

CHIPPENHAM WITHOUT NEIGHBOURHOOD PLAN 2022 — 2036

MADE October 2023



This document can be viewed on the
Chippenham Without Parish Council Website at:
www.chippenhamwithoutparishcouncil.gov.uk

*“ a green
lung for
Chippenham ”*

Photos by the Neighbourhood Plan Steering Group

Cover Photograph - View of Neighbourhood in Winter looking West over Allington Lane to Sheldon (left) and Lanhill (right)

FOREWORD

Chippenham Without is an ancient Parish comprising the three hamlets of Allington, Sheldon and Lanhill and the surrounding farmland.

It is an area typical of the beautiful, rolling countryside of North Wiltshire and despite abutting the Town of Chippenham it has yet to be disturbed by unfettered development and still retains the rural setting of worked fields, lanes, farms and cottages with a smattering of ancient sites, listed buildings, manor houses and a designated Conservation Area.

The people are proud of their neighbourhood and the role it plays as a green lung for Chippenham and a strategic gap between the town and the Cotswolds Area of Outstanding Natural Beauty in the Parishes immediately to the West.

Maintaining the Neighbourhood's rural nature while at the same time ensuring development to meet housing needs, modernising communications and access requires a fine balance.

The Neighbourhood Plan process has proved long and complex but this challenge has been met by the work of the Steering Group and support from the many people who have become involved throughout the gestation of the plan.

It has been a rewarding exercise for all involved, an expanding conglomerate of people with many differing skills but all focused on producing a plan to achieve a sustainable vision capable of extending into the future and acting as a guide for the continuing development of Allington, Sheldon and Lanhill - Chippenham Without.

We have received much welcome support and advice from Wiltshire Council and in particular offer a special thanks to:

Howard Greenman, our Ward Councillor, whose sound advice and support has been vital from the very beginnings of the plan.

Our mentors from Spatial Planning, Deborah Frith and Louise Tilsed plus of course all those in the Council who have helped from time to time.

Howard Ham

Chairman - Chippenham Without
Parish Council



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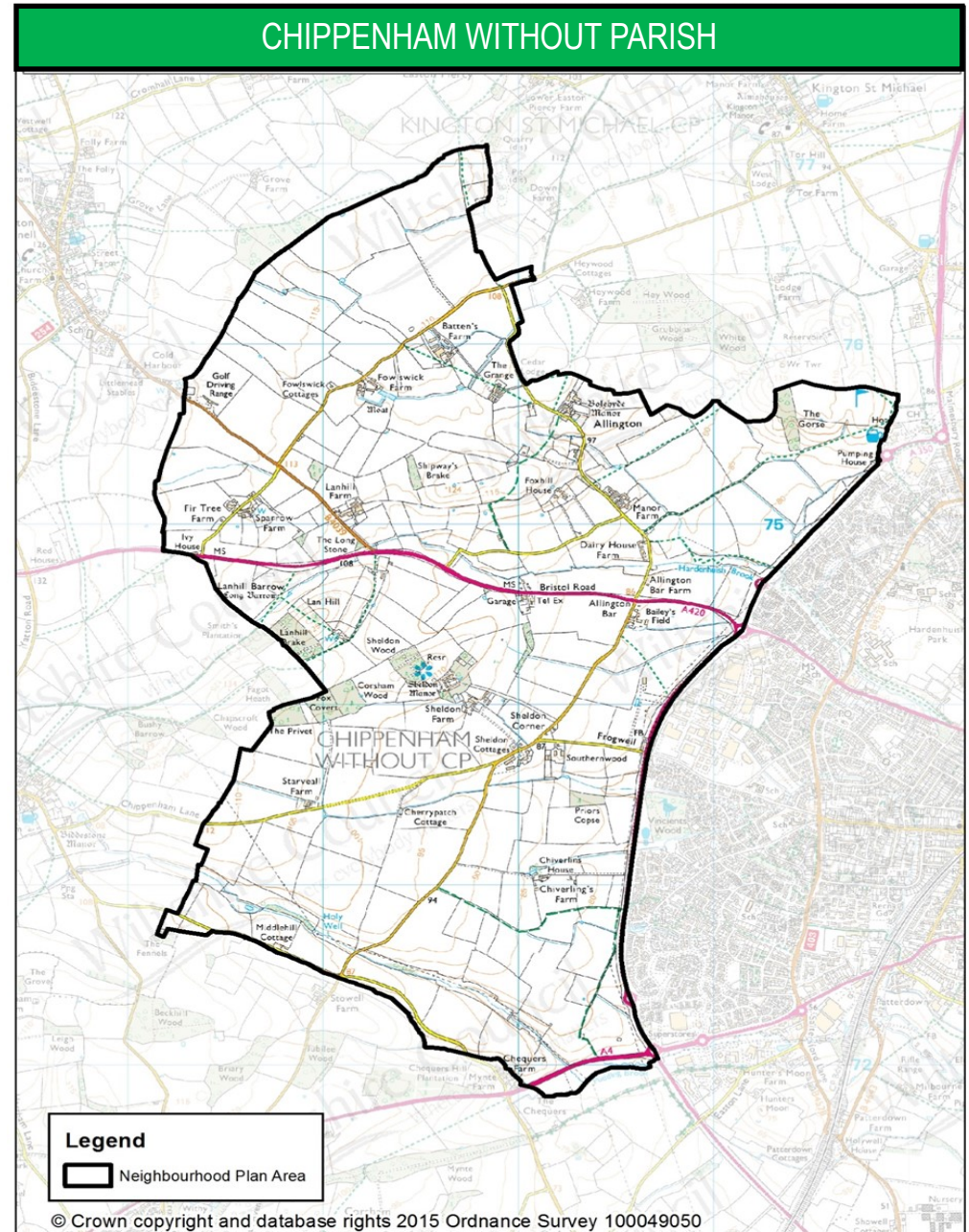
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Bolehyde Manor

INTRODUCTION

1. The Parish Council of Chippenham Without approved the concept of a Neighbourhood Plan in early 2015, directing that a separate project Steering Group be formed comprising representatives of the Council together with local residents and any necessary Planning Consultants. The aim was to consult widely and, given sufficient support within the Parish, to apply to Wiltshire Council for permission to pursue the production of a Neighbourhood Plan.
2. The Neighbourhood Plan area, whose boundary is the Parish of Chippenham Without (See Map), was formally approved by Wiltshire Council on 30th March 2015.
3. The Neighbourhood Plan has been produced by the local community. It has been informed by consultation and shaped by a vision to preserve the heritage and rural character of the Parish's hamlets of Allington, Sheldon and Lanhill for future generations to enjoy.
4. This document presents a Neighbourhood Plan for the period from 2022 - 2036 and invites comments from residents and businesses of the Parish and other interested parties.
5. **The Need for a Neighbourhood Plan** - The development plans for the area consist of the Wiltshire Core Strategy (adopted 2015, Annex B), the Chippenham Sites Allocation Plan (CSAP adopted 2017 Annex C), the Wiltshire Housing Site Allocations Plan (adopted 2020) and the Wiltshire Local Plan (emerging). Additionally the Plan has drawn on the Allington Conservation Area Statement 2002 (Annex N) for exemplars of the build and general setting.



Chippenham Without Parish

The Core Strategy sets the strategic policies for the area and while the three small settlements of Chippenham Without Parish, Allington, Sheldon and Lanhill are not formally identified in Core Policy 1, the Settlement Strategy, they lie between Kington St Michael, Yatton Keynell and Biddestone which are recorded. These two large villages and a small village respectively, lie to the West while the Principal Settlement of Chippenham (pop c 45K) marks the Eastern border of the Parish.

Equally, Wiltshire Core Strategy Policy 2 provides a framework for Parish and Town Councils to lead with Neighbourhood Plans (para 4.29) but Chippenham Without is not specifically identified as a Parish in this case. Here, rural development has been reviewed using Core Policy 10 as a guide. While the preparation of the CSAP for Chippenham revealed pressure for development in the Neighbourhood Plan area, no allocations have been made and Wiltshire Council has confirmed that there are no requirements to allocate sites for development during the Plan Period and that the A350 constitutes the western boundary of Chippenham Town.

Instead, Chippenham Without Parish performs a role as a leisure destination and 'green lung' for Chippenham. Assisted by a Neighbourhood Plan it is hoped that the strong rural character of the area can be preserved and development managed in a sensitive and appropriate manner.

6. Preparation of The Plan - The Vision for the future development of the Parish of Chippenham Without under the auspices of the Chippenham Without Neighbourhood Plan (NP) has been



Allington Field view

derived from a number of sources. The major initial source has been the analysis of the first NP Questionnaire in August 2016, the findings of which have been subsequently matured by a feedback from Parish Council Meetings which are open to the public, meetings of the NP Steering Group and a parish-wide Housing Needs Assessment conducted by Gloucestershire Rural Community Council in July 2018 (Annex K). Additionally, a draft Vision and associated draft Key Objectives have been sent to all

residents for comment and from which the final Vision and Plan have been derived. The Plan draws on the Government's National Planning Policy Framework 2021 (NPPF 2021) along with references to Wiltshire Council's own Core Strategy, including where applicable those Core Policies which provide legal guidance in the future for all forms of development of the Neighbourhood Plan area.

7. Plan Layout - The Plan Document sets the scene with an Overview of the Allington, Sheldon and Lanhill neighbourhood (paras.8-20) covering both the history of the area and what it is like today. This is followed by the Vision which outlines where the Neighbourhood Area aspires to be in 2036. This is followed by the core of the Plan which sets out the Policies and Objectives required in order to achieve this. The Plan references the Wiltshire Core Policies in Annex B of Appendix 1 and also includes Activities and Projects necessary to help meet the NP Objectives at Appendix 3. The NP Document finishes with a section on Plan Management covering Reviews, Amendments, Communication and day to day use. The Community Engagement Process for Residents to address planning issues is shown at Appendix 2. There are a number of other Key Supporting Documents including Questionnaires and Surveys and these are attached in Annexes and Appendices either in full, as extracts or when appropriate as links to Websites.



The A350 Chippenham Boundary next to a Romano-British Farm Site which is designated as a Scheduled Monument in the Ploughed Fields alongside.

CHIPPENHAM WITHOUT PARISH - THE SETTLEMENTS AND THEIR HISTORY

8. Settlement in the Parish consists of three hamlets – Allington, Sheldon and Lanhill. The principal settlement is Allington whose main feature is its lane (C180) which runs from the main Bristol road at Allington Bar (A420) to Fowlswick lane (C 153). The majority of farms and dwellings are located along the length of this lane or close by, and the lane itself with its characteristics forms the central feature of the designated Allington Conservation Area (1998) which embraces most of the lane's length. The hamlet of Allington has no strong focal centre and it is the lane which supplies its unifying feature. Of the other two hamlets, Sheldon and Lanhill, Sheldon is the oldest in settlement terms. Located initially on the lane (C180) which crosses the main Bristol road at Allington Bar this hamlet is concentrated principally around Sheldon Corner where the lane (C180) diverges into the lane to Biddestone (C170) and the lane to Corsham (C185) with a cul-de-sac road to the Rugby Club. It is here that most dwellings are located along with Sheldon business park and the principal historic feature of Sheldon, Sheldon Manor and its buried medieval village. As in the case of Allington, the principal land use character of the hamlet is farming. The other hamlet, Lanhill, is located west of Allington and Sheldon and lies along the road (B4039) which runs from its junction with the main Bristol road towards Yatton Keynell. Its centre of focus is around Lanhill House and associated redeveloped farm buildings accessed from the

B4039, as are the nearby farms and a golf driving range situated within this hamlet. Accordingly the key feature of the Plan area is its dispersed and very rural character which is knit together by these three hamlets.

9. The earliest evidence of settlement in the Neighbourhood Plan Area is the Longbarrow at Lanhill dated at c. 5000 BC, whilst at Allington in fields alongside the A350 are the buried remains of a Romano-British farm complex, active between the 1st and 3rd Centuries AD and now a Scheduled Historic Monument.



Stonehayes - lower Allington Lane

There are many examples of farming in the area during the Middle Ages with the most notable being the Scheduled buried remains of a medieval village at Sheldon, dating from 803, next to Sheldon Manor which is Grade1 listed.

10. The Manor at Sheldon was granted to Sir William de Beauvilain in about 1180 and, passing through a succession of titled owners including Catherine Parr, its unbroken occupation since 1282 makes Sheldon Manor the longest continuously inhabited manor house in Wiltshire. To the north of the Plan area is Fowlswick Farm, once a moated manor and first mentioned in 1195 as being part of the lands under the control of Malmesbury Abbey, whilst in Allington possibly the oldest building is the medieval stone barn at Manor Farm whose title deeds relate back to the 1600s. Another notable historic feature at Allington is Bolehyde Manor where part of the house is late 13th Century although most dates from the 17th Century. The name of the Manor would appear to derive from Thomas de Bolehyde, a farming tenant of the Abbot of Glastonbury during the reign of Edward I.

11. From the Middle Ages to the present the area has continued to develop as a rural farming community, with the Parish of Chippenham Without being established in 1894. The settlements at Allington, Sheldon and Lanhill have always been farming communities and this can be seen clearly from their buildings with most having their origins as farmsteads or farm cottages with many dating from the 17th and 18th centuries. A full list of the Plan Area's Historic Assets, including listed buildings, is supplied in Annex O.



Cedar Lodge (foreground) upper Allington Lane. The Grange & Barn Conversions beyond.

12. The size of the population in the Plan area has changed little since the 1880s, although the background of its inhabitants reflects increased mobility as a result of the arrival of the Great Western Railway and other opportunities outside of farming. In the late 20th Century diversification away from farming has seen the development of two business parks, one at Sheldon and one at Fowlswick Farm, while Allington Bar Farm has a thriving farm shop and café complex. There is also a small pocket of development based around a garage located along the A420, with a waste management business opposite.

13. The most recent changes to impact the Parish came in 1998 with the construction of the A350 Chippenham Bypass. Those parts of the Parish on the town side were absorbed into Chippenham Town and since then the town has increasingly looked west across the bypass to the Plan Area for its sporting, recreational and outdoor activities where space and access exist. The Chippenham Rugby Club and the Allington Cricket Club are located alongside the A350 at Sheldon (SN14 0YZ) and the Golf Driving Range is north of Lanhill on the border with Yatton Keynell at Tiddlewink (SN14 7BY).

14. Finally, in 1998 the lane through Allington, which is of particular importance as an essential agricultural lane serving to unite and provide access to the surrounding farmland, was recognised as a vernacular feature of the settlement along with the style and character of the buildings. The result was that lane was formally adopted in planning terms as Allington Conservation Area in September 1998 and consolidated under Supplementary Planning Guidance to the North Wiltshire Local Plan 2001 on 10th January 2002, Annex N.



Lanhill Long Barrow which is designated as a Scheduled Monument

CHIPPENHAM WITHOUT - TODAY

15. The Setting - The Chippenham Without Neighbourhood Plan covers the whole of Chippenham Without Parish, a rough oblong area of some 1042 hectares of farmland on the western edge of Chippenham Town (Map 1). It is essentially a very rural Neighbourhood of approaching 230 people (208 in 2011 census) living in 83 dwellings around the three hamlets of Allington, Sheldon and Lanhill. The parish's eastern boundary alongside the A350 forms a distinct rural boundary that separates the parish's rural landscape from the urban development of Chippenham, whilst the parish's northern border marks and reflects a transition into the characteristics of the Cotswolds National Landscape (AONB). The setting is one of generally undulating countryside rising gently from the borders of Chippenham along either side of Allington lane up to Shipway's Brake. The land rises similarly up past Sheldon Manor to the Sheldon Wood feature and on to Lanhill which is the highest point in the parish with views east as far as the Cherhill White Horse beyond Calne. The Parish is split by two brooks, Hardenhuish and Pudding Brooks, both of which eventually join the River Avon which flows through Chippenham.

16. Roads and Public Rights of Way - There are two major roads through the Neighbourhood Plan area, the A4 and A420 heading west towards Bath and Bristol respectively, while the boundary with Chippenham is described by the busy north-

south artery of the A350. The whole Plan area is criss-crossed with lanes, footpaths (16) and Bridleways linking it and its hamlets with the neighbouring villages.

17. Land Use - Land use is almost entirely given over to farming with twelve Farms in the Plan area. Chiefly arable and pasture, there are herds of both dairy and beef cattle and sheep are stocked seasonally throughout the area. There are also a number of horse paddocks, some fields of free-range chickens, a small grid connected battery storage facility and a 50 acre Solar Farm which doubles for sheep grazing. There are small woods, brakes and copses throughout the area but these are not used for forestry.



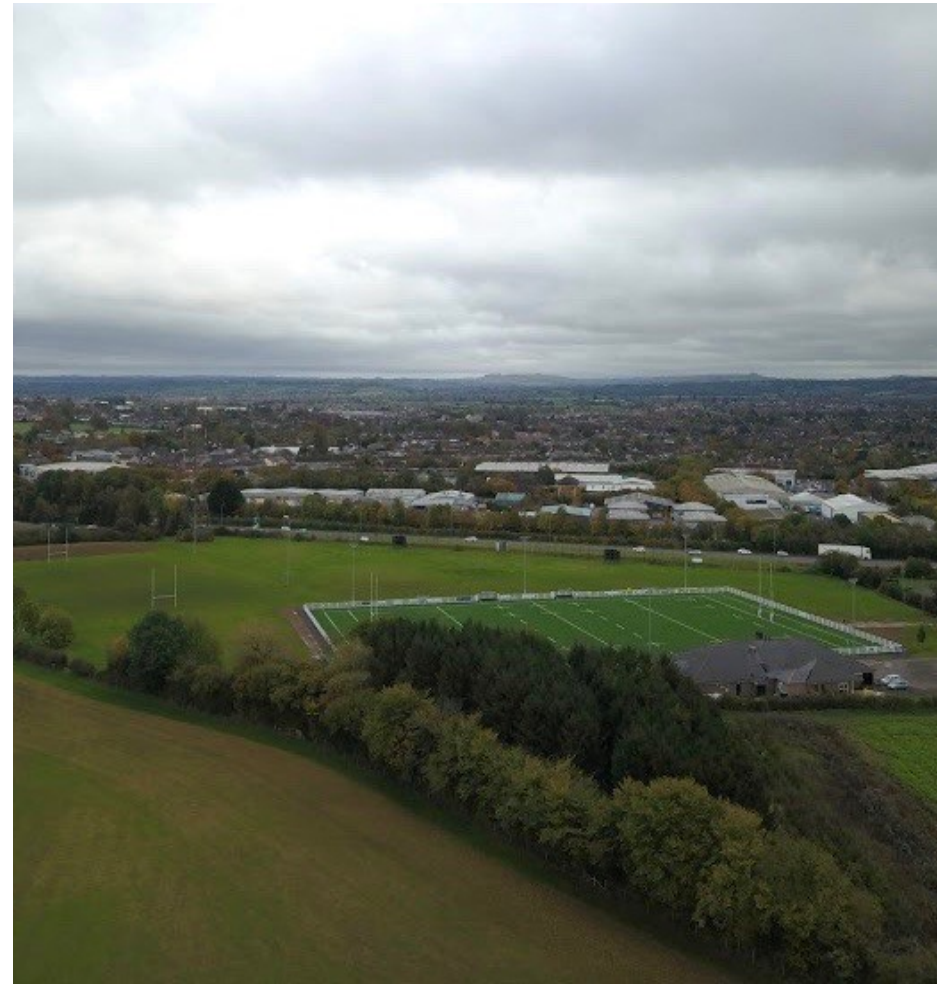
Fowlswick Farm and Business Park with Solar Farm in left Distance

18. In addition to the farms there are over 40 other businesses in the Neighbourhood Plan area.. They are a mix of small and medium enterprises (SMEs) and some are homebased. Around 20 are located at Fowlswick and Sheldon Business Parks which primarily offer units for offices and start-ups. There is also a waste recycling business on the A420 with a Texaco garage complex opposite, a Farm Shop and Café complex at Allington Bar, the Rugby and Cricket Clubs at Sheldon alongside the A350 and the Golf Driving Range on the B4039 Yatton Keynell road. The Parish businesses probably provide employment for over 60 people, many of whom come in daily from Chippenham and the surrounding area.

19. The Neighbourhood is used by a variety of people for recreation, particularly by cyclists, riders and walkers, with easy access to the lanes and footpaths from Chippenham and the surrounding villages. Once on the footpaths there is the opportunity to see a wide range of wild flowers and the area's resident wildlife which include Roe and Muntjac deer, foxes and hares along with over 40 species of birds which are either residents or seasonal visitors.

20. Development - Housing throughout the Neighbourhood is largely based on a mix of farmhouses and associated farm cottages with Limestone from the Cotswolds being the predominant building material for both the houses and the stone walls common throughout the area. Residential development over the last 20 years has been largely in the form of farmhouse extensions and barn conversions all of which have remained sensitive to the rural mix of farm buildings, cottages and manors – see illustrated examples overpage.

There have also been new agricultural barns, sheds and small business units, along with one or two new houses built with an agricultural tie.



Chippenham Rugby Club/Allington Cricket Club alongside the A350 Boundary with Chippenham



Barn Conversions beside The Grange, Allington Lane



Internal conversion of Sheldon Manor outbuildings



Old Meadows Farm, Fowlswick, using the footprint and style of the original buildings.

THE VISION

21. OVERVIEW

a. By 2036 Chippenham Without and its settlements of Allington, Sheldon and Lanhill will have developed in a balanced, sustainable manner, consistent with the emerging Wiltshire Council Climate Change Strategy and its policies (Annex Q), by concentrating on supporting farming as its central feature while encouraging the managed growth of its business parks for rural employment along with the continued use of its sporting facilities and rural amenities.

b. Housing development will have met the needs of the current population within the Plan area by enabling families and individuals to live near their places of work in the neighbourhood through sensitive infill and extension or by conversion of existing buildings, while taking care to conserve and enhance the locally distinctive character of the settlements. There is no formal requirement to deliver any further housing development within the parish of Chippenham Without and this plan does not propose the allocation of any specific sites.

c. In partnership with farming, the green spaces and public rights of way and heritage assets will be managed through sustainability and biodiversity policies in order to meet the needs of residents, and to ensure the continued attraction and ease of

access to the people of Chippenham who regard the Neighbourhood as a destination for a wide range of outdoor sporting and recreational use.

22. TOPIC AREAS - This Plan deals with a range of issues which were identified through consultation with the community. There are five topic areas with specific policies for each:

- The Historic Environment.
- The Natural Environment.
- The Built Environment.
- The Economy.
- Housing.

23. THE HISTORIC ENVIRONMENT - The Neighbourhood Plan area has a number of designated heritage assets (see Annex O) as well as the Allington Conservation Area. This heritage defines the unique character of Allington, Sheldon and Chippenham Without (see NP paras 8-14) and is the reason why the area remains a great place to live, work and visit. The community wants to preserve this heritage and enhance the historic character of the Parish.

24. THE NATURAL ENVIRONMENT - It is considered of high importance to ensure that residents are able to experience the natural environment. This includes improvements to public rights of way and the encouragement of pedestrians and cyclists throughout the Parish. As well as increasing provisions for the enjoyment of the natural environment, residents are also of the view that the rural setting of the landscape should

be maintained. Alongside this, residents are keen to improve biodiversity within the Parish.

25. THE BUILT ENVIRONMENT - The local community highlights the importance of retaining the character of the Parish through any development of the built environment, and resists the merging of settlements. The importance of sustainability was highlighted through the consultation process and sustainable construction methods are supported. Developments that would offer protection to a designated heritage asset are also to be supported.

26. THE ECONOMY - Support for sustainable farming as well as businesses that are of a scale which is appropriate for the community is seen as important by the local residents. Network and infrastructure improvements which allow provision for improved home working were themes that emerged from the Housing Needs Survey. The community are keen to support proposals for community facilities that would serve the whole of Chippenham Without.

27. HOUSING - Sustainability for the future is a key theme. Residents are keen to encourage sustainable construction within development and want to ensure that the community is sustainable for the future and so allow residents to remain within the community for as long as they wish to do so. Whilst future residential development should be provided where need within the community has been demonstrated and where development is adaptable for the future, there is no formal requirement within the Plan to develop visitor accommodation or housing for elderly residents.



Looking North East over Manor Farm on Allington Lane to Chippenham Golf Course with Hey Wood, left and The Gorse Wood, right.

KEY OBJECTIVES TO ACHIEVE THE VISION

28. HISTORIC ENVIRONMENT

KO-HE-1: To conserve and enhance the distinctive characteristics of the historic rural landscape.

KO-HE-2: To conserve and enhance Allington Conservation Area and adjoining land.

KO-HE-3: To facilitate the protection of the Parish's heritage assets.

29. NATURAL ENVIRONMENT

KO-NE-1: To conserve and enhance the distinctive landscape characteristics of the natural environment in and around the settlements.

KO-NE-2: To conserve and enhance green infrastructure networks.

KO-NE-3: To improve sustainability and resilience to climate change.

KO-NE-4: To conserve and enhance biodiversity.

30. BUILT ENVIRONMENT

KO-BE-1: To conserve and enhance distinctive landscape characteristics of the built environment.

KO-BE-2: To encourage sustainable construction.

KO-BE-3: To retain the distinct character of the settlements of Allington, Sheldon and Lanhill.

31. ECONOMY

KO-E-1: To improve infrastructure and network provisions to support sustainable working environments.

KO-E-2: To support locally based businesses that support the rural community.

KO-E-3: To encourage and support investment in sustainable farming.

KO-E-4: To support community facilities.

32. HOUSING

KO-H-1: To support housing where a genuine need has been demonstrated for new dwellings within the NP Area to ensure sustainable growth.

KO-H-2: To ensure that new dwellings are adaptable and sustainable for the future to enable residents to remain in their own homes as long as possible.

PLAN POLICIES SUPPORTING THE OBJECTIVES

33. Historic Environment - Allington, Sheldon and Lanhill are hamlets within the Ancient Parish of Chippenham Without. These settlements have always been rural in nature and separate from nearby Chippenham. Throughout its history, the parish has been associated with farming and a large number of buildings in Allington have their origins as farmsteads or farm cottages. Allington is within a designated Conservation Area with a number of Listed Buildings and the lane through Allington has been noted as an important feature which reflects the history of the settlement as agricultural in nature.

Policy CWoNP - HE1

All new development within the Neighbourhood Plan Area must demonstrate good quality design by demonstrating a positive response to the local character of the historic rural landscape.

Policy CWoNP - HE2

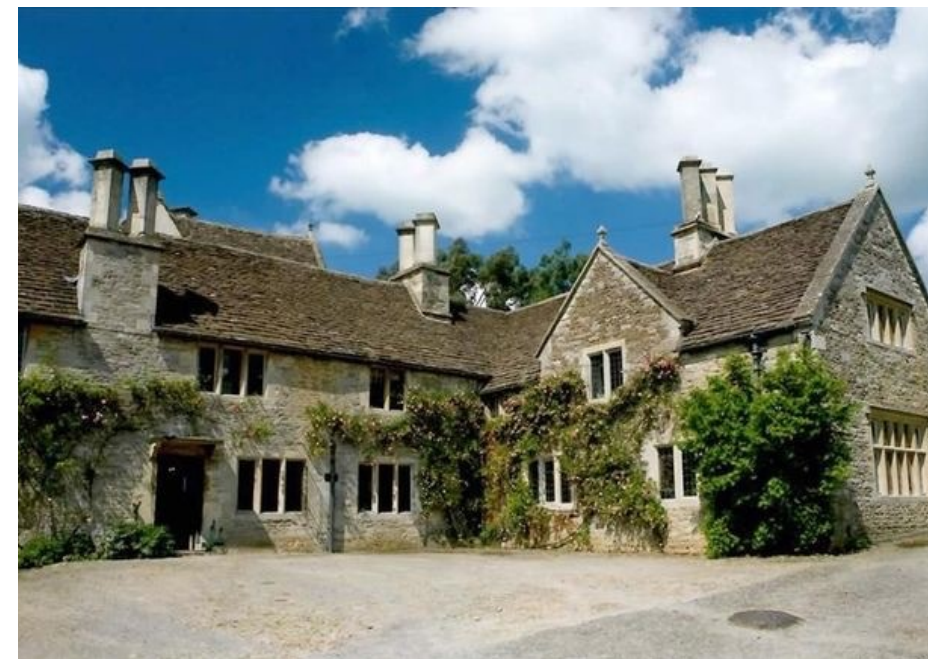
All new developments within the Neighbourhood Plan Area must demonstrate good quality design by responding to the local character of the historic built and natural environment.

Policy CWoNP - HE3

All new developments should conserve and preserve historic assets in the Parish commensurate with their historic status.



Bolehyde Manor



Sheldon Manor



Deer in fields alongside A350
looking SW across excavation
work on the site of the Romano
British Farm c 200 AD
(Scheduled Monument)

34. The Natural Environment - Enabling local residents to experience the natural environment is an important aspect of this Plan's objectives. This section of the Plan aims to deliver on a set of ideals, focusing on ensuring that the rural setting is respected through any development within the Neighbourhood Plan Area. Residents have highlighted the importance of maintaining and enhancing the landscape for the enjoyment of the local community and the wider community of Chippenham.

Policy CWoNP - NE1

Where appropriate development proposals must:

- a. Demonstrate how proposals consider the landscape character of Allington, Sheldon and Lanhill including setting and visual impacts.
- b. Protect existing rights of way and link in new routes to offer the community opportunities for additional countryside access routes and cycleways where possible.
- c. Include landscape enhancements of appropriate species mix and character.

Policy CWoNP - NE2

All new development must seek to contribute to sustainable development. Where appropriate, proposals should:

- a. Deliver biodiversity net gains.
- b. Protect geodiversity where possible.
- c. Adopt best practice in sustainable urban drainage.

35. The Built Environment - The Parish and surrounding area has an essentially tranquil and pastoral character within which only small scale, sensitively designed development, appropriately associated with existing built form, could be successfully accommodated. This Plan aims to conserve the quality of the built environment whilst ensuring that development provides enhancements to it and the landscape, reinforcing the locally distinctive character and respecting the vernacular which reflects the design features of the Cotswolds National Landscape (AONB) and these design features and standards are clearly documented in the Allington Conservation Area Statement. It is important for the future to balance traditional design and the use of traditional building materials with the need to remain resilient to climate change and improve sustainability. Features and requirements are shown at Annex M. Examples of builds adhering to these principles are shown in photographs throughout the plan specifically on Pages 8,13,15 and 20 and these design standards are set out clearly in the Allington Conservation Area Statement.

Policy CWoNP - BE1

All proposals must demonstrate that the distinctive landscape character of the built environment is conserved and where possible enhanced. Proposals that would either individually or cumulatively result in the coalescence of settlements will not be supported.

Policy CWoNP - BE2

Development proposals that include sustainable construction measures over and above building regulations standards and that

accord with the principles of Wiltshire Core Strategy policy CP41, or any future replacement policy, shall be supported and encouraged.

Policy CWoNP - BE3

Development proposals must be of a high quality which respects the Local character, and it must be demonstrated that:

- New development is of a scale that is appropriate within both its immediate context as well as the character of the local area.
- Materials used within new developments are appropriate and respond to the local vernacular.
- The form of new development must respect the existing character of the area.
- Designated Heritage Assets and their settings must be thoroughly considered where appropriate.



Sheldon Corner



Sheldon Corner

36. The Economy - Support for sustainable farming as well as businesses that are of a scale which is appropriate for the community is seen as important by the local residents. Network and infrastructure improvements which allow provision for improved home working were a theme that emerged from the Housing Needs Survey. The community are keen to support proposals for community facilities that would serve Chippenham Without.



Part of Sheldon Business Park

Policy CWoNP - E1

Development should aim to include improvements to network provisions and internet connectivity to support sustainable work environments.

Policy CWoNP - E2

Development that is of a scale to support the local rural economy will be supported provided that:

- a. The development results in a viable economic use to facilitate the protection of a designated heritage asset, or
- b. The development is demonstrated to contribute to a prosperous rural economy.



Allington Farm Shop and Café

Policy CWoNP - E3

Development proposals for sustainable farming which are of an appropriate scale within the rural context of the Neighbourhood Plan Area will be supported.

Policy CWoNP - E4

Proposals for community facilities that are of an appropriate scale will be supported. Existing community facilities are as follows:

Allington Farm Shop and Café

Texaco Garage and Shop

Chippenham Rugby Club and Allington Cricket Club

Golf Driving Range

Any development proposal that would result in the loss of community facilities must clearly demonstrate that the use is not viable.

Development proposals which would result in the loss of a community facility but are able to demonstrate that the facility will be replaced in an alternative location within the Neighbourhood Plan Area will be supported.

37. Housing - It is important that the Neighbourhood Plan area remains sustainable for future generations. The importance of ensuring that new residential developments arise from proven need has been clear through the consultation process. In order to ensure that the growth of Allington, Sheldon and Lanhill within Chippenham Without is sustainable, support must be given to allow residents to remain in their homes as long as possible. New development must also be adaptable in order to ensure that it remains viable long-term.

Policy CWoNP - H1

Development proposals for new dwellings must be supported by evidence of genuine need:

- a. Rural exception site for affordable housing, where it is demonstrated that identified local need is supported, or,
- b. Agricultural workers housing will be permitted if there is proven need, or,
- c. Is required in order to maintain a heritage asset of acknowledged importance, or,
- d. Whereby housing is needed to support members of families already in the plan area to remain within the community.

Policy CWoNP - H2

Replacement dwellings will be supported where it would result in an improvement to the quality of the built environment. Any proposals for replacement dwellings within Allington Conservation Area and its setting must demonstrate how the replacement dwelling will provide enhancement to the Conservation Area.

Policy CWoNP - H3

Proposals for new dwellings are encouraged to demonstrate how they may be adapted to meet lifelong needs over time.



The Long Stone at Lanhill Corner

PLAN MANAGEMENT

38. Responsibilities - Chippenham Without Parish Council will be responsible for the management of the Neighbourhood Plan up to 2036. The Neighbourhood Plan Steering Group will be reformed as a Monitoring Group to help the Parish Council manage activities and projects supporting the plan.

39. Reviews and Amendments - The use and value of the Neighbourhood Plan will be continually reviewed by Chippenham Without Parish Council as a Standing Agenda Item throughout the Parish Year and a formal written review of the year's activities will be submitted to the Parish Council by the Head of the Monitoring Group at the Annual Parish Meeting. This will include:

- a. Consideration of changes to the Development Plan that may require a formal review of the CWoNP.
- b. Details of development approved by the Local Planning Authority in the previous year.
- c. Details of any known forthcoming developments proposed in the Parish for the coming year.
- d. Interim Reviews of the whole process and Plan to take place every 5 years from the date the Plan is made.



View West alongside Allington Grange

40. Final Review - At the Annual Parish Meeting in 2035, a new Monitoring Group will be formed to take the plan through this the final year of its tenure during which a full review involving consultation with Chippenham Town and our neighbouring parishes will be undertaken with the aim of producing a fully updated (amended) plan to undergo the referendum process to produce the Neighbourhood Plan to 2046 or longer if permitted.

41. Communication with the Parish - Throughout the life of the Plan it is important that residents of the Parish have every opportunity to remain aware of the Plan, its intent and usage. This will be achieved through promoting:

- a. Public attendance at Parish Council meetings.
- b. Use of the Parish Website.
- c. Use of Parish Notice Boards.
- d. Use of social media groups such as WhatsApp and Facebook.

42 Plan Use - Residents are encouraged to use the Neighbourhood Plan as a means of understanding the Development Vision of the Parish, its Heritage, Natural Environment, Built Environment, Economy and future Housing. Should any resident wish to address any of the Policies supporting the Vision they are requested to follow the process for Community Engagement shown at Appendix 2.



Ivy Cottage
Allington Lane

The Neighbourhood Plan for Chippenham Without Parish is intended to be a living document approved by the residents and designed as a working guide and template for the development of the area out to 2036.

APPENDICES AND ANNEXES

APPENDIX 1 - SUMMARY OF EVIDENCE (attached or links)

List of Annexes: National/Wiltshire Council Documents.

Annex A - National Planning Policy Framework (NPPF) dated 2021, see: <https://www.gov.uk/government/publications/national-planning-policy-framework-2>

Annex B - Wiltshire Core Strategy dated 2015, see: <http://www.wiltshire.gov.uk/planning-policy-core-strategy> The following WCS Policies are relevant to the production of the plan; Nos 1, 2, 10, 34 and 44 with extracts of Policies 48, 50 (excluding text on **Natura 2002 sites** of which there are none in the NP area), 51, 52 and 58 shown below;

Core Policy 48 - Supporting Rural Life

Dwellings required to meet the employment needs of rural areas:

Outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages, proposals for residential development will be supported where these meet the accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside. Proposals for accommodation to meet the needs of employment essential to the countryside should be supported by functional and financial evidence.

Improving access to services and improving infrastructure:

Proposals which will focus on improving accessibility between towns and villages, helping to reduce social exclusion, isolation and rural deprivation, such as transport and infrastructure improvements, will be supported where the development will not be to the detriment of the local environment or local residents.

Conversion and re-use of rural buildings:

Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where they satisfy the following criteria:

- The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.
- The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.
- The building can be served by adequate access and infrastructure.
- The site has reasonable access to local services.
- The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.

Where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria. In isolated locations, the re-use of redundant or disused buildings for residential purposes may be permitted where justified by special circumstances, in line with national policy.

Community ownership:

Community ownership and/or management of local shops, pubs and other services will be supported where appropriate to retain a local facility through the following measures:

- Development proposals for the adaptation of a building, such as sub-division or change of use, will be supported where these are necessary to allow a viable continued use.
- Appropriately scaled enabling development will be considered, where this is environmentally acceptable and justified through a supporting viability study, and where it can help maintain and enhance the community uses provided.
- The facility may be protected from loss of its current use until such time as the community has had a realistic opportunity to take control of the asset.

New shops:

New shops in villages will be supported where they are small in scale and would not threaten the viability of nearby centres. Farm shops will be supported where they utilise existing buildings, are small in scale and cause no unacceptable impact on nearby village shops or the character of the area.

Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- i. cannot reasonably be avoided
- ii. are reduced as far as possible
- iii. are outweighed by other planning considerations in the public interest
- iv. where appropriate compensation measures can be secured through planning obligations or agreements.

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and water bodies.
- The locally distinctive character of settlements and their landscape settings.
- The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.
- Visually sensitive skylines, soils, geological and topographical features.
- Landscape features of cultural, historic and heritage value.
- Important views and visual amenity.
- Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.
- Landscape functions including places to live, work, relax and recreate.
- Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent-(in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.

Core Policy 52 - Green Infrastructure

Development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Where development is permitted developers will be required to:

- Retain and enhance existing on site green infrastructure.
- Make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards.
- Put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development.
- Provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy.
- Identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.

If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green infrastructure network, will be required.

Proposals for major development should be accompanied by an audit of the existing green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process.

Development will not adversely affect the integrity and value of the green infrastructure network, prejudice the delivery of the Wiltshire Green Infrastructure Strategy, or provide inadequate green infrastructure mitigation.

Green infrastructure projects and initiatives that contribute to the delivery of a high quality and highly valued multi-functional green infrastructure network in accordance with the Wiltshire Green Infrastructure Strategy will be supported.

Contributions (financial or other) to support such projects and initiatives will be required where appropriate from developers.

Core Policy 58 - Ensuring the Conservation of the Historic Environment

Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- Nationally significant archaeological remains
- World Heritage Sites within and adjacent to Wiltshire
- Buildings and structures of special architectural or historic interest
- The special character or appearance of conservation areas
- Historic parks and gardens
- Important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

Annex C Chippenham Sites Allocation Plan (CSAP), May 2017 <http://www.wiltshire.gov.uk/csap-adopt-adopted-may-2017.pdf>

This is the key planning document which defines development boundaries for Chippenham at the present time. The important policy as far as Chippenham Without is concerned is that the A350 forms the western town boundary with only small scale infill development on the Chippenham Without side of this boundary. The link to the document is:

<http://www.wiltshire.gov.uk/planning-policy-site-allocation-plan-chippenham> - extract see over:

The key policy is:

2.16. These broad 'strategic areas' for growth are indicated by barriers such as main roads, rivers and the main railway line. The A350 is one such barrier to development, but is also considered to be a clear and logical boundary to the town, which should not be breached. Hence no strategic areas, for the purpose of the CSAP Plan, are shown west of the A350.

Annex D - Wiltshire Landscape Character Area Assessments

- a. **Wiltshire Landscape Assessment** <https://www.wiltshire.gov.uk/planning-landscape-conservation>
- b. **North Wilts Landscape Assessment** https://www.wiltshire.gov.uk/media/9712/North-Wiltshire-Landscape-Character-Assessment-1-25-000/pdf/north_wiltshire_landscape_character_assessment_2004.pdf?m=637962539765600000

extract as follows Character Area 8 Hullavington Rolling Lowland

Para 4.156 The whole area has an essentially tranquil and pastoral character within which only small-scale, sensitively designed development, appropriately associated with existing built form, could be successfully accommodated without adverse landscape impacts.

- c. **The Wiltshire and Swindon Historic Landscape Characterisation Project:**

https://archaeologydataservice.ac.uk/archives/view/wiltshire_hlc_2017/index.cfm

Annex E - Electoral Role (link confidential) Access to the Electoral roll is by password only, apply to Wiltshire Council
clerk@chippenhamwithoutparishcouncil.gov.uk

Annex F - Analysis of Answers to Questionnaire 1 Hard copy on application to Chippenham Without Parish Council Clerk:
clerk@chippenhamwithoutparishcouncil.gov.uk or view on Chippenham Without Parish Website: www.chippenhamwithoutparishcouncil.gov.uk

Annex G - Analysis of Answers to Questionnaire 2 Hard copy on application to Chippenham Without Parish Council Clerk:
clerk@chippenhamwithoutparishcouncil.gov.uk or view on Chippenham Without Parish Website: www.chippenhamwithoutparishcouncil.gov.uk

Annex H - OS Maps - <https://osmaps.ordnancesurvey.co.uk/51.48279,-2.15304,14>

Annex I - Wiltshire Public Rights of Way - <http://www.wiltshire.gov.uk/recreation-rights-of-way>

Annex J - Chippenham Without Parish Rights of Way See Pages 32 and 33

CHIPPENHAM WITHOUT PARISH

RIGHTS OF WAY 1 MAR 22

<u>PRoW</u>	<u>Type</u>	<u>Details</u>	<u>Comments</u>
CHIW1	Footpath	Links Allington Lane (Gd 89087565) and Fowlswick Lane (Gd 88407600) via Allington Grange.	It is a walkable path along fences across fields.
CHIW2	Bridleway	Links Bolehyde Manor (Gd 892756) to New Farm (Gd 89957485) via The Pits.	Difficult path to follow and hard to see where to go after crossing the ditch going South from the Manor.
CHIW3	Footpath	Links Ivy Cottage (Gd 89377522) to Chippenham Golf Course joining KSTM30 at Gd 90057562.	Easy path to follow but stile at GC is broken awaiting repair.
CHIW4	Footpath	Runs from the A420 (Gd 88307485) due S to Wellclose Farm joining CHIW15 at Gd 88107432.	Follow line of tracks leading to and then left of Well-close farm.
CHIW5	Footpath	Starts beside White Cottage Gd 89677491 leading to Chippenham passing under the A350 at Gd 90317476 to join footpath CHIP115 .	Path unclear going into Chippenham.
CHIW6	Footpath	Runs from Sheldon Lane South of Allington Bar Farm Gd 89507437 via Chippenham Rugby Club to cross A420 joining CHIW33 at Gd 89807405.	Grazing fields and Rugby Club to negotiate.
CHIW8	Bridleway	Links Corsham Lane Gd 88597299 to A350 Gd 89517284 where it meets CHW8 .	Easy to follow as well walked.
CHIW10	Bridleway	Runs from the A4 Gd 8940 to join CHW8 on A350.	Follows the hedgerows
CHIW10A	Bridleway	Into CHIP from A350 opposite CHW8 .	In housing estate.

CHIW12	Footpath	Beside White Cottage Gd 89657497 to area of Chippenham GC Clubhouse joining CHIW18 at Gd 90917564.	Beware Cows in field and the path is hard to follow near The Gorse.
CHIW13	Footpath	Runs from A420 Gd 87857476 to Smith's Plantation at Gd 87677445 to join BIDD17 .	Very short path only crossing one fence line.
CHIW15	Footpath	From CHIW13 near Lanhill Barrow Gd 87787460 to meet BIDD23 at the South corner of Lanhill Brake Gd 87897422.	Two styles at junction, not dog friendly.
CHIW16	Footpath	From the junction of Allington and Fowlswick lanes Gd 88907632 due N to meet KSTM25 on the parish boundary at Gd 88707710.	Track to first ditch then field edge to next gully, now bridged.
CHIW18	Footpath	Joins CHIW12 and LBUR47 to KSTM27 at Chippenham Golf Club.	Very short connecting path.
CHIW19	Footpath	From Allington Lane at Cedar Lodge Gd 89057575 NE to meet KSTM33 at Gd 89257580.	Short connecting footpath.

References:

OS Map 156 Chippenham and Bradford-on-Avon 1: 25,000

Public Rights of Way in Chippenham Without Ordnance Survey 100049050 dated 06/09/2021

Rights of Way Link:

<https://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=43d5a86a545046b2b59fd7dd49d89d22>

Note:

Purple denotes Footpath

Green denotes Bridlepath



Detail of Part of Chippenham Without Parish.

Rights of Way Link:

<https://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=43d5a86a545046b2b59fd7dd49d89d22>

Note:

Purple denotes Footpath

Green denotes Bridlepath

Annex K - Parish Housing Needs Assessment See Chippenham Without Parish Website: www.chippenhamwithoutparishcouncil.gov.uk

Annex L - Chippenham Without NP Final SEA Screening Decision Oct 21 See Chippenham Without Parish Website:

www.chippenhamwithoutparishcouncil.gov.uk

Annex M - What is Sustainable Construction <https://www.british-assessment.co.uk/insights/what-is-sustainable-construction-and-why-is-it-important/>

Annex N - Allington Conservation Area Statement see Chippenham Without Parish Website: www.chippenhamwithoutparishcouncil.gov.uk

Annex O - Heritage – Lists of Scheduled Historic Monuments and Listed Buildings.

Scheduled Historic Monuments

- | | | |
|---------------------------------------|-----|---|
| 1. Lanhill Long Barrow | see | https://historicengland.org.uk/listing/the-list/list-entry/1010908 |
| 2. Allington Romano-British Farmstead | see | https://historicengland.org.uk/listing/the-list/list-entry/1425267 |
| 3. Sheldon Medieval Settlement | see | https://historicengland.org.uk/listing/the-list/list-entry/1018428 |

Archaeology Map see over on page 36

Listed Buildings see over on pages 37 and 38 Source: <https://britishlistedbuildings.co.uk/england/chippenham-without-wiltshire#.XZ4lww8VDcs>

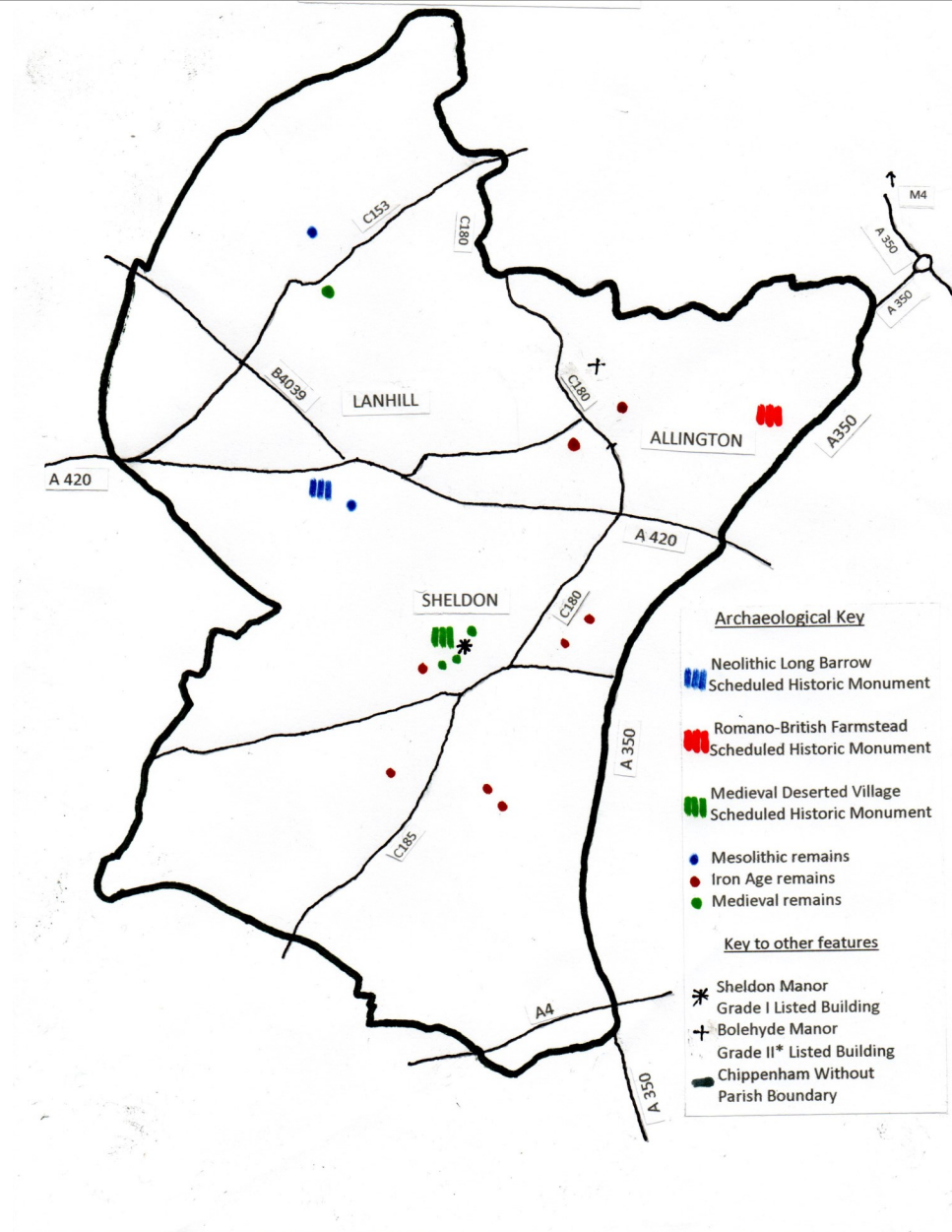
Annex P - Matrix of Planning Policies and Evidence

supporting the Neighbourhood Plan see Chippenham Without Parish Website: www.chippenhamwithoutparishcouncil.gov.uk

Annex Q - Advice on Wiltshire Council's Climate Change Strategy see <https://www.wiltshire.gov.uk/article/1004/Climate-strategy> and

Centre for Sustainable Energy / Neighbourhood Plans see <https://www.cse.org.uk/my-community/neighbourhood-plans/>

ARCHAEOLOGY MAP: showing designated and archaeological assets and a selection of non-designated assets



LISTED BUILDINGS IN CHIPPENHAM WITHOUT PARISH - WILTSHIRE

1. Grade II : Allington House Chippenham Without, Wiltshire, SN14 6LN.
2. Grade II : Allington Manor Farmhouse Chippenham Without, Wiltshire, SN14 6LN.
3. Grade II : Barn Range at Starveall Farm Chippenham Without, Wiltshire, SN14 0RH.
4. Grade II : Barn to North of Allington Manor Farmhouse Chippenham Without, Wiltshire, SN14 6LN.
5. Grade II : Barn to North West of Allington Manor Farmhouse Chippenham Without, Wiltshire, SN14 6LN.
6. Grade II : Barn to North West of Fowlswick Farmhouse Chippenham Without, Wiltshire, SN14 6LT.
7. Grade II* : Bolehyde Manor Chippenham Without, Wiltshire, SN14 6LW.
8. Grade II : Cart Shed to South of Wellclose Farmhouse Chippenham Without, Wiltshire, SN14 6NB.
9. Grade II* : Chapel to the South East of Sheldon Manor Chippenham Without, Wiltshire, SN14 0RQ.
10. Grade II : Chiverlins Farmhouse Chippenham Without, Wiltshire, SN14 0XQ.
11. Grade II : Converted Barn Range to West of Sheldon Manor Chippenham Without, Wiltshire, SN14 0RQ.
12. Grade II : Converted Coach House to East of Bolehyde Manor and Gatepiers to West Chippenham Without, Wiltshire, SN14 6LN.
13. Grade II : Direction Stone at Junction of A420 and B4039 Chippenham Without, Wiltshire, SN14 6LY.
14. Grade II : Dovecote to South West of Bolehyde Manor Chippenham Without, Wiltshire, SN14 6LN.
15. Grade II : Farmyard Buildings at Lanhill Farm Chippenham Without, Wiltshire, SN14 6LY.
16. Grade II : Fowlswick Farmhouse Chippenham Without, Wiltshire, SN14 6LT.
17. Grade II : Foxhill House Chippenham Without, Wiltshire, SN14 6LL.
18. Grade II : Gate Lodges, Piers, Gates and Wall to North of East Lodge at Bolehyde Manor Chippenham Without, Wiltshire, SN14 6LN.

LISTED BUILDINGS IN CHIPPENHAM WITHOUT PARISH - WILTSHIRE continued

19. Grade II : Gatepiers, Gate and Wall to Front Garden of Sheldon Manor Chippenham Without, Wiltshire, SN14 0RQ.
20. Grade II : Granary to North East of Sheldon Manor Chippenham Without, Wiltshire, SN14 0RQ.
21. Grade II : Ivy Cottage Chippenham Without, Wiltshire, SN14 6LN.
22. Grade II : Lanhill Cottages Chippenham Without, Wiltshire, SN14 6LY.
23. Grade II : Lanhill Farmhouse and Stables Attached Chippenham Without, Wiltshire, SN14 6LY.
24. Grade II : Middlehill Farmhouse Chippenham Without, Wiltshire, SN13 0QF.
25. Grade II : Milestone about 20 Metres South West of Springfields Chippenham Without, Wiltshire, SN14 6LZ.
26. Grade II : Pair of Summerhouses to East of Bolehyde Manor Chippenham Without, Wiltshire, SN14 6LN.
27. Grade II : Sheldon Farmhouse Chippenham Without, Wiltshire, SN14 0RQ.
28. Grade I : Sheldon Manor Chippenham Without, Wiltshire, SN14 0RQ.
29. Grade II : Sparrow Farmhouse and Dovecote Attached Chippenham Without, Wiltshire, SN14 6LX.
30. Grade II : Starveall Farmhouse Chippenham Without, Wiltshire, SN14 0RH.
31. Grade II : The Cottage Chippenham Without, Wiltshire, SN14 6LT.
32. Grade II : The Grange Chippenham Without, Wiltshire, SN14 6LW.
33. Grade II : The Pitts Chippenham Without, Wiltshire , SN14 6LN.
34. Grade II : Wellclose Farmhouse Chippenham Without, Wiltshire, SN14 6NB.

APPENDIX 2 - COMMUNITY ENGAGEMENT PROCESS

General - This process is designed to encourage residents who wish to address an issue through a Planning Application to be guided by the policies of the Neighbourhood Plan and any other higher plans such as the Wiltshire Local Plan (Core Strategy) or the National Planning Policy Framework. The application could be addressing issues as diverse as a building requirement arising from residential, business or heritage need, as well as issues involving a natural environment matter such as a Tree Protection Order (TPO) or a Public Rights of Way requirement. In every case residents will be advised to follow the process laid out below.

Early Engagement - It has been shown that making contact with the relevant stakeholders at the earliest of opportunities is key to the success of any project. Speaking to the Parish Council in the first instance will ensure the applicant is quickly put in touch with those who can advise on the Neighbourhood Plan. This initial contact with Chippenham Without Parish Council should be made through their Clerk at: clerk@chippenhamwithoutparishcouncil.gov.uk.

Further essential advice is provided by Wiltshire Council at:

<https://www.wiltshire.gov.uk/article/2350/Pre-application-further-advice>.

Process - The Applicant will produce an outline of the proposal and agree a process to be followed in order to link the role of the Neighbourhood Plan to the activities of Wiltshire Council and other organisations covering the nature, scope and timetable of the proposal. One of the aims at this point is to start building a relationship of mutual trust, especially where any issues of commercial confidentiality are concerned.

Advice - Work on the proposal can then proceed with the Applicant adding detail to their plan while being advised on compliance with the Neighbourhood Plan and any other stakeholders available to be approached such as Wiltshire Council Spatial Planners, subject matter experts, relevant support websites and members of the local community who may be interested parties. Thereby, it is intended that all of the relevant stakeholders will be made available to the Applicant for advice in the production of the finished planning application.

Final Report - It is requested that the Applicant submit along with the final planning application to Wiltshire Council a short Engagement Report to the Parish Council on their involvement with the relevant stakeholders, detailing the support received and advice offered. Should any advice not have been adopted in the proposal, the reasons for this should be explained in the report. If the process of involvement has been fully adhered to the Parish Council will endorse the report but reserves the right to submit their own report should any relevant advice not have been incorporated in the application.

APPENDIX 3 - ACTIVITIES AND PROJECTS TO SUPPORT THE PLAN

1. Activities - These will be undertaken in conjunction with Wiltshire Council and others but need Parish input:

a. Lane Management (Policies E1, E2 and NE2). Good lane management is key to the well-being of the neighbourhood for the residents, the businesses and our visitors and will be overseen by a Working Group reporting to the Parish Council. Activities in conjunction with Wiltshire Council (Parish Stewards, Highways etc) and local farmers will include the repair of potholes, maintenance of ditches, control of flooding issues and verge cutting and planting.

b. Public Rights of Way Management (Policies HE1, NE1 and NE2).

We will work with Wiltshire and Chippenham Town Councils on activities managing and promoting the use of rights of way and green corridors.

c. Communications Infrastructure (Policies E1 and E2).

The Plan recognises the ever-increasing requirement for good telecommunications infrastructure throughout the Neighbourhood to support the many businesses, home workers, sporting amenities and general residential usage. While broadband rollout is taking place throughout North Wiltshire it is far from complete and broadband speeds remain patchy from a just acceptable 15 Mb/s down to a very poor 1 Mb/s. The Parish Council will monitor and facilitate where possible the continuing rollout of good broadband connectivity.

2. Projects

a. Community Facilities - Parish Hall (Policy E4). The Plan presumes in favour of the continuing development of existing Community Facilities. The Neighbourhood does not have a Parish/Community Hall facility which remains a Standing Item on Parish Council Meeting Agendas. The intention is to take this project to Stage 1 with a formal feasibility study produced by a Parish Hall Working Group to cover such topics as the need, location, funding, usage and management. Current Community Facilities include Allington Farm Shop and Café, Texaco Garage and Shop, Chippenham Rugby Club and Allington Cricket Club and the Golf Driving Range (Café to follow with Planning Approved).

b. Heritage (Policies HE1 and HE3). The Plan recognises the need for a Heritage Group run by the community which is responsible for overseeing the protection and promotion of the Neighbourhood Heritage assets. A priority is the production of a Heritage Trail for residents and visitors.

c. Parish Gateways (KO HE1). There are 9 entry-points on public roads into the Parish and the intention is with community self help to build and position Parish Gateways as appropriate at entry-points.

*“a green
lung for
Chippenham”*

This document can be viewed on the
Chippenham Without Parish Council Website at: www.chippenhamwithoutparishcouncil.gov.uk

Photos by the Neighbourhood Plan Steering Group

Cover Photograph - View of Neighbourhood in Winter looking West over Allington Lane to Sheldon (left) and Lanhill (right)

CHIPPENHAM WITHOUT NEIGHBOURHOOD PLAN 2022 –2036

MADE October 2023

