP (policies 3, 4) Market Lavington NDP (policy 4) Joint Melksham NP (policy 9) Pewsey NDP (policy 3)</p>

Theme	Existing key national and local plan policy	How can your neighbourhood plan add local value?	Policy examples from 'made' neighbourhood plans
Tourism	<p>NPPF Section 6: Building a strong, competitive economy</p> <p>Wiltshire Core Strategy Core Policy 39: Tourist development Core Policy 40: Hotels, bed and breakfasts, guest houses and conference facilities</p>	<ul style="list-style-type: none"> • Support existing tourist accommodation and facilities and protect them from change of use. • Support new tourist accommodation and facilities (e.g., hotels, campsites). 	<p>Bradford on Avon NP (policy E2) Burbage NDP (policy 5) Hilperton NDP (policy 6) Oaksey NP (policy 3)</p>
Community facilities	<p>NPPF Section 8: Promoting healthy and safe communities</p> <p>Wiltshire Core Strategy Core Policy 48: Supporting rural life Core Policy 49: Protection of rural services and community facilities</p>	<ul style="list-style-type: none"> • Identify and protect existing community buildings and land uses from change of uses (e.g., shops, pubs, libraries, medical facilities, schools). • Allocate land for new community facilities (e.g., village hall, parish burial ground). • Support extension/change of use of existing community asset. For instance, extending the village hall to provide space for a General Practitioner, re-developing the police station, or turning a surplus (duplicate) village hall into workshop units. • Support conversion of existing buildings and re-use of previously developed land for community use. 	<p>Ashton Keynes NP (policies INP3, AMP1, AMP2). Broad Chalke NP (policy 5A) Cricklade NP (policy LAF8) Crudwell NP (policy CL1) Lydiard Millicent NP (policy LM7) Malmesbury NP (policy 11) Joint Melksham NP (policy 15) North Bradley NP (policy 7) Oaksey NP (policy 16) Potterne NP (policies PNP 4, PNP 5) Seagry Parish NP (policy SNP11) Seend Parish NP (policy SP8) Sherston NP (policy 1) Urchfont, Wedhampton and Lydeway NP (policies TIC2, TIC3) West Ashton NDP (policy 7) The Winterbournes NP (policy 4)</p>

- **Support/allocate land to expand/relocate primary and secondary schools and stipulate requirements.** A policy could stipulate that such schemes should include dedicated parking and drop-off/pick-up facilities)⁴.
- **Set criteria for when loss of a community asset might be acceptable** (e.g., benefits from loss must outweigh the harm caused, evidence of marketing).
- **Identify priority projects for use of neighbourhood CIL funding** (e.g., renovation of community facility)⁵.

⁴In liaison with the education provider.

⁵The Community Infrastructure Levy (CIL) is a charge that local authorities can set on new development to raise funds to help fund the infrastructure, facilities and services needed to support new homes and businesses. Parish Councils receive a proportion of CIL receipts generated in their area, consideration can be given to how this and other local funding could support the delivery of local infrastructure to support development of the area. Any projects and actions identified by the community should be included as a supplement or annex to your Neighbourhood Plan. More information is available on our website:

www.wiltshire.gov.uk/dmcommunityinfrastructurelevy

Theme	Existing key national and local plan policy	How can your neighbourhood plan add local value?	Policy examples from 'made' neighbourhood plans
Green and blue infrastructure (GBI) ⁶	<p>NPPF Section 8: Promoting healthy and safe communities</p> <p>Wiltshire Core Strategy Core Policy 52: Green infrastructure</p>	<ul style="list-style-type: none"> • Designate land as a 'Local Green Space'⁷ to protect it against development. • Ensure new Green Infrastructure is provided through new development/allocations (e.g., allotments, children's play area, addressing gaps in existing networks, adequate green amenity space). • Protect important open spaces which make a positive contribution to the area. • Identify priority projects for use of neighbourhood CIL funding (e.g., footpath maintenance/new links/open spaces)⁸. 	<p>Ashton Keynes NP (policy AMP3) Bradford on Avon NP (policies GS3, C3) Broad Chalke NP (policy 2A) Burbage NDP (policy 7) Christian Malford NDP (policies CP1, CP2) Corsham NP (policies E4, E5, HW1, HW3, HW7) Cricklade NP (policies H3, LAF1, LAF2, LAF3, LAF4, LAF6) Crudwell NP (policy DD1(e)) Great Somerford (incorporating Startley) NP (policy GSNP7) Hindon NDP (policy 2) Lyneham and Bradenstoke NDP (policy 6) Oaksey NP (policy 8) Purton NP (policies 11, 12) Seagry Parish NP (policy SNP4) Seend Parish NP (policies SP5, SP6) Southwick NDP (policy 4, 8) Urchfont, Wedhampton and Lydeaway NP (policy CN3) Warminster NP (policies E1, E2, E3, E6)</p>

⁶Green and Blue Infrastructure (GBI) refers to the use of green elements, like trees, forests, fields, parks, gardens, informal/formal green spaces, allotments, cemeteries, country parks, sports pitches, footpaths, and blue elements such as rivers, canals, ponds, wetlands, floodplains and water treatment facilities. GBI is not just about amenity 'open spaces'. It is much more wide ranging and includes areas that might be publicly accessible or not.

⁷Paragraph 102 of the NPPF sets out the criteria that green space must meet in order to be designated a 'Local Green Space'.

⁸The Community Infrastructure Levy (CIL) is a charge that local authorities can set on new development to raise funds to help fund the infrastructure, facilities and services needed to support new homes and businesses. Parish Councils receive a proportion of CIL receipts generated in their area, consideration can be given to how this and other local funding could support the delivery of local infrastructure to support development of the area. Any projects and actions identified by the community should be included as a supplement or annex to your Neighbourhood Plan. More information is available on our website: www.wiltshire.gov.uk/dmcommunityinfrastructurelevy

Theme	Existing key national and local plan policy	How can your neighbourhood plan add local value?	Policy examples from 'made' neighbourhood plans
Transportation	<p>NPPF Section 9: Promoting sustainable transport</p> <p>Wiltshire Core Strategy Core Policy 60: Sustainable transport Core Policy 61: Transport and new development Core Policy 62: Development impacts on the transport network Core Policy 63: Transport strategies Core Policy 64: Demand management Core Policy 66: Strategic transport network</p> <p>Wiltshire Local Transport Plan</p>	<ul style="list-style-type: none"> • Set bespoke car parking/cycle parking standards for new development. Policies can require more/less parking than Wiltshire Council standards and define what counts as a space (e.g., garages/car ports). • Support proposals which have adequate on-site parking and resist ones which result in loss of public or private parking capacity. • Allocate/protect land for a car park. • Allocate development near to local facilities and services. Policies can influence site access arrangements, footpath/cycleway links, cycle parking provision, traffic control measures etc.). • Require transport statement/travel plan/HGV routing agreement for certain types of proposals. • Safeguard site for future railway station. • Encourage off-road parking provision/new footways in certain locations (e.g., outside schools, churches). • Ensure new development links to existing public rights of way/cycleways. Identify movement 	<p>Ashton Keynes NP (policy AMP4) Bradford on Avon NP (policy T2) Burbage NDP (policy 8) Corsham NP (policies T2, T3, T4) Hilperton NDP (policy 4) Holt NP (policy P.1) Lydiard Millicent NP (policy LM8) Urchfont, Wedhampton and Lydeaway NP (policy H4)</p>

		<ul style="list-style-type: none"> • Ensure new development links to existing public rights of way/ cycleways. Identify movement routes and possible new connections on a map. • Identify existing traffic/ highway safety issues in certain areas/hotspots and support development which would result in improvements. 	
Infrastructure ⁹	<p>NPPF Section 3: Plan-making Section 10: Supporting high quality communications</p> <p>Wiltshire Core Strategy Core Policy 3: Infrastructure requirements</p>	<ul style="list-style-type: none"> • Identify priority projects for use of neighbourhood CIL funding (e.g., recreation equipment and facility improvements, village car park/parking improvements, specific footways)¹⁰. • Support/identify site for telecommunications mast. • Ensure new development includes adequate on-site provision (and screening) for storage of refuse bins. • Require broadband connection to new premises. 	<p>Burbage NDP (policy 4) Hilpertown NDP (policy 5) Idmiston Parish Council NP (policy 8) Market Lavington NDP (policy 3) Potterne NP (policy PNP 3) Sherston NP (policy 3)</p>

⁹Essential infrastructure includes transport, water, energy, flood alleviation, SuDS, telecommunications, affordable housing, education, health care, emergency services, waste and recycling. Place-shaping infrastructure includes leisure and open space, Green Infrastructure, libraries, meeting places, places of worship, public art and cultural facilities.

¹⁰The Community Infrastructure Levy (CIL) is a charge that local authorities can set on new development to raise funds to help fund the infrastructure, facilities and services needed to support new homes and businesses. Any projects and actions identified by the community should be included as a supplement or annex to your Neighbourhood Plan.

Theme	Existing key national and local plan policy	How can your neighbourhood plan add local value?	Policy examples from 'made' neighbourhood plans
Design	<p>NPPF Section 12: Achieving well-designed places</p> <p>Wiltshire Core Strategy Core Policy 57: Ensuring high quality design and place shaping</p> <p>Guidance for Neighbourhood Planning within Wiltshire 'Integrating High Quality Design'¹¹.</p>	<ul style="list-style-type: none"> • Prepare a design guide/code/ character statement for your Neighbourhood Plan area (and stipulate adherence with this in policy)¹². • Make sure new development complies with an existing village design statement (or another relevant document). • Require/support public art in new development. • Set criteria for residential extensions, extensions to other building and outbuildings (e.g., they must be subordinate to the original building, they should not result in loss of existing boundary features, should not adversely affect the inter-relationship between the front of the original building and the public realm). • Identify and protect important local boundary treatments, landscaping or trees (e.g., stone walls and hedges). 	<p>Chirton and Conock NP (policy 3) Colerne NP (policy BE1) Corsham NP (policies ED1, HW6, HE1, HE2) Cricklade NP (policy H3) Crudwell NP (policy DD2) Idmiston Parish Council NP (policy 7) Lyneham and Bradenstoke NDP (policy 2) Malmesbury NP (policy 13) Oaksey NP (policies 4, 6) Seend Parish NP (policies SP1, SP2)</p>

¹¹This toolkit has been produced and is on Wiltshire Council (neighbourhood planning) website.

¹²Design policies can help ensure that new development responds to certain characteristics (e.g., enclosure and definition/layout of streets and spaces, landscaping, the form, scale, massing and height of buildings, materials, ease of movement for pedestrians/connectivity, distinctive features like terraces, landmark buildings or parks, the use of green and other public spaces, the types of building/mix of uses in the area).

Theme	Existing key national and local plan policy	How can your neighbourhood plan add local value?	Policy examples from 'made' neighbourhood plans
Climate change, flooding and renewable energy	<p>NPPF Section 14: Meeting the challenge of climate change, flooding and coastal change</p> <p>Wiltshire Core Strategy Core Policy 41: Sustainable construction and low carbon energy Core Policy 42: Standalone renewable energy installations Core Policy 67: Flood risk</p>	<ul style="list-style-type: none"> • Require that new development addresses sustainable design and construction through passive (e.g., green roofs) and active (e.g., solar panels, wind turbines) design approaches. • Require that new development includes water efficiency measures (e.g., water butts, greywater or rainwater harvesting systems, water efficient appliances). • Require that new development includes electric charging points where dedicated parking is provided (e.g., housing, employment, leisure and retail developments). • Direct development away from areas of flooding (e.g., avoid development on land adjoining the river). 	<p>Tisbury and West Tisbury NDP (policy BL.5) The Winterbournes NP (policy 6b)</p>

Theme	Existing key national and local plan policy	How can your neighbourhood plan add local value?	Policy examples from 'made' neighbourhood plans
Natural environment	<p>Environment Act (2021) (Part 6 Nature and Biodiversity)</p> <p>NPPF Section 15: Conserving and enhancing the natural environment</p> <p>Wiltshire Core Strategy Core Policy 50: Biodiversity and geodiversity Core Policy 51: Landscape Core Policy 55: Air quality Core Policy 56: Contaminated land Core Policy 68: Water resources Core Policy 69: Protection of the River Avon SAC</p>	<ul style="list-style-type: none"> • Introduce a 'landscape setting/ local gap' between settlements to protect physical and visual breaks between settlements. • Identify and protect special areas, key public views and vistas. • Require sensitive lighting in certain areas (where planning permission is required). • Protect and enhance habitats/ wildlife corridors (e.g., identify on a map and/or introduce set distance ecology buffers along woodlands/ watercourses). • Require that new development achieves a net gain (10%) in biodiversity. • Require ecological protection/ enhancement measures in new development (e.g., retain trees/ hedges around sites, include bird/ bat boxes, appropriate planting/ landscaping scheme). • Ensure development complies with locally important strategies (e.g., Trowbridge Bat Mitigation Strategy). • Identify and protect locally important natural features. 	<p>Broad Chalke NP (policies 2B, 3C) Cricklade NP (policy H2) Idmiston Parish Council NP (policies 1, 3, 4, 5) Lydiard Millicent NP (policies LM3, LM4) Joint Melksham NP (policy 13) North Bradley NP (policies 1, 5) Seagry Parish NP (policy SNP1) Seend Parish NP (policies SP4, SP5) Southwick NDP (policies 1, 2) Tisbury and West Tisbury NDP (policy HNA.1)</p>

Theme	Existing key national and local plan policy	How can your neighbourhood plan add local value?	Policy examples from 'made' neighbourhood plans
Historic environment	<p>NPPF</p> <p>Section 16: Conserving and enhancing the historic environment</p> <p>Wiltshire Core Strategy</p> <p>Core Policy 58: Ensuring the conservation of the historic environment</p>	<ul style="list-style-type: none"> • Identify and protect historic and non-designated heritage assets. Policies could relate to whole assets or just certain elements, e.g., the façade of a particular building. • Retain structures from a certain age (e.g., traditional farm buildings that pre-date 1900). • Support re-use/change of use of certain historic buildings. • Allocate land which avoids harming historic assets and landscapes. • Prepare a design guide/code/character statement and stipulate adherence with this in policy (see 'Design' section above). • Stipulate adherence with existing conservation area character appraisals/heritage assessment/village design statement in policy. 	<p>Ashton Keynes NP (policy AMP2)</p> <p>Broad Chalke NP (policy 3A)</p> <p>Chirton and Conock NP (policy 1(ii))</p> <p>Joint Melksham NP (policy 19)</p> <p>Oaksey NP (policies 9, 13)</p> <p>Seagry Parish NP (policy SNP2)</p> <p>Seend Parish NP (policy SP3)</p> <p>Tisbury and West Tisbury NDP (policy HNA 2)</p>

Non-planning matters

Often the process of preparing a plan will highlight non-planning issues or issues that cannot be dealt with by Neighbourhood Plan policies. This could include things like traffic management, street cleaning, environmental improvements, community projects or business support. Any projects and actions identified by the community can be listed and prioritised in your Neighbourhood Plan. These do not form part of the formal planning policy but are nonetheless important and valuable. So that these can be updated more frequently we recommend that these are included as a supplement or an annex to your Neighbourhood Plan.



All material within this document is copyright Wiltshire Council except where indicated otherwise and may not be used, copied, or reproduced without permission. All rights reserved.