



# WESTBURY NEIGHBOURHOOD PLAN 2023 - 2036

Referendum Version



# THIS IS A COMMUNITY-LED PLAN

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...and the residents of Westbury

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

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

For questions and further information contact Westbury Town Council on: 01373 822232  
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## HOW TO READ THIS NEIGHBOURHOOD PLAN

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

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

Chapter 3 presents the vision and objectives of the Plan setting out how we can harness the town's assets and opportunities, as well as face future challenges to ensure Westbury continues to be a great small town to enjoy living and working in.

Chapters 4 - 9 cover different topic areas setting out local level planning policies. A full list of policies is set out on **page 21**.

Chapter 10 covers practical projects that are outside the scope of planning, but which are linked to achieving the vision and objectives.

As planning document, this Plan does have some 'jargon' so a full glossary is provided in the final section.

# 1.0 INTRODUCTION



## INTRODUCTION

**1.1** How can the community of Westbury have a say in the future of this town? There are many challenges that face us as we look ahead to a future where we need to balance delivery of needed housing with facilities and jobs, whilst at the same time adapting to the effects of climate change and protecting the environment.

**1.2** This document is the Westbury Neighbourhood Plan (also referred to as the WNP) and it is one of the tools we have to shape the future of the town. It builds on the views of the community and on research undertaken by local representatives, and presents a vision for the town looking ahead to 2036. It has been through two stages of formal consultation and examination. A referendum vote is the last stage to bring it into force.

**1.3** This Neighbourhood Plan is an opportunity for local people to have more control over the future of the town, by actively planning where development should go and how it benefits the

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

**1.4** Neighbourhood Plans sit within the Development Plan for Wiltshire and

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

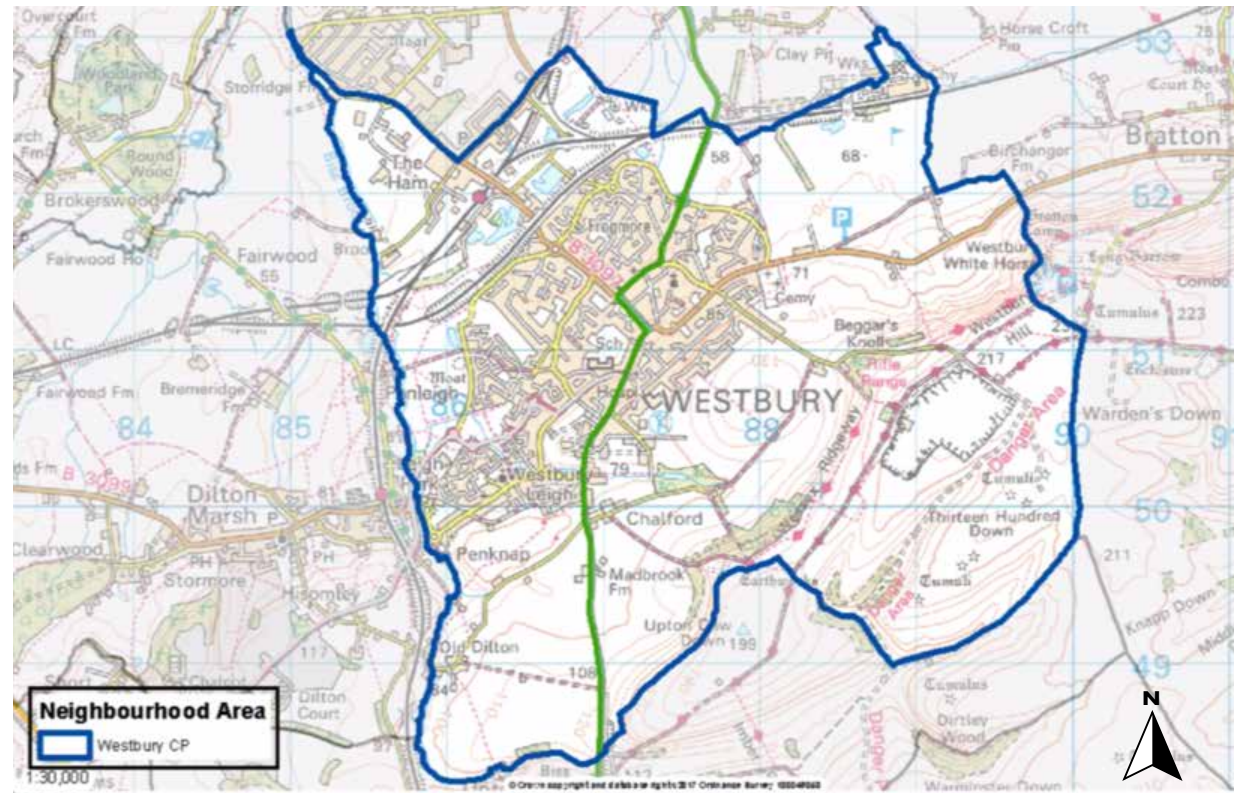


Figure 1 – The Neighbourhood Area was designated on 10.04.2017. The Plan covers the area of Westbury governed by the Town Council, including the wards Westbury North, Westbury East and Westbury West

1.0 - INTRODUCTION



## THIS IS A PLAN BY AND FOR THE COMMUNITY OF WESTBURY

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

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

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

**1.8** The town continues to be a centre of the local rural economy, including now being the British headquarters home of Anchor Butter, churning locally produced milk for country-wide stores.

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

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

**1.11** The preparation of the WNP has been led by the Westbury Neighbourhood Plan Steering Group. The Steering Group is formed of representatives of Westbury Town Council and people who live and work in Westbury. Topic groups of local people were also formed to prepare each section of the Plan.

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

**1.13** From surveys and discussions with people in our community, it is clear that people value Westbury as a great small town. We know that people in Westbury are concerned about the heavy traffic passing through the town and this links to strong concerns about air pollution. People are also greatly concerned about the proposed incinerator - but that is not a matter we can address in this Plan.

**1.14** We know that people want to see a regenerated High Street with more independent, local shops; improved cycling and pedestrian connectivity particularly between the railway station and industrial estates and the rest of the town; people appreciate events and festivals and would like to see more.

**1.15** The iconic and widely appreciated landscape setting of the town with the

slopes of the Salisbury Plain and the Westbury White Horse, is also highly valued by our residents, as are the green spaces that became even more important during the pandemic. It was also clear that people felt that better infrastructure and facilities were needed - for both now and the future as our population grows.

**1.16** For 12 weeks between September and early December 2022 a formal consultation (known as Regulation 14) was held to gather feedback on the Plan as a whole from those who live and work in Westbury, as well as from statutory stakeholders such as neighbouring Parishes, Wiltshire Council, Historic England and Natural England.

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



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





**1.17** The Steering Group and Town Council worked hard to ensure that that community were aware of the formal consultation through various ways, including:

- leaflets summarising the Plan sent to every home;
- plan representatives attended regular events, such as the weekly town market and interest group meetings;
- videos were recorded and shared over social media to enable people to understand more about the Plan and purpose of Regulation 14 consultation; and,
- regular updates in the local White

Horse newspaper and the Town Council newsletter.

**1.18** All comments received about the draft version of the Plan during the formal consultation, were carefully considered and changes made to the Plan and the associated evidence base in response where necessary. Results from all the informal and formal consultation activities have been recorded in the 'Consultation Statement'. The detail of how the Plan was updated in response to the Regulation 14 Consultation, as well as all the informal consultations, is recorded in this document which is available to download on the [Neighbourhood Plan website pages](#).

*and seeks to bring forward positive and sustainable development. There is an evident focus on safeguarding the very distinctive, local character of the area whilst accommodating future change and growth. Subject to a series of recommended modifications... I have concluded that the Westbury Neighbourhood Plan meets all the necessary legal requirements and should proceed to referendum."*

**1.20** You can read the Examiner's report and find out more about the process to prepare the Plan and the evidence base that underpins it, on the Neighbourhood Plan [pages of the Town Council website](#).



**1.19** The Plan then went through a further stage of consultation and examination. The Examiner produced his report on the Westbury Neighbourhood Plan in November 2023. His conclusions were that *"The Neighbourhood Plan proposes a local range of policies*

If you have any questions you can call the Town Council on:  
01373 822232  
or email:  
neighbourhoodplan@westburytowncouncil.gov.uk

Left: Figure 4 - News Article publicising the Pre-Submission 'Regulation 14' Consultation on a draft version of the Plan

## WHY PREPARE A NEIGHBOURHOOD PLAN FOR WESTBURY?

**1.21** In 2011, the Localism Act)<sup>1</sup> gave communities the power to produce their own Neighbourhood Plan, and develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.

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

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

**1.24** The planning system in England is based on legislation, planning policy and guidance. Policies are instructions that inform what development can and can't do. National planning policies are set by the government for the whole of England in the National Planning Policy Framework (NPPF)<sup>2</sup> and by Local Planning Authorities for their local areas. The Neighbourhood Plan gives local people greater ownership of the plans and policies that affect their area.

**1.25** Westbury Town Council will also receive more of the funding that comes to Wiltshire Council from development. Towns and Parishes are given 15% of this funding (called CIL or Community

### INFO BOX

#### Sustainable Development

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

– NPPF, 2021

Infrastructure Levy) raised within their area, capped at £100 per rateable dwelling, or 25%, uncapped, if they have a made Neighbourhood Plan. That will be money that we as a community have direct control of. It can be spent on a wide range of things from road safety, community halls or play areas.

**“Through the Westbury Neighbourhood Plan, we can set out what we expect from any new development.**

**And, importantly, what we want protected or need more of”**

Kate Knight, Chair of the Neighbourhood Plan Steering Group

#### Footnotes:

[1. The Localism Act 2011, enacted Neighbourhood Plans](#)

[2. NPPF July 2021](#)

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

**1.26** The community will have a stronger say in planning in decisions in the Westbury Plan area, as decisions on planning applications 'must be made in accordance with the [development] plan unless other material considerations indicate otherwise' <sup>3</sup>.

**1.27** As noted above, with a 'made' Neighbourhood Plan, 25% of Community Infrastructure Levy (CIL) receipts accrued following approval of new planning applications within the designated area would be passed to the Town Council to support local infrastructure, such as environmental improvements.

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

### Footnotes:

[3. Section 38 Planning and Compulsory Purchase Act 2004](#)

## 1.29 Evidence underpinning the NP policies:

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

1. Westbury Town Centre Vision Report
2. Westbury Conservation Area Appraisal
3. Westbury Character Statement and Design Guide
4. Locally Valued Non-Designated Heritage Assets Report
5. Local Green Spaces and Community Open Spaces Report

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

- A. Westbury Neighbourhood Plan: Site Options Assessment
- B. Westbury Housing Needs Assessment
- C. Transport and Movement Report
- D. Quality of Life, Wellbeing and Environment Report
- E. Consultation Statement

## NP PROCESS



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

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

## POLICY CONTEXT

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

**2.2** As well as being set within the context of the National Planning Policy Framework (NPPF)<sup>4</sup> and the latest National Planning Practice Guidance<sup>5</sup>, the Westbury Neighbourhood Plan must also be in 'general conformity' with the strategic planning policies of Wiltshire Council.

**2.3** Wiltshire Council is currently reviewing the Wiltshire Core Strategy<sup>6</sup> which will be renamed the Wiltshire Local Plan. A review is required



Above: Figure 5 Policy Context Diagram

because the Government requires local planning authorities to revisit their Local Plans every five years and review as necessary. The Local Plan will set out an overall strategy to meet housing, employment, leisure and other needs up to 2038, along with the infrastructure for transport, community facilities (such as health and education) as well as conservation and enhancement policies for the built and natural environment. A consultation on the pre-submission draft of the Local Plan<sup>7</sup> was held in the autumn of 2023.

**2.4** This Neighbourhood Plan has been developed in parallel with the emerging Wiltshire Local Plan, but ahead of it. It therefore aims to bring forward a set of policies that address challenges and opportunities that are pertinent to Westbury today.

Footnotes:

<sup>4</sup>-[This Plan was prepared under a previous version of the NPPF \(2021\)](#).

<sup>5</sup>-[Planning Practice Guidance covers a range of relevant issues](#).

<sup>6</sup>-[The Core Strategy for Wiltshire](#).

<sup>7</sup>-[The emerging Local Plan \(Wiltshire Local Plan Pre-Submission draft Regulation 19\) will replace the Core Strategy once it has been through required stages](#).

## THE CLIMATE CRISIS AND WESTBURY

**2.5** The Climate Change Act 2008 (2050 Target Amendment) Order 2019<sup>8</sup> commits the UK to a carbon emission reduction target of 100% by 2050 compared with a 1990 baseline. The 2050 commitment necessitates radical changes in how we live and how we plan our settlements to ensure our energy and transport systems are decarbonised.

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

**2.7** In February 2019 Wiltshire Council formally declared a 'climate emergency' in light of evidence<sup>2</sup> that illustrated how urgent it is that action is taken, seeking to make the county of Wiltshire carbon neutral by 2030.

**2.8** Wiltshire Council are working on a number of evidence bases in relation to addressing the Climate Crisis. Two key documents in relation to the WNP

were published in 2022; the Green and Blue Infrastructure (GBI) Strategy<sup>10</sup> and the Climate Strategy (both February 2022)<sup>11</sup>. The detail of how the strategies will be delivered through planning and development will be set out by the forthcoming Local Plan.

**2.9** Resilience to climate change is a focus of the strategy underpinning this Plan. New development (which can include refurbishment of existing buildings and places) should deliver outcomes for people and nature that respond to the challenges of the climate crisis across a range of different topics in the Plan.

**2.10** Westbury Town Council has adopted its own climate emergency declaration, also targeting carbon neutrality by 2030. The WNP is one of the tools in tackling the climate crisis locally.

### Footnotes:

<sup>8</sup>[The Climate Change Act 2008](#)

<sup>2</sup>[An IPCC Special Report on the impacts of global warming \(2018\).](#)

<sup>10</sup>[Green and Blue Infrastructure Strategy, Wiltshire Council \(2022\)](#)

<sup>11</sup>[Climate Change Strategy, Wiltshire Council \(2022\)](#)



Above: Figure 6 Overheating and humidity levels for 2020 (top) and 2060 (bottom)

Source: [National Trust Climate Threat Map](#)

## HOUSING NEED

### 2.11 Is there a need for more housing in Westbury? Who decides?

- **The Government** – they provide a ‘standard method’ to calculate a baseline for the scale of housing need for the County as a whole.
- **Wiltshire Council** – the Council is currently preparing a Local Plan that will identify strategic sites to meet housing requirements to 2038; the Plan will also include an indicative requirement to be met through our Neighbourhood Plan. The Pre-Submission Draft Local Plan 2020-2038<sup>12</sup> identifies a total housing requirement over the plan period for Westbury of approximately 1,400 homes, of which 570 remain to be found. To meet the requirement there are two strategic housing allocations: Land West of Mane Way for 220 houses and Land at Bratton Road for 260 houses in the Pre-Submission Draft<sup>6</sup>. The Pre-Submission Draft Policy 60, Westbury Market Town, identifies a neighbourhood area housing requirement for Westbury

of 90 houses over the same period. The adopted Wiltshire Core Strategy Core Policy 43 Providing Affordable Homes, establishes that all housing developments in Westbury should normally include at least 30% affordable housing.

- **Parish and Town Councils** through their Neighbourhood Plans – these plans allow local communities to choose sites where they think it would be a good idea to build and to have some control over what is built on them. These are called ‘allocated sites’. The original intention for the Neighbourhood Plan was that it should anticipate and meet the local requirement of 90 houses identified through the Local Plan preparation. However, this ultimately proved not to be possible within this Plan.

Footnotes:

<sup>12</sup> See [Figure 4.42 Westbury Policies Map, on page 146 Wiltshire Local Plan Pre-Submission draft Regulation 19 consultation 27.09.23 - 22.11.23.](#)

## WHAT DOES SUSTAINABLE DEVELOPMENT MEAN IN WESTBURY?

**2.12** The WNP is drafted to link into the UN's Sustainable Development Goals (SDGs)<sup>13</sup>. In doing so, we can contribute towards delivering and translating the high level goals of sustainable development into real local level action in Westbury.

**2.13** The SDGs are threaded throughout the Neighbourhood Plan. At the beginning of each theme we set out which of the goals are contributed

towards by the planning policies and community actions within the following pages.

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



### Footnotes:

<sup>13</sup>[In 2015, world leaders agreed to 17 Global Goals to build a greener, fairer, better world by 2030.](#)



*"Be good at being a small town"*



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

## WESTBURY VISION STATEMENT

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

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

### OBJECTIVES

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

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

**A town that continues to be a thriving, yet friendly and community minded town.**

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

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

**We will look to proactively address the challenge of climate change and its implications for our community and our natural environment. Another key challenge is to mitigate the effects of through traffic and the pollution, noise and disruption this brings. We want Westbury to be easy to get around, whether by walking, wheeling or by public transport.**

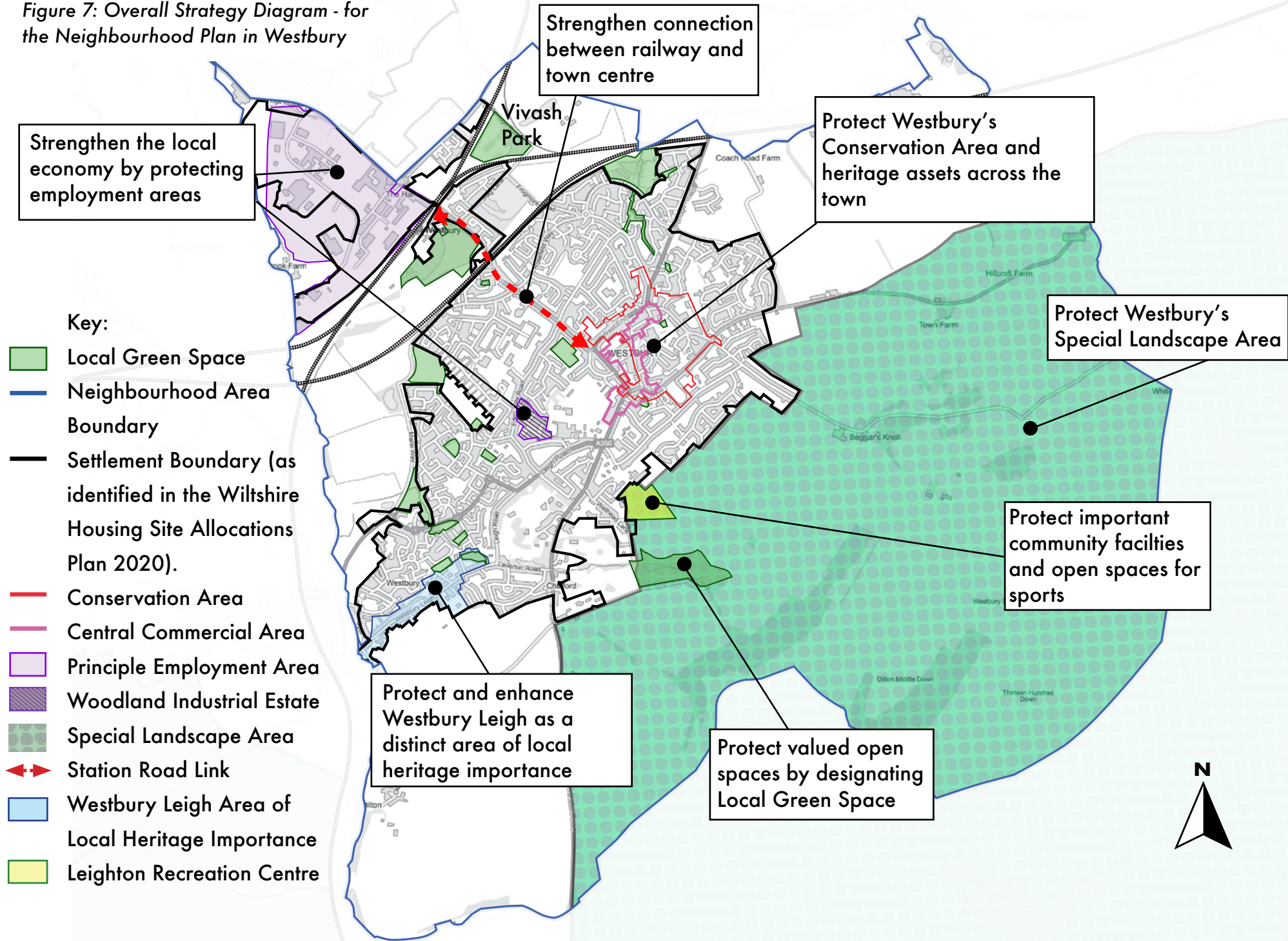
**Finally, we need to protect and enhance the distinctive landscape setting and built assets, along with the community facilities the town already has to 'keep it Westbury'.**

## OBJECTIVES

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

1. To **mitigate and adapt to climate change**, all new developments shall be of a sustainable construction. Enhanced fabric first measures over and above building regulations will be considered positively and the use of renewable energy and low-carbon technologies will be supported.
2. To further **raise the quality of development** and support sustainable development, all land made available for development shall be developed efficiently with the aim of improving quality of life.
3. To secure **well designed homes and places** that integrate with and respond sensitively to the surrounding built and natural environment to enhance the town and reflect its uniqueness.
4. To celebrate, enhance and protect Westbury's **historic character**, from the **townscape** to the **distinctive landscape**.
5. To enable and promote **early, proactive and positive community engagement** and involvement in the future development of the town.
6. To ensure the balanced delivery of the **right type and mix of housing** in the **right locations** to meet future housing needs that provide for a good quality of life, now and in the future, for all ages.
7. To support the **retention and growth of local businesses**, ensuring there is sufficient provision of appropriate work spaces to attract a range of businesses.
8. To ensure an **accessible and well-connected town** for both current and future residents, particularly with public transport and walking and cycling links between key locations and facilities such as the train station, town centre, employment areas, schools and health services. This includes delivery of a bridge over the railway to provide safe and direct links between residential areas and facilities.
9. To **support and protect the role of the town centre**.
10. To address traffic issues in the town that impact on the people in terms of safety as well as health due to poor air quality. Development should **not worsen air quality** in the town centre.
11. To protect, extend and enhance the **natural environment and network of green spaces** to benefit people and wildlife.
12. To **retain and improve the vital range of facilities and services** that support the health, wellbeing and cultural activities of the local population in line with current and future needs.

Figure 7: Overall Strategy Diagram - for the Neighbourhood Plan in Westbury



## PLANNING POLICIES

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

**3.5** The planning policies included in the Plan will be used to help determine planning applications within the Neighbourhood Plan area. Government guidance sets out that a policy in Neighbourhood Plans should be: "clear and unambiguous... It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared"<sup>14</sup>.

**3.6** There are 15 planning policies in six overall sections, related to the Plan objectives. These policies are set out in five topic areas as shown to the right. The map on the previous page shows how some of the policies apply 'on the ground'.

### Development and Sensitive Natural Environments

Policy DSNE1: Habitat Regulations Assessment

### Design Development and Housing

Policy DDH1: Sustainable Design & Construction

Policy DDH2: High Quality, Locally Distinctive Design

Policy DDH3: Housing to Meet Local Needs

### Transport and Movement

Policy TM1: Active Travel

Policy TM2: Highways Impact & Improvements

### Town Centre and Economy

Policy TCE1: Working & Living in Westbury

Policy TCE2: Town Centre

### Heritage and Landscape

Policy HL1: Valued Landscape and Views

Policy HL2: Local Heritage

Policy HL3: Retrofitting Historic Buildings

### Quality of Life and Environment

Policy QL1: Natural Environment and Quality of Life

Policy QL2: Westbury's Green Spaces

Policy QL3: Community Facilities

Policy QL4: Promoting Public Art in Westbury

Footnotes:

<sup>14</sup>[National Planning Practice Guidance: Neighbourhood Planning \(2020\) Ministry of Housing, Communities and Local Government](#)

## **4.0 POLICIES: DEVELOPMENT IN A SENSITIVE NATURAL ENVIRONMENT**

Policies in this section include:

Policy DSNE1: Habitat Regulations Assessment



## DEVELOPMENT IN A SENSITIVE NATURAL ENVIRONMENTS

**4.1** The Habitats Regulations came into force almost 30 years ago. The aim being to ensure that development does not impact on our most important wildlife habitats and vulnerable species.

**4.2** The Habitats Regulations mean any plans or development projects that would impact on rare habitat or our most vulnerable species must go through a rigorous assessment - as this Plan has. Any proposals submitted for development will need to show clearly that all possible harm that may be caused to the area and to its wildlife has been assessed, and the measures taken to make sure any development avoids or mitigates for that harm. If this is possible, and the development proposal meets other planning policies, then permission is granted for the development, with conditions to make sure wildlife and habitat is protected.

**4.3** The Salisbury Plain is a very sensitive environment. It is a designated Special Area of Conservation (SAC) and Special Protection Area (SPA). The whole of the Westbury Neighbourhood Area is located within the Salisbury Plain SPA 6.4km buffer established within the Wiltshire Council's HRA and Mitigation Strategy for Salisbury Plain SPA (2018). The majority of the NP area is located within the 4km core roost buffer for a greater

### **POLICY DSNE1: PROTECTION OF HABITAT SITES OF EUROPEAN SIGNIFICANCE**

**All new development, including the sites allocated in this plan, will need to demonstrate compliance with the The Conservation of Habitats and Species Regulations 2017, through adherence to the Bat Special Area of Conservation (SAC) Planning Guidance for Wiltshire 2015, ((Wiltshire Council's HRA and Mitigation Strategy for Salisbury Plain SPA (2018))<sup>15</sup> and the Trowbridge Bat Mitigation Strategy ((TBMS) 2020<sup>16</sup> Supplementary Planning Document)).**

**Development in the Plan area, must also pay regard to the potential for increased recreational pressure.**

horseshoe bat roost in Westbury Leigh, which is a component part of the Bath and Bradford on Avon Bats SAC. Protection of these habitats is vital.

Footnotes:

<sup>15</sup> [Wiltshire Council's HRA and Mitigation Strategy for Salisbury Plain SPA \(2018\)](#)

<sup>16</sup> [Wiltshire Council's Trowbridge Bat Mitigation Strategy \(2020\)](#)

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

Policies in this section include:

Policy DDH1: Sustainable Design and Construction  
Policy DDH2: High Quality Design  
Policy DDH3: Housing to Meet Local Needs

Also included:

Westbury Community Pre-Application Engagement Protocol



## SUSTAINABLE DEVELOPMENT GOALS



## SUSTAINABLE DESIGN AND CONSTRUCTION

**5.1** The emissions from our buildings account for 26% of the UK's total emissions. 18% of this total is from our homes (in Westbury this figure is shown to be 26% by information produced by the Centre for Sustainable Energy, 2021)<sup>17</sup>. This is not only bad for the planet, it is bad for the occupants; new homes need to be designed and built to use significantly less energy, which also means they would cost a lot less to run.

**5.2** The Climate Change Act 2008 (2050 Target Amendment) Order 2019 commits the UK government by law to reducing greenhouse gas emissions to 'net zero' by 2050, and constitutes a legally binding commitment to end the UK's contribution to climate change.

**5.3** Put simply, net zero refers to the balance between the amount of greenhouse gas produced and the amount removed from the atmosphere. Net Zero carbon buildings in operation are supported by three core principles: energy efficiency, low carbon heat and renewable energy.

**5.4** A key reference for this policy is the Net Zero Carbon Toolkit (2021)<sup>18</sup>. This document was developed for Forest of Dean, Cotswold and South Oxfordshire District Councils who encourage its wider use outside of their districts and it is openly available as a resource for private and public

sector organisations to use and adopt. Aimed at small or medium-sized house builders, architects, self-builders and consultants, the toolkit covers a range of steps - from pre-planning right through to construction - for delivering net-zero carbon, low-energy homes. The operational targets for new homes set out in this document, are consistent with the LETI Climate Emergency Design Guide<sup>19</sup>. Energy use targets are more transparent and robust than carbon reductions targets and are the best way to ensure zero carbon is delivered in practice. As acknowledged in the LETI Guide, it is recognised that there is a need for flexibility in the application of policy DDH1 in recognition of viability, materials, and construction industry skills, with the aim of 100% of new buildings built being net zero carbon.

**5.5** The toolkit also provides homeowners looking to retrofit or extend their existing property, guidance and advice on what they need to consider and how they can implement energy efficiency measures and begin the process of decarbonising their homes in a more affordable, phased approach.

Footnotes:

<sup>17</sup> [Impact Tool: Westbury \(2021\) Centre for Sustainable Energy.](#)

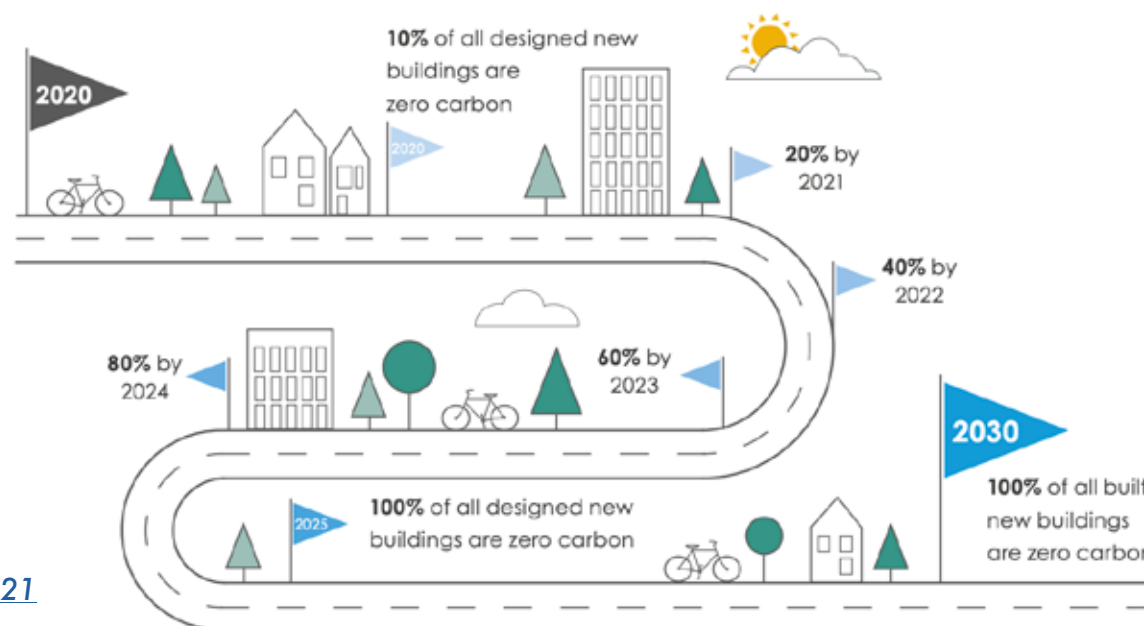
<sup>18</sup> [Net Zero Carbon Toolkit \(2021\) funded by the LGA Housing Advisers Programme.](#)

<sup>19</sup> [LETI Climate Emergency Design Guide \(2020\)](#)

**5.6** Ensuring new development is built to net zero carbon standards as soon as possible is a key theme in the Wiltshire Council Climate Change Strategy<sup>20</sup> and was also addressed in recent consultation on the Wiltshire Local Plan<sup>21</sup> review evidence base which is exploring opportunities for zero carbon. For Westbury, Policy DDH1, is an opportunity to set out expectations for development to achieve zero carbon standards where viable and possible in the Westbury Neighbourhood Plan area ahead of the Local Plan, meeting national, county and local aspirations and targets for carbon reduction.

**5.7** Policy DDH1 a range of other aspects pertinent to ensuring a climate responsive development, such as the sustainably sourced materials, risks of flooding or overheating and conservation of water which is particularly important given

the Environment Agency allocation of Wiltshire as being Water Stressed and the 1st July 2021 Written Ministerial Statement: Reducing demand for water.



**Footnotes:**

<sup>20</sup> [Climate Change Strategy, Wiltshire Council 2021](#)

<sup>21</sup> [Wiltshire Local Plan: Addressing climate change and biodiversity \(2021\) Wiltshire Council.](#)

Figure 8: Getting to Zero Carbon Buildings. Source: LETI Climate Emergency Design Guide

## POLICY DDH1: SUSTAINABLE DESIGN AND CONSTRUCTION

Development should be designed to reduce carbon emissions and energy demand in response to Climate Change.

All planning applications for new buildings, or significant modifications to existing buildings, should address:

- a. how the proposal performs against the Net Zero Carbon Toolkit (2021)<sup>22</sup> or an equivalent;
- b. reduced energy demand through on-site renewable energy sources (e.g. rooftop solar photovoltaic panels) and/or low carbon (such as heat pumps) renewable energy production;
- c. maximised green infrastructure to sequester carbon and provide other benefits such as shade;
- d. good active travel and public transport connections in the proposed development that minimises the need to travel by car;
- e. reduced potential for overheating;
- f. conservation of water;
- g. minimised vulnerability to flooding through for example, the appropriate siting of development, raising of electrical sockets and use of Sustainable Drainage Systems (SuDs);

- h. efficiency in the use of materials, including the type, life cycle and source of materials to be used.

For major applications, applicants are encouraged to use appropriate sustainability assessment tools such as the [Building Research Establishment's Environmental Assessment Method \(BREEAM\)](#)<sup>24</sup>, [Home Quality Mark](#)<sup>25</sup> for residential development and/or [CEEQUAL](#)<sup>27</sup> (or equivalents) for infrastructure development.

Footnotes:

<sup>22</sup>[Net Zero Carbon Toolkit \(2021\) Levitt Bernstein, Elementa, Passivhaus Trust and Etude commissioned by West Oxfordshire, Cotswold and Forest of Dean District Councils, funded by the LGA Housing Advisers Programme](#)

<sup>23</sup>[LETI Climate Emergency Design Guide \(2020\)](#)

<sup>25</sup>[Building Research Establishment Environmental Assessment Method in use Version 6 \(2020\) Building Research Establishment.](#)

<sup>26</sup>[Home Quality Mark One \(2018\) Home Quality Mark.](#)

<sup>27</sup>[Civil Engineering Environmental Quality Assessment Version 6 \(2020\) Building Research Establishment](#)

**INFO BOX**

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

*(Note: the text below and image from page 9 of the Zero Carbon toolkit)*

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










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

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

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

**Why set a renewable energy target?**

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

	 <b>New housing</b>	 <b>Retrofit housing</b>
 <b>Ultra low energy homes</b>	Space heating demand <b>15 kWh/m<sup>2</sup>/yr</b>	Space heating demand <b>50 kWh/m<sup>2</sup>/yr*</b> <small>*on average (range of 20-120 kWh/m<sup>2</sup>/yr)</small>
 <b>Energy use and efficient heating</b>	Energy Use Intensity <b>35 kWh/m<sup>2</sup>/yr</b>	Energy Use Intensity <b>50 kWh/m<sup>2</sup>/yr</b> <small>*on average</small>
 <b>Renewable energy</b>	Electricity generation intensity <b>120 kWh/m<sup>2</sup><sub>fp</sub>/yr</b> <small>m<sup>2</sup><sub>fp</sub>: m<sup>2</sup> building footprint</small>	Electricity generation intensity <b>120 kWh/m<sup>2</sup><sub>fp</sub>/yr</b> <small>m<sup>2</sup><sub>fp</sub>: m<sup>2</sup> building footprint</small>
 <b>Embodied carbon</b>	Embodied carbon benchmark <b>500 kgCO<sub>2e</sub>/m<sup>2</sup>/yr</b>	-
	 <b>CIBSE TM59</b> Compliance with guidance on overheating risk	 <b>AECB</b> Good practice water standard
		 <b>In-use performance</b> Collect data for the first 5 years

## HIGH QUALITY, LOCALLY DISTINCTIVE DESIGN



**5.8** In 2019 the Government published a National Design Guide<sup>28</sup> which highlights the importance of understanding and responding to local character. In early 2021 a National Model Design Code<sup>29</sup> was introduced as part of the government's planning practice guidance. It expands the National Design Guide and reflects the government's priorities and provides a common overarching framework for design.

**5.9** The NPPF also underscores the importance of high quality design: "the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve." (NPPF paragraph 131)<sup>27</sup>.

**5.10** The NPPF sets out that "Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development" (NPPF paragraph 132)<sup>27</sup>. The Westbury Character Statement and Design Guide (2023) - annex 3- , together with the Westbury Conservation Area Appraisal - annex 2 - prepared as part of the evidence base to this Plan does just that. It has been produced by Westbury members of the local community who are in the Design

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

**5.11** The Character Statement and Design Guide also draws on an industry standard and Design Code for well-designed homes and neighbourhoods: Building for a Healthy Life (BHL)<sup>30</sup>. There are twelve aspects, covering things like green spaces, facilities and services, adaptable homes etc. and can be used for communities, authorities and developers to engage with a proposal and identify what works well and what still needs thought. Good practice highlighted by a green light, poor practice highlighted with a red light. As a guide, development should seek to achieve a score of no 'reds', and achieve a majority of 'greens'.

**5.12** The Westbury Character Statement and Design Guide, together with the Conservation Area Appraisal where appropriate, should be used to inform and enable pre-application engagement and early constructive engagement with those proposing changes or developments and exploring how that specific location or site can deliver high quality and well designed places. The process of design is fundamental to the creation of high quality development and this links to early engagement as set out in the Westbury Pre-application Community Engagement. [See the Neighbourhood Plan pages of the Town Council website for these documents.](#)

### Footnotes:

<sup>27</sup> [National Planning Policy Framework 2021](#)

<sup>28</sup> [The National Design Guide \(2019, updated 2021\)](#)

<sup>29</sup> [National Model Design Code \(2021\)](#)

<sup>30</sup> [Building for a Healthy Life \(2020\)](#)

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

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

**All new development must be based on thorough site and context appraisal. Where a Design and Access Statement is required, development will be expected to demonstrate how they have responded positively to the Westbury Character Assessment (annex 3 to this Plan), and where applicable, the Westbury Conservation Area Appraisal (annex 2).**

**Major development proposals accompanied by a Building for a Healthy Life assessment will allow proposals to be more readily evaluated, and should demonstrate a score of no 'reds', and achieve a majority of 'greens', as well as have regard to national design guidance and Secured by Design standards as well as all relevant Wiltshire Council documents.**

**5.13** High quality design is also supported by Local Plan Core Policy 57 'Ensuring a high standard of design and place shaping' as does the forthcoming Wiltshire Design Guide SPD, which when published will support Core Policy 5.



## HOUSING TO MEET LOCAL NEEDS

SUSTAINABLE  
DEVELOPMENT  
GOALS



**5.14** The WNP aims to ensure the balanced delivery of the right type and mix of housing to meet future local housing needs that provide life-long opportunities for local people to sustain a good quality of life, now and in the future, for people of all ages and abilities. The next policy in this chapter, policy DDH3 sets out local housing delivery criteria to help ensure all housing development in Westbury optimises its ability to meet current and forecast future needs of our community.



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

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

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

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

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

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

### **5.18 Providing Affordable**

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

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

**5.19** The majority of affordable housing is provided as a proportion of market housing developed through developer contribution, Wiltshire Council Core Policy 43 seeks to deliver between 30% and 40% of all new housing as affordable. It is split between rental and affordable housing responding to local circumstances. Upon the adoption of Wiltshire Local Plan 2020-38, it is expected that the provision of affordable housing will accord with its updated policies.

**5.20** Westbury's Housing Need Assessment recommends within the NDP area 67% of the affordable homes be provided as rented tenures, and the remaining 33% be delivered as affordable routes to home ownership. This mix aligns with the Local Plan in prioritising the most acute needs as far as possible. This must respond to the Government's First Homes policy.

**5.21** 25% of affordable housing will be expected to be offered as First Homes. Within Westbury the baseline 30% First

Homes discount is considered adequate to enable the product to be effective and accessible.

### **5.22 Community Led Housing.**

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

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



**5.24** In line with Wiltshire Core Strategy and the vision and objectives of Wiltshire, Homes of Our Own, Westbury Neighbourhood Plan will support proposals for community led development on land allocated for development through subsequent revisions of this Neighbourhood Plan or the Wiltshire Local Plan.

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

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

**1. To be supported development proposals for new homes in Westbury should:**

- a. Ensure the delivery of rented and owner-occupied homes in a tenure-blind mix, design and layout;**
- b. Increase the supply of affordable homes in conformity with adopted Wiltshire Council affordable housing policy;**
- c. Address the specific, local housing needs identified in the Westbury Housing Needs Assessment (2021) or updated evidence of housing need that has been validated by the local planning authority; particular attention should be demonstrated for:**
  - smaller dwellings (one, two and three bedrooms);**
  - accessible and adaptable housing that includes two and three bed bungalows and ground floor flats with level access showers/ wet rooms;**
  - supported housing that is designed to provide a high quality of life for local older and disabled people who need to move home but wish to remain within the community in appropriate locations that are within ten minutes easy walk of local facilities and / or a bus stop.**

**2. Support will be given in principle to proposals for community led development of housing and/or community facilities that contribute towards meeting identified housing and community infrastructure needs.**

# STATEMENT OF COMMUNITY ENGAGEMENT

## SUSTAINABLE DEVELOPMENT GOALS



**5.26** The importance and benefit of early community engagement in planning applications is acknowledged as key to shaping good places to live. As National Planning Policy Framework sets out *“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community”* (NPPF paragraph 39)<sup>31</sup>.

**5.27** Discussions between applicants and the local community, as well as with the Local Planning Authority, from the earliest stages enables a more collaborative approach to the process of preparing a development proposal that will need to balance many factors as the design evolves *“Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”*(NPPF paragraph 132)<sup>31</sup>.

**5.28** [The National Design Guide](#)<sup>32</sup> also highlights the role and importance of community engagement in shaping the use and development of land.

**5.29** Whilst it is acknowledged that in the early stages of considering a development proposal, applicants may wish for any discussions with Wiltshire Council to be confidential, involvement of the local community should happen at the earliest possible stage. The Westbury Community Pre-Application Protocol ([available on the Town Council website](#)) is intended to facilitate a structured approach to enable effective, positive and early involvement of the local community in outline and full planning applications addressing all aspects of a proposal.

### WESTBURY COMMUNITY PRE-APPLICATION PROTOCOL

**Applicants are encouraged to proactively undertake proportionate and effective pre-engagement with Westbury Town Council and the affected community in accordance with the Westbury Community Pre-Application Engagement Protocol and the Wiltshire Council Statement of Community Involvement<sup>33</sup> and National Planning Policy.**

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

#### Footnotes:

<sup>31</sup> [National Planning Policy Framework 2021](#)

<sup>32</sup> [The National Design Guide \(2019, updated 2021\)](#)

<sup>33</sup> [Statement of Community Involvement. Wiltshire Council. \(2020\)](#)

## **6.0 POLICIES: TRANSPORT AND MOVEMENT**

Policies in this section include:

Policy TM1: Active Travel

Policy TM2: Highways Impact and Improvements



## GETTING AROUND WESTBURY

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

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

**6.2** In the past, priority has been given to vehicle movement and access. Less attention has been paid to the quality of streets for people walking and cycling through.

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

**6.4** Transport is now the biggest carbon emitting sector in the UK<sup>34</sup>. Existing places need to be a focus for proactive renewal to reduce carbon emissions net-zero outcomes at the local level. The government has increased investment in walking and cycle infrastructure as set out in the document “Gear Change”<sup>35</sup> in response to the climate crisis as well as the Covid-19 pandemic.

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

**6.6** The Town and Country Planning Association published a guide to accessible and walkable neighbourhoods in March 2021<sup>36</sup>. Named “The 20-minute neighbourhood” the guide is about creating attractive, interesting, safe, walkable environments in which people of all ages and levels of fitness are happy to travel actively for short distances from home to the destinations that they visit and the services they need to use day to day. Westbury has all the ingredients to enable people to actively travel to key locations within 20 minutes.

Footnotes:

<sup>34</sup>[Department for Transport \(2023\)](#)

<sup>35</sup>[Department for Transport \(2020\)](#)

<sup>36</sup>[20 Minute Neighbourhoods \(2021\) TCPA](#)

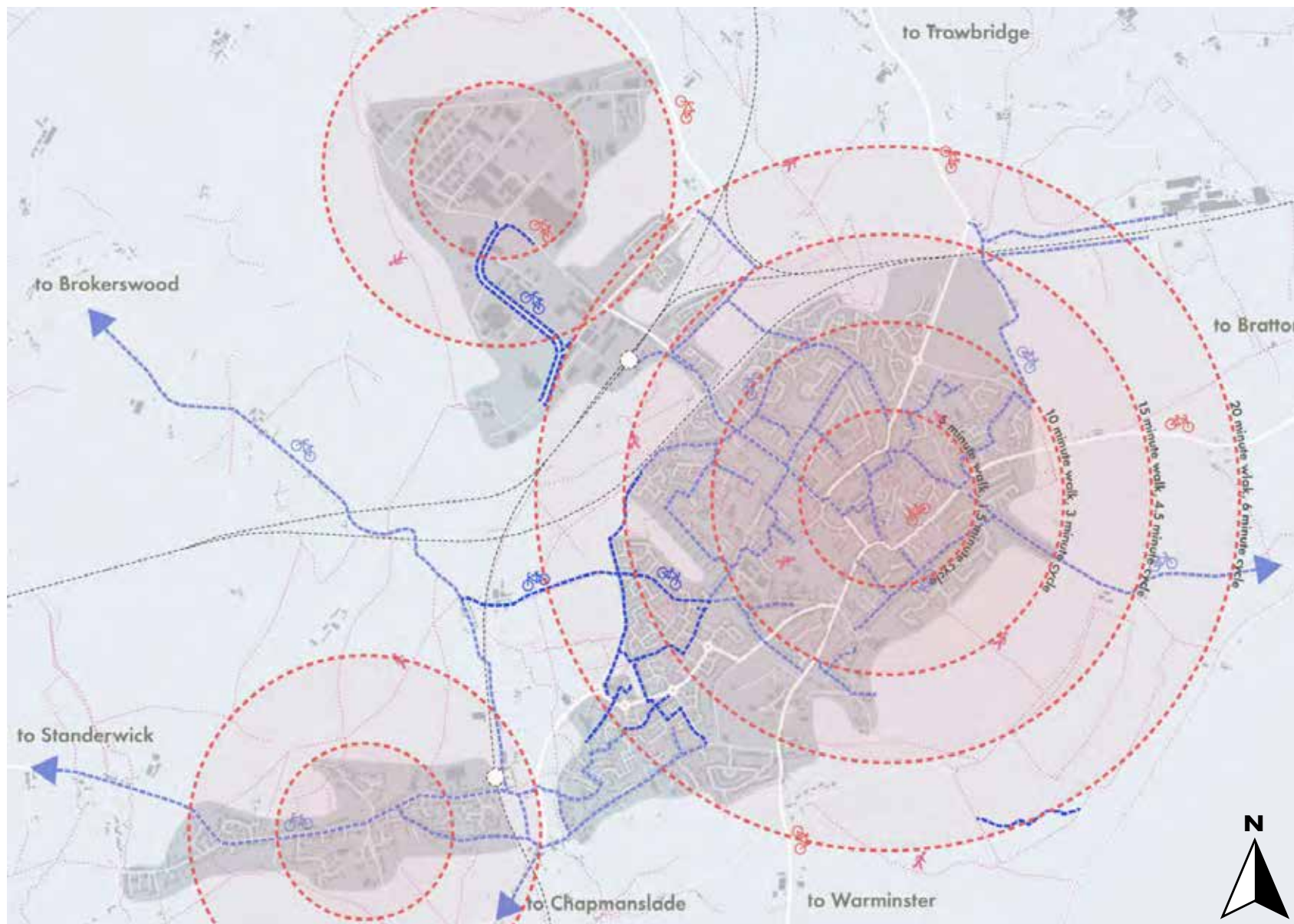


Figure 10: Diagram to show the compact nature of Westbury taken from the Westbury Vision Document

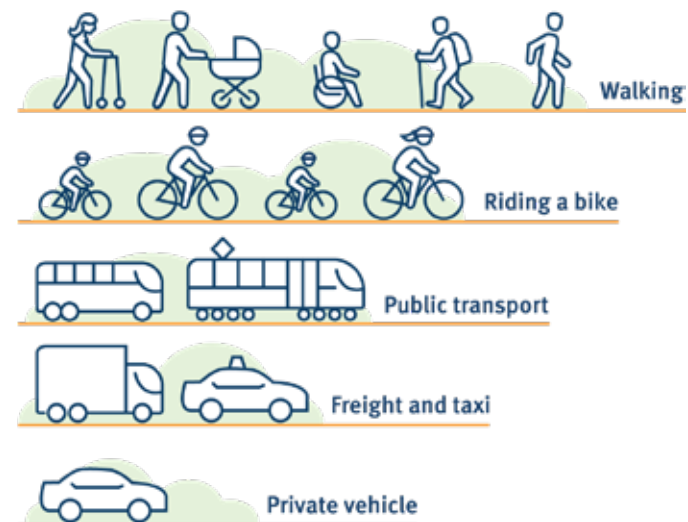
## POLICY TM1: ACTIVE TRAVEL

All developments must be planned in line with the Sustainable Transport Hierarchy (Figure 11). Applications for major development must demonstrate through an effective Travel Plan (in accordance with Wiltshire Core Strategy Core Policy CP61) how sustainable transport modes are maximised and that safe and suitable movement can be achieved for all people.

Proposals will be expected to integrate into and extend Westbury's pedestrian/cycle network with safe and legible routes that are attractive, inclusive, safe and direct routes connecting with green space, community facilities, public transport and surrounding communities. Applicants should have regard to Figures 10 and 12 which set out information linked to walking and cycling in the town.

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

### Sustainable transport hierarchy



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

## HIGHWAYS IMPACT AND IMPROVEMENTS

### SUSTAINABLE DEVELOPMENT GOALS

#### 3 GOOD HEALTH AND WELL-BEING



#### 11 SUSTAINABLE CITIES AND COMMUNITIES



#### 13 CLIMATE ACTION



#### Footnotes:

<sup>37</sup> [Wiltshire Local Plan: Transport Review \(2021\)](#)

**6.7** The A350 creates uncomfortable traffic speeds, noise and air pollution. As a major route for HGVs it discourages walking and cycling – severing the connection between the town centre and adjoining neighbourhoods. Westbury has suffered for many years from poor air quality, mostly but not exclusively, due to heavy traffic passing through the town. It is now classed as being one of the six most polluted towns in Wiltshire and has an area designated as an Air Quality Management Area shortened to AQMA (See Figure 13). Air pollution has been described as a “public health emergency” by DEFRA. Nitrogen dioxide, NO<sub>2</sub>, and fine particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>) are of particular concern. These pollutants are linked to many diseases. Though this section is focussed on traffic, the effects of noxious emissions and particulates stem also from industry and is a key concern locally.

**6.8** The Transport and Movement Evidence Base Report - appendix C, as prepared by the Steering Group, sets out in detail the key issues and aspirations linked to transport and movement in Westbury. There is much concern about the impact of increased housing in Wiltshire on the traffic and related issues along the route of the A350. The Local Transport Plan Review (January 2021)<sup>37</sup> forecasts increased congestion on the A350:

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

**6.9** In consultation with the local community, the issue of a future bypass / relief road is frequently raised and the tension between further housing growth and the resultant increase in traffic. It is beyond the scope of this Neighbourhood Plan to introduce changes to the road network.

**6.10** As shown on figure 12, there are a number of locations where improvements to aid walking and cycling would be supported. A highly important improvement is the delivery of a railway line crossing. As set out in the Wiltshire Core Strategy, the delivery of strategic housing growth at Station Road, Westbury (a former West Wiltshire housing allocation - H14) now being built out as the Spinnaker Estate, was allocated with the requirement to “providing an enhanced gateway to the town, in addition to providing a new crossing of the railway line”. The delivery of a railway crossing remains a critically important element for walking and cycling connections which will significantly improve the access to the station from the south and west of the town.

Figure 12: Risks and Opportunities for Pedestrians and Cyclists

Key:

- ★ Inadequate Pedestrian Crossing
- ★ Pedestrian Crossing Needed
- Limited Pavement Width
- Pavement Required
- Dangerous Traffic Speed
- Restricted Access
- Pedestrian Priority Area
- Cyclist Priority Opportunity
- Key Pedestrian/ Cycle routes.

Key Areas Requiring Attention:

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

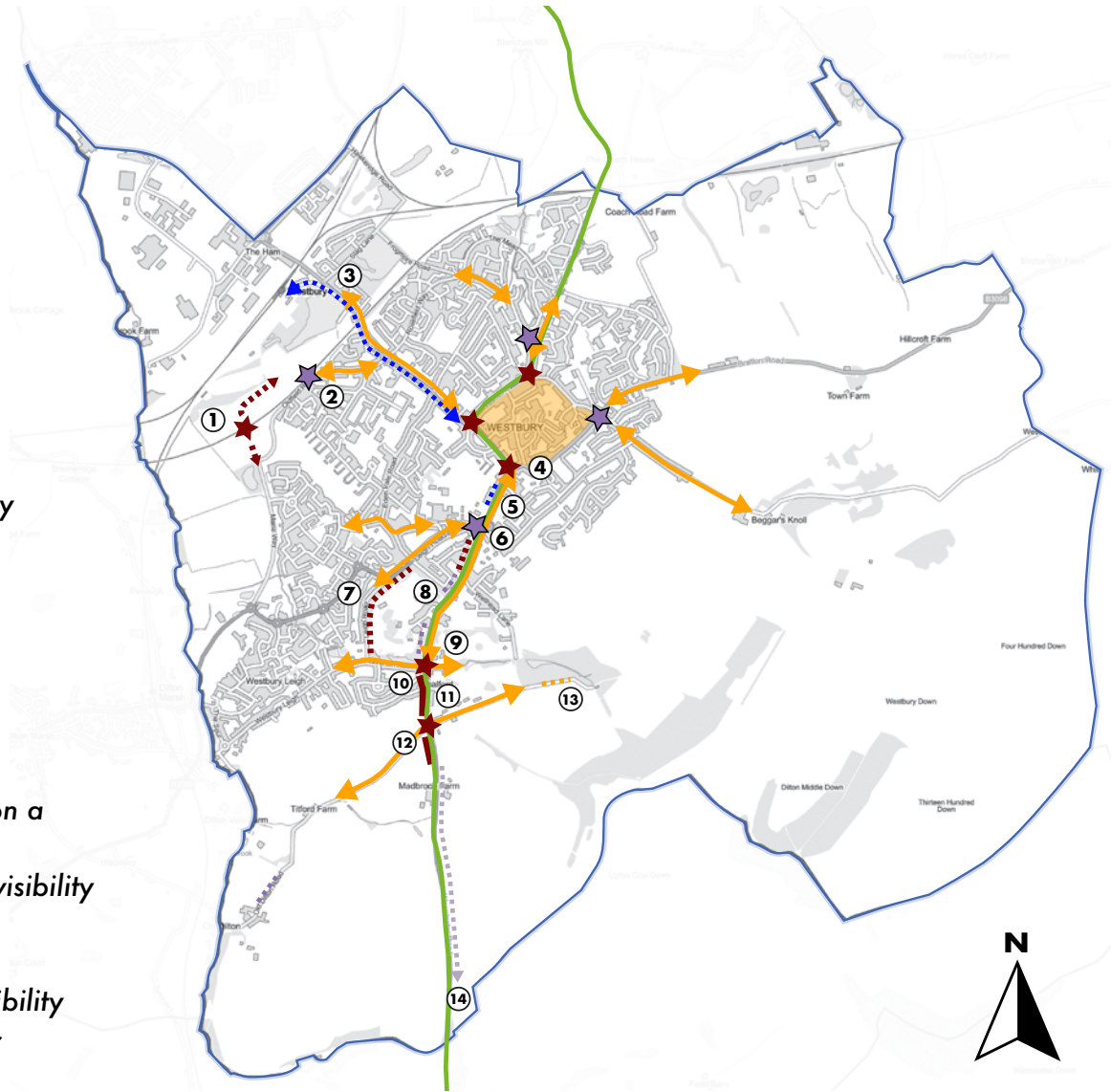
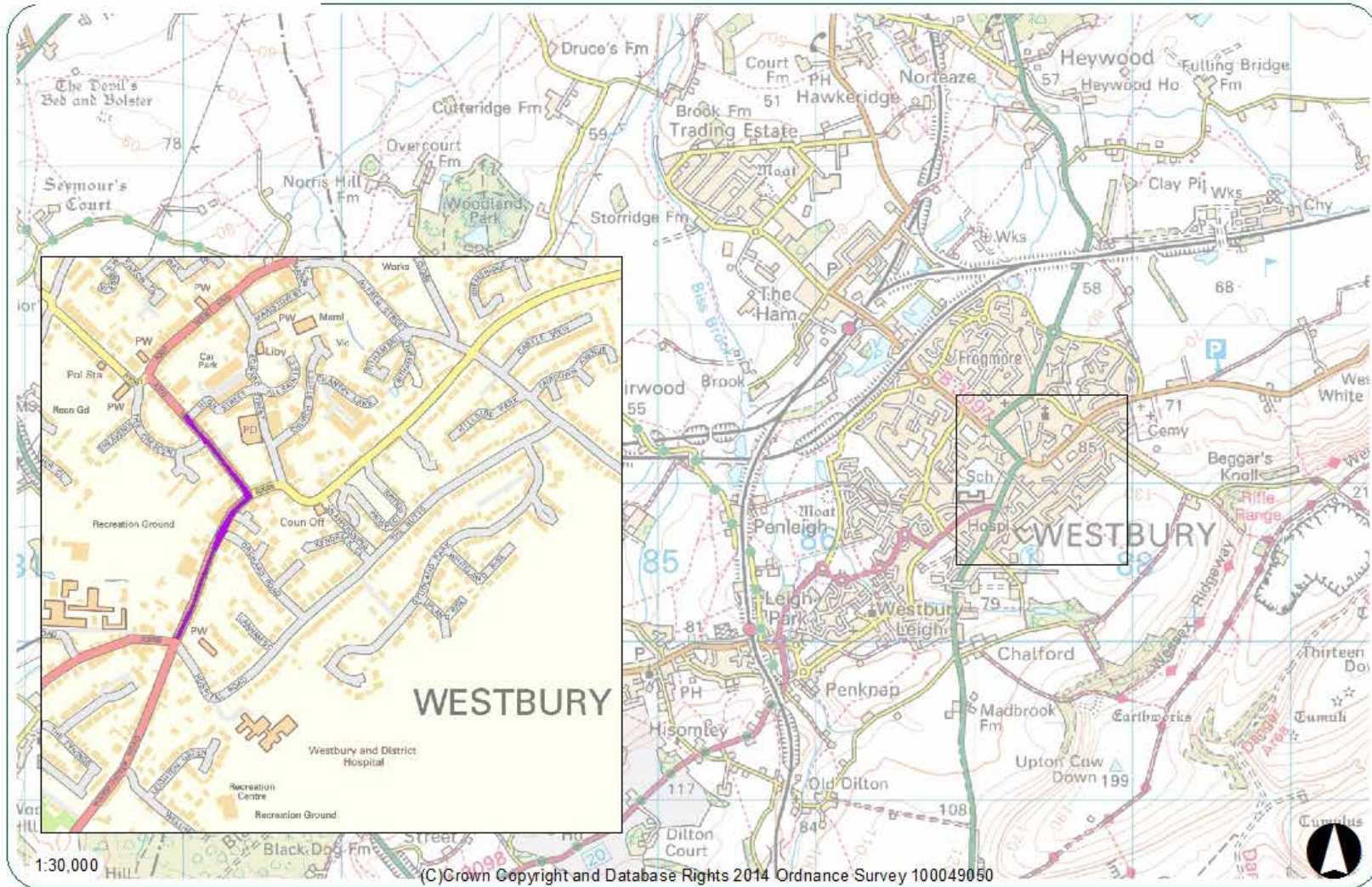




Figure 13: Air Quality Management Area Map (Map Credit: Wiltshire Council)



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

### **1. Impacts**

**Major development proposals that are likely to have an impact on the local transport network, including any cumulative impacts, particularly along the A350 and Station Road, will be required to establish the transport impact of the development proposals on issues including:**

- a. air quality;**
- b. safety impacts of the proposed development on the local highway, cycle routes and highway footway network;**
- c. heritage assets; and**
- d. noise levels.**

**Proportionately to their scale, developments should have particular regard to the need to improve air quality in Westbury and specifically to meeting the objectives of the Air Quality Management Area as identified on figure 13. The cumulative effect of other developments and the overall impact on air quality in Westbury, must also be taken into account.**

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

### **2. Improvements**

**Schemes to alleviate the risks identified in Figure 12, or to achieve the designations and opportunities illustrated, will be supported**

## **7.0 POLICIES: TOWN CENTRE AND ECONOMY**

Policies in this section include:

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


 SUSTAINABLE  
DEVELOPMENT  
GOALS


## WORKING AND LIVING IN WESTBURY

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

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

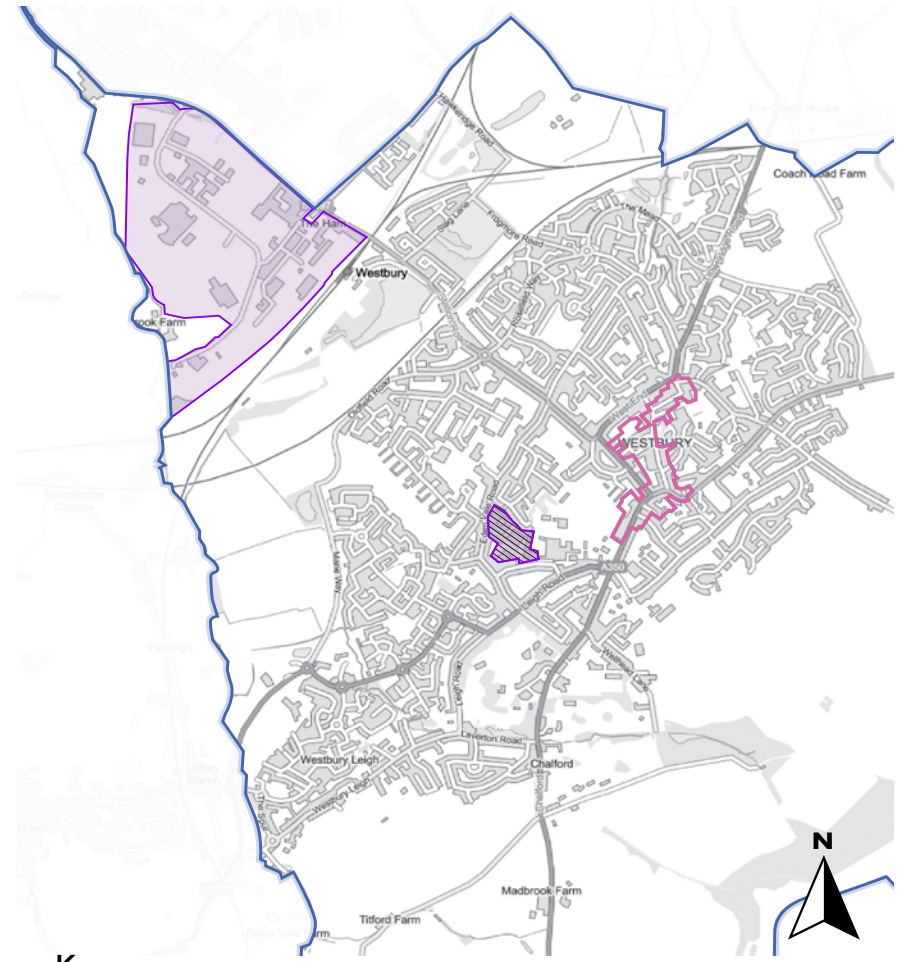
**7.3** In order to create the right conditions for economic prosperity, it is very important that an adequate supply of land to meet development

needs is provided. Employment space must be protected with the aim of providing a balance between employment and population. Additional employment land requirement will be dealt with through the Wiltshire Local Plan Review.

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

**Insofar as planning permission is required, development proposals that incorporate studios and workshops which facilitate homeworking or creative small businesses will be supported. Provided they demonstrate appropriate regard for their impacts on impact on neighbouring properties.**

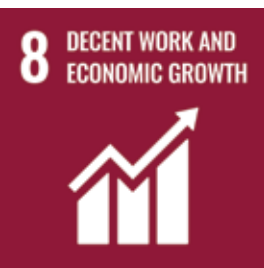
**Proposals which maintain the integrity of, and support investment in jobs, premises and infrastructure within the established employment areas as shown on Figure 14, will be supported in principle.**



- Key**
- Neighbourhood Plan Boundary
  - Town Centre
  - Principle Employment Area (as designated by Wiltshire Council)
  - Woodland Industrial Estate

*Figure 14: Established employment Areas and the central Commercial Area*

## SUSTAINABLE DEVELOPMENT GOALS



### TOWN CENTRE

**7.4** Westbury town centre is the historic focus of the market town and centre of its economic and cultural life. It is also partially within the Westbury Conservation Area (see figure 16) and contains many listed and a number of non listed (or non-designated) buildings of local historic interest.

**7.5** A recent Wiltshire Council commissioned study<sup>38</sup> on the town centre found Westbury town centre to have a modest level of health. The town has however, suffered a decline in its role and vitality due to competition from other centres and the impact of heavy through traffic on its accessibility and environment. In line with recommendations in the Town Centre Study, the Town Council will support proposals to redevelop or extend convenience goods stores in the town centre in order to make them more efficient and competitive.

**7.6** Paragraph 86 of the NPPF<sup>39</sup> directs plans to “support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.” As a positive response to this, in 2021 Westbury Town Council adopted an updated **Vision for Westbury Town Centre**. This document forms a part of the NP evidence

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

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

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

**7.8** Westbury’s Neighbourhood Plan provides a development plan policy that is supportive of development projects that will make a positive contribution to realising the Vision for Westbury

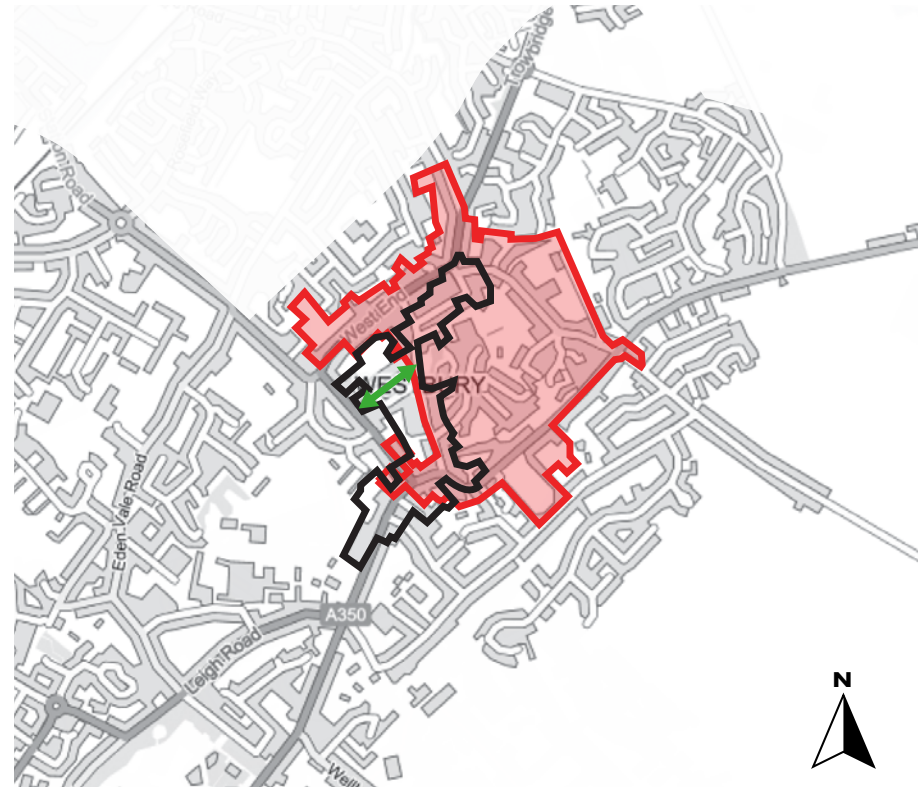
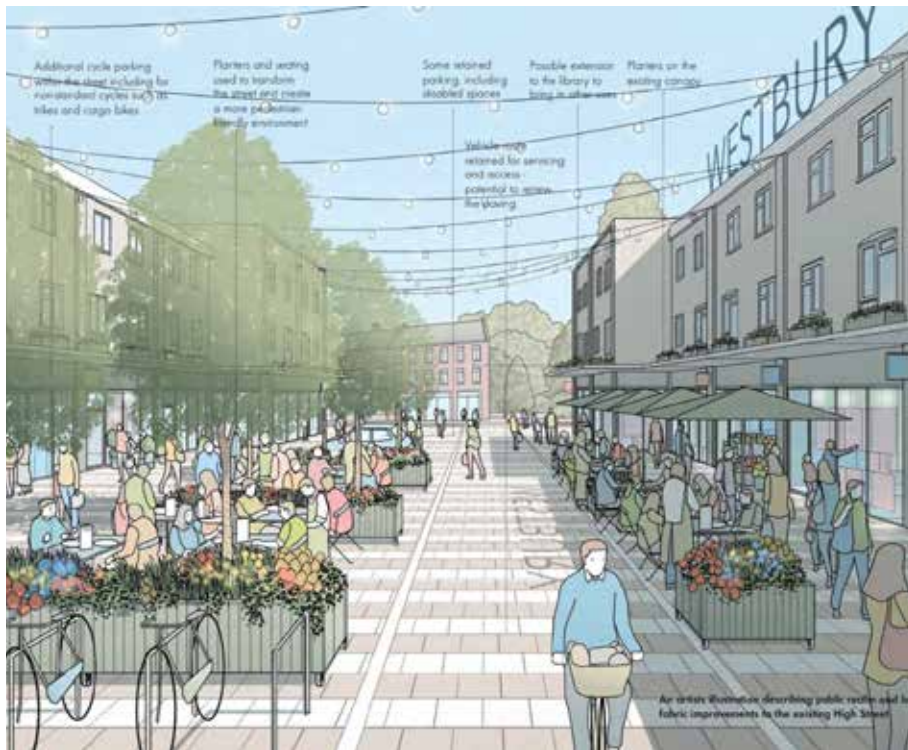
Footnotes:

<sup>39</sup> [National Planning Policy Framework 2021](#)

<sup>38</sup> [Wiltshire Retail and Town Centres Study \(2020\)](#)

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

Below: image from the Vision for Westbury Town Centre Document



Above: Figure 15 – Westbury Town Centre and Conservation Area

- Town Centre
- Conservation Area
- ↔ High Street

Footnotes:  
 Town Centre and Conservation Area (40)  
[https://www.wiltshire.gov.uk/media/403/Inset-Map-14-Westbury/pdf/Inset\\_14\\_Westbury.pdf](https://www.wiltshire.gov.uk/media/403/Inset-Map-14-Westbury/pdf/Inset_14_Westbury.pdf)

## **POLICY TCE2: TOWN CENTRE**

**Development proposals which arise from, or contribute positively to the implementation of the Westbury Town Centre Vision (Westbury Town Council 2021 / annex 1) will be supported, in particular the following:**

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

**Within the boundary of the Town Centre (as shown on figure 15) where physical development works are required to accompany either a change of use (permitted development or otherwise), or a redevelopment proposal, the character, image and functioning of Westbury town centre must be maintained (in the Conservation Area) and where possible enhanced (in the High Street).**

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

Footnotes:  
(41) Westbury Town Centre  
Vision



## **8.0 POLICIES: HERITAGE AND LANDSCAPE**

Policies in this section include:

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

## SUSTAINABLE DEVELOPMENT GOALS



## VALUED LANDSCAPE SETTING AND VIEWS

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

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

**8.3** The area identified in figure 17 is the highly valued landscape setting to Westbury, the key characteristics of which must be protected and, where possible enhanced into the future.

**8.4** Paragraph 174 of the National Planning Policy Framework<sup>42</sup>, states that “The planning system should contribute to and enhance the natural and

local environment by...protecting and enhancing valued landscapes...”. The NPPF does not offer a definition as to what constitutes a ‘valued landscape’. In Wiltshire this clearly includes Areas of Outstanding Natural Beauty (AONBs), and the New Forest National Park, and under the current Core Strategy also includes the local level designation of Special Landscape Areas (SLAs). The SLA designation is a saved policy from former West Wiltshire District Council Local Plans which identifies areas for their local landscape value and enshrines a presumption against development detrimental to the landscape character of the area.

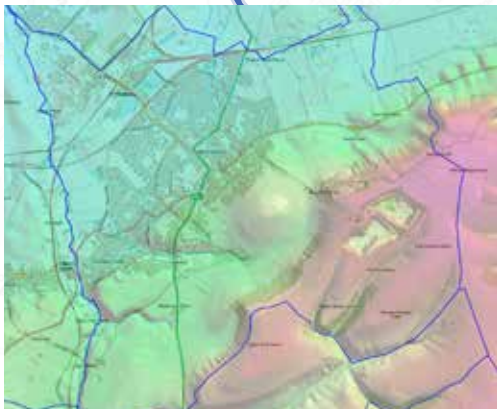
**8.5** The Westbury Character Statement and Design Guide - annex 3 , informed by the Landscape Institute’s Technical Guidance Note<sup>43</sup> ‘Assessing landscape value outside national designations’ updates this designation of this valued landscape area into the Neighbourhood Plan policy, and describes how this area has local landscape value. It also sets out how it is important for its distinctive character, qualities and for the sense of place that this landscape setting brings to the town.

**8.6** This locally distinctive landscape setting to Westbury must be conserved, and where possible, enhanced.

Footnotes:

<sup>42</sup> [National Planning Policy Framework 2021](#)

<sup>43</sup> [Assessing landscape value outside of national designations \(2021\) Landscape Institute.](#)

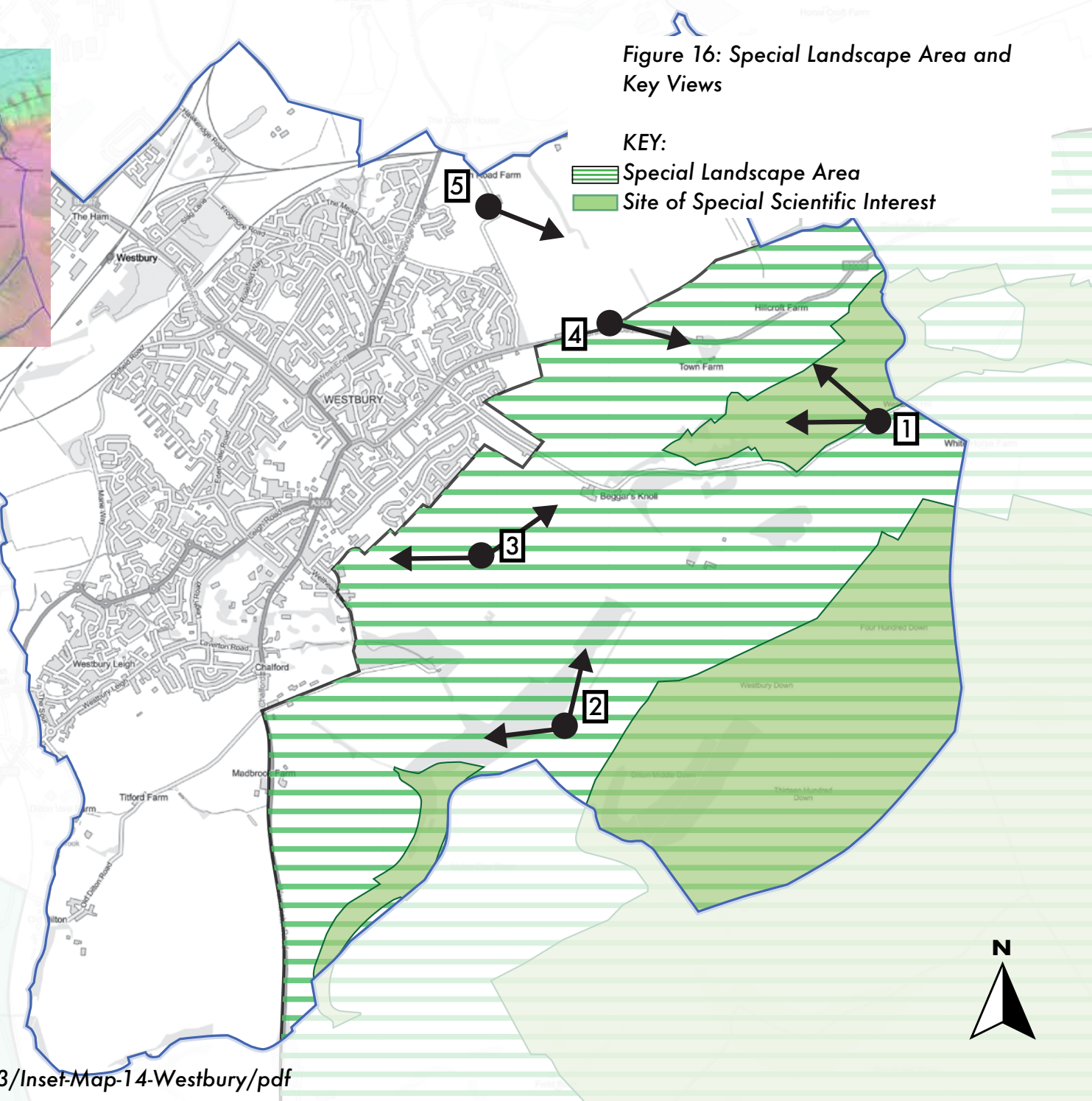


Above: Topographic map illustrating clearly the escarpment and Salisbury Plain.

Figure 16: Special Landscape Area and Key Views

KEY:

-  Special Landscape Area
-  Site of Special Scientific Interest



Footnotes: (44)  
<https://www.wiltshire.gov.uk/media/403/Inset-Map-14-Westbury/pdf>



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

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

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



Above: View 2 (a)



Above: View 2 (b)



View 3



View 5

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

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

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

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

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

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



View 4

**POLICY HL1: VALUED LANDSCAPE AND VIEWS**

**Proposals for development which, by reason of their scale, siting or design, would affect the key characteristics of the Special Landscape Area as defined on figure 16 and described in the Westbury Character Statement and Design Guide, must demonstrate how the landscape setting will be protected and where possible, enhanced.**

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

**Development which might impact on locally valued views, including but not limited to those illustrated on figure 16, should demonstrate how the development will be seen in relation to that view, what impacts development would have on the view, and include mitigation proposals to remove, or reduce any negative impacts.**

## LOCAL HERITAGE

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

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

**8.9** Westbury's only Grade I listed building, the Parish Church of All Saints (circa 1437) lies at the centre of the Conservation Area. In addition to

those within the Conservation Area, there are also clusters of listed buildings elsewhere in the town, predominantly in the south surrounding Westbury Leigh and Leighton House, and three scheduled ancient monuments.

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

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

**8.11** There are listed buildings at risk in Westbury.

The Grade II\* listed Phipps Mausoleum, Westbury Cemetery, is a late 19th Century privately owned mausoleum, within the cemetery. The building is currently disused and continues to deteriorate. It is the subject of on-going vandalism but has been secured against break-ins.

**8.12** While the National Heritage List for England logs buildings and sites of clearly national significance, there are a number of local heritage assets that are important to the local community and contribute significantly to the local character, and unique history of Westbury, but which are not of national significance – and therefore not designated as listed buildings. Identification of these buildings of local interest (in planning terms called Non-designated Heritage Assets) will give the community of Westbury the opportunity to give these assets consideration within the planning process. More detail is set out in the Locally Valued Heritage Assets Report - annex 4 to the Neighbourhood Plan.

**8.13** A small but distinctive sub area, Westbury Leigh was historically a separate village to Westbury with its own shops, pubs and industry. It is an area of local heritage importance due to the concentration of heritage assets, characteristics shared with the Conservation Area (such as material palette), the historic settlement pattern, and lack of traffic. A full description is included in the Westbury Character Statement and Design Guide - annex 3 to the Neighbourhood Plan.

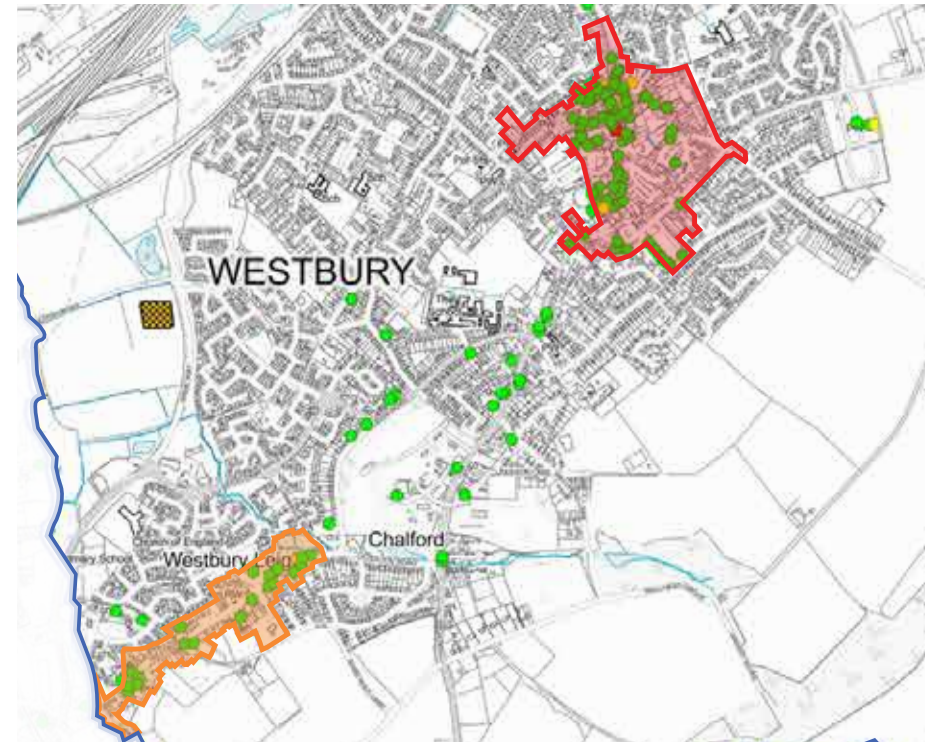


Figure 17: Extract of a Westbury Heritage Map  
Key:

- Westbury Conservation Area
- Westbury Leigh Area of Local Heritage Importance
- Scheduled Ancient Monuments

Listed Buildings

- Grade I
- Grade II\*
- Grade II





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

## **POLICY HL2: LOCAL HERITAGE**

**In line with national and Wiltshire Policy, development and repurposing proposals affecting a heritage asset (including but not restricted to any subsurface archaeological remains) will require special care. Within the Neighbourhood Area the following are amongst the areas and matters requiring particular attention:**

### **1. Westbury Conservation Area (see Figure 17)**

**Proposals must demonstrate appropriate regard for the heritage assets and characteristics detailed in the Westbury Conservation Area Appraisal (Annexe 2).**

### **2. Westbury Leigh Area of Local Heritage (see Figure 18)**

**Proposals should demonstrate appropriate regard for the characteristics that contribute to the significance of the area's local architectural and historic interest as set out in the Westbury Character Statement and Design Guide (Annexe 3).**

### **3. Local Non-designated Heritage Assets**

**For properties/assets identified in the Locally Valued Non-Designated Heritage Assets Report (Annexe 4), development proposals should demonstrate appropriate regard for the significance of the heritage asset and the elements that contribute to its significance.**

### **4. Re-use of Historic Buildings**

**To ensure the long-term survival of irreplaceable heritage assets, proposals to appropriately repurpose buildings will be supported provided appropriate regard for the significance of the asset is demonstrated.**

**8.14** Through the detailed survey work done as part of the preparation of the Westbury Character Statement and Design Guide, an area of local architectural and historic interest has been identified. Encouraged by NPPF paragraph 126, this Plan identifies Westbury Leigh as an Area of Local Historic Importance. The Character Statement recognises that this part of the town has a degree of interest that sets it apart from other areas. The designation of an Area of Local Historic Importance is regarded as a 'non-designated heritage asset' as per the National Planning Policy Framework paragraph 197 and links directly to adopted policies CP57 and CP58 of the Core Strategy.

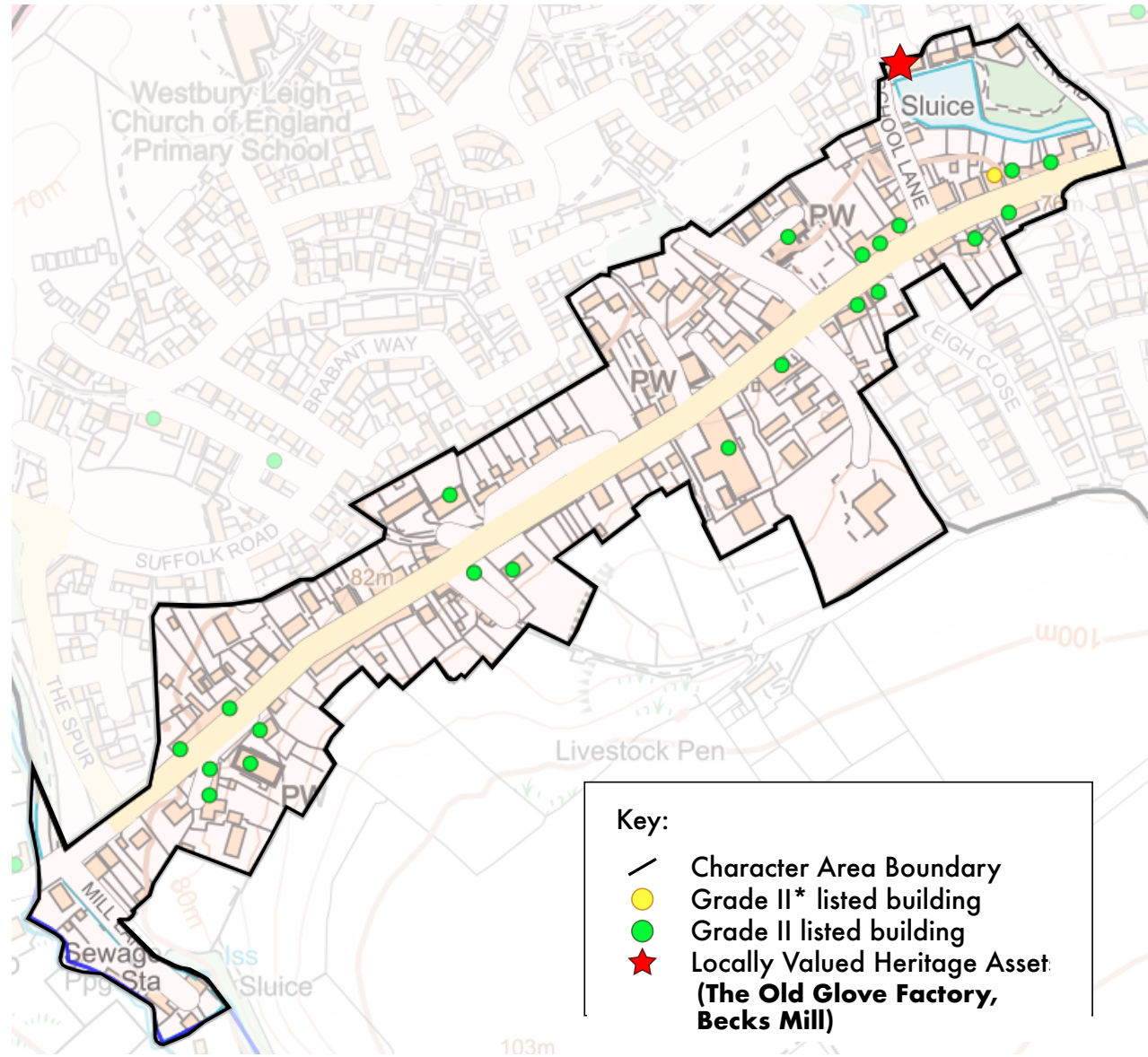


Figure 18: Westbury Leigh, an Area of Local Heritage Importance

## SUSTAINABLE DEVELOPMENT GOALS



## RETROFITTING HISTORIC BUILDINGS

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

**8.16** New evidence from Historic England shows that we can reduce the carbon emissions of



historic buildings by over 60% by 2050 through refurbishment and retrofit <sup>45</sup>. Responsible retrofit should deliver sustained net reductions in energy use, at minimal environmental impact, while maintaining or improving the traditional and special characteristics of historic buildings. This policy enables the local delivery of current local plan policy and the critical objective of mitigating and adapting to climate change.

### **POLICY HL3: RETROFITTING HISTORIC BUILDINGS**

**Proposals for modifications to buildings in the Conservation Area, or to a Listed Building, should address the advice from Historic England (Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency)<sup>46</sup>. On a case-by-case assessment, some minimised harm/reversible impacts to the significance of heritage assets may be acceptable when weighed against the public benefit of mitigating and adapting to public change.**

Footnotes:

<sup>45</sup> [Know Your Home Know Your Carbon Historic England, 2020](#)

<sup>46</sup> [Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency Historic England, 2018](#)

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

Policies in this section include:

Policy QL1: Natural Environment and Quality of Life

Policy QL2: Protection and Enhancement of  
Westbury's Green Spaces

Policy QL3: Community and Sport Facilities

Policy QL4: Promoting Public Art in Westbury

SUSTAINABLE DEVELOPMENT GOALS



NATURAL ENVIRONMENT AND QUALITY OF LIFE

9.1 As set out in Wiltshire Council’s Green and Blue Infrastructure Strategy<sup>47</sup> the combined issues of the climate emergency, biodiversity loss, along with the COVID-19 pandemic, highlight how the protection and investment in our natural environment is vital.

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

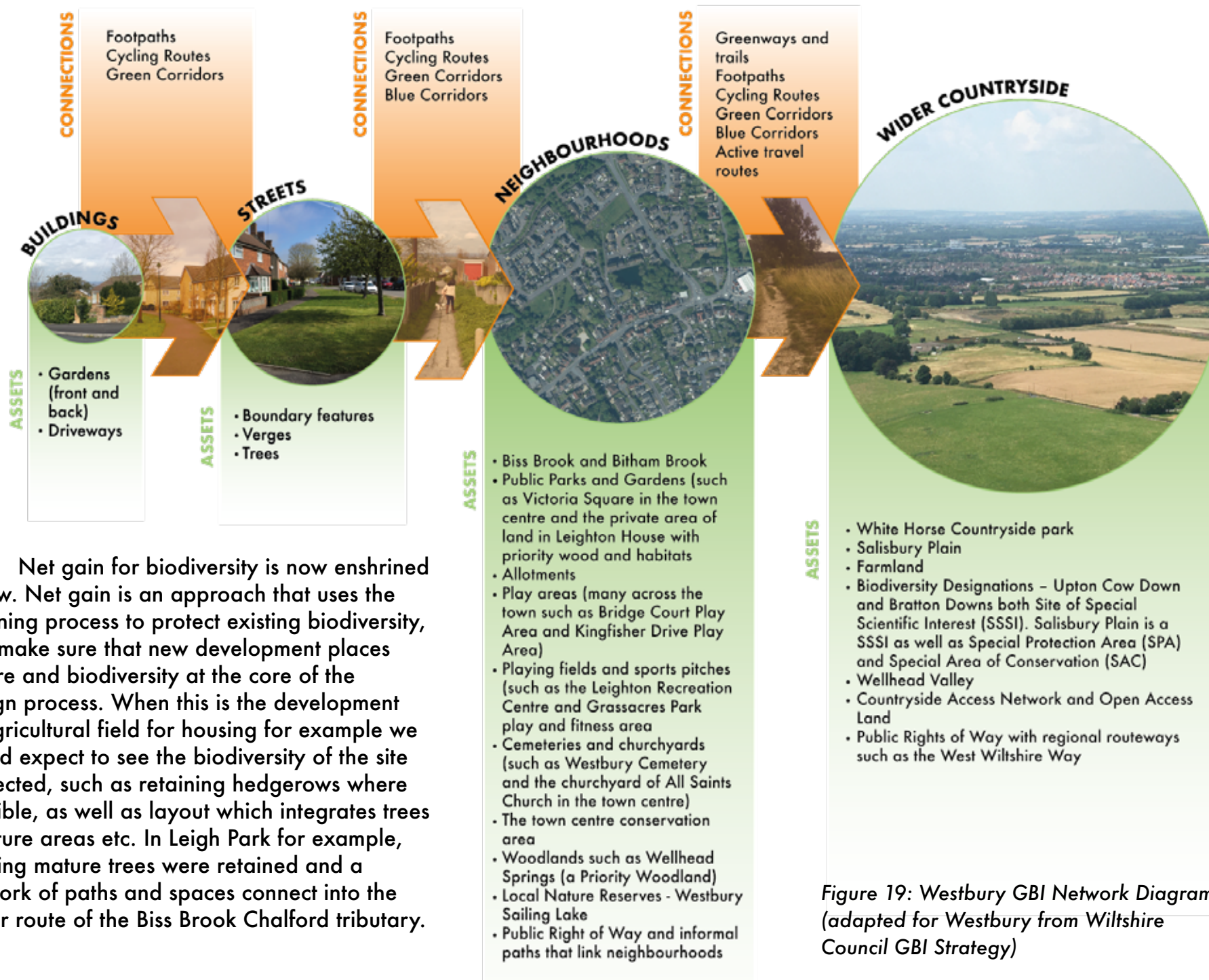
9.3 Planning Practice Guidance<sup>48</sup> sets out how natural resources and GBI provide a range of benefits known as eco system services.

9.4 The natural environment, and GBI network of Westbury provides a range of ‘eco system services’ to Westbury at different scales.



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

Footnotes:  
<sup>47</sup> [Green and Blue Infrastructure Strategy, Wiltshire Council \(2022\)](#)  
<sup>48</sup> [Natural Environment \(Updated 2019\)](#)



**9.5** Net gain for biodiversity is now enshrined in law. Net gain is an approach that uses the planning process to protect existing biodiversity, and make sure that new development places nature and biodiversity at the core of the design process. When this is the development of agricultural field for housing for example we would expect to see the biodiversity of the site protected, such as retaining hedgerows where possible, as well as layout which integrates trees / nature areas etc. In Leigh Park for example, existing mature trees were retained and a network of paths and spaces connect into the linear route of the Biss Brook Chalford tributary.

Figure 19: Westbury GBI Network Diagram (adapted for Westbury from Wiltshire Council GBI Strategy)

Biodiversity value will be calculated using the Biodiversity Metric calculator <sup>50</sup>.

**9.6** Biodiversity Net Gain (BNG) is the achievement of measurable gains for biodiversity through new development and occurs when a development leaves biodiversity in a better state than before development.

**9.7** The Environment Act 2021 aims to improve air and water quality, tackle waste, improve biodiversity and make other environmental improvements. As a result all new development will be required to deliver a 10% increase in biodiversity and this should become mandatory late 2023.

**9.8** Prior to the mandatory BNG requirements coming into effect QL1 will reflect the proposed mandatory measures use of the DEFRA metrics and emerging national guidance, and seeks the use of the 10 BNG Good Practice Principles <sup>51</sup>.

Footnotes:

<sup>49</sup> [The Environment Act](#)

<sup>50</sup> [Supporting Documents for The Biodiversity Metric. Natural England.](#)

<sup>51</sup> [CIRIA, CIEEM and IEMA have developed the first UK principles on good practice to achieve Biodiversity Net Gain.](#)

## INFO BOX

### Nature-based solutions

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

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

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

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



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

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

- 1. protecting and enhancing designated sites, including designated County Wildlife Sites, as shown on figure 20;**
- 2. demonstrating compliance with the Habitat Regulations through adherence to the Bat SAC Planning Guidance for Wiltshire (Wiltshire Council and Natural England, 2015) or the Trowbridge Bat Mitigation Strategy**
- 3. providing a Biodiversity Net Gain (BNG) of a minimum 10% within the Neighbourhood Plan area. Higher BNG than 10% will be supported;**
- 4. protect and enhance the local Green and Blue Infrastructure (GBI) by linking into, extending and protecting the integrity of identified GBI corridors as shown on figure 20. Developments should have no net detriment on GBI. Where this is unavoidable, off site measures will be required to ensure that is no net detriment to the overall GBI network;**
- 5. protecting existing trees, woodland and hedgerows and avoiding removal wherever possible. New tree planting, with the aim of increasing the overall Tree Canopy coverage in**

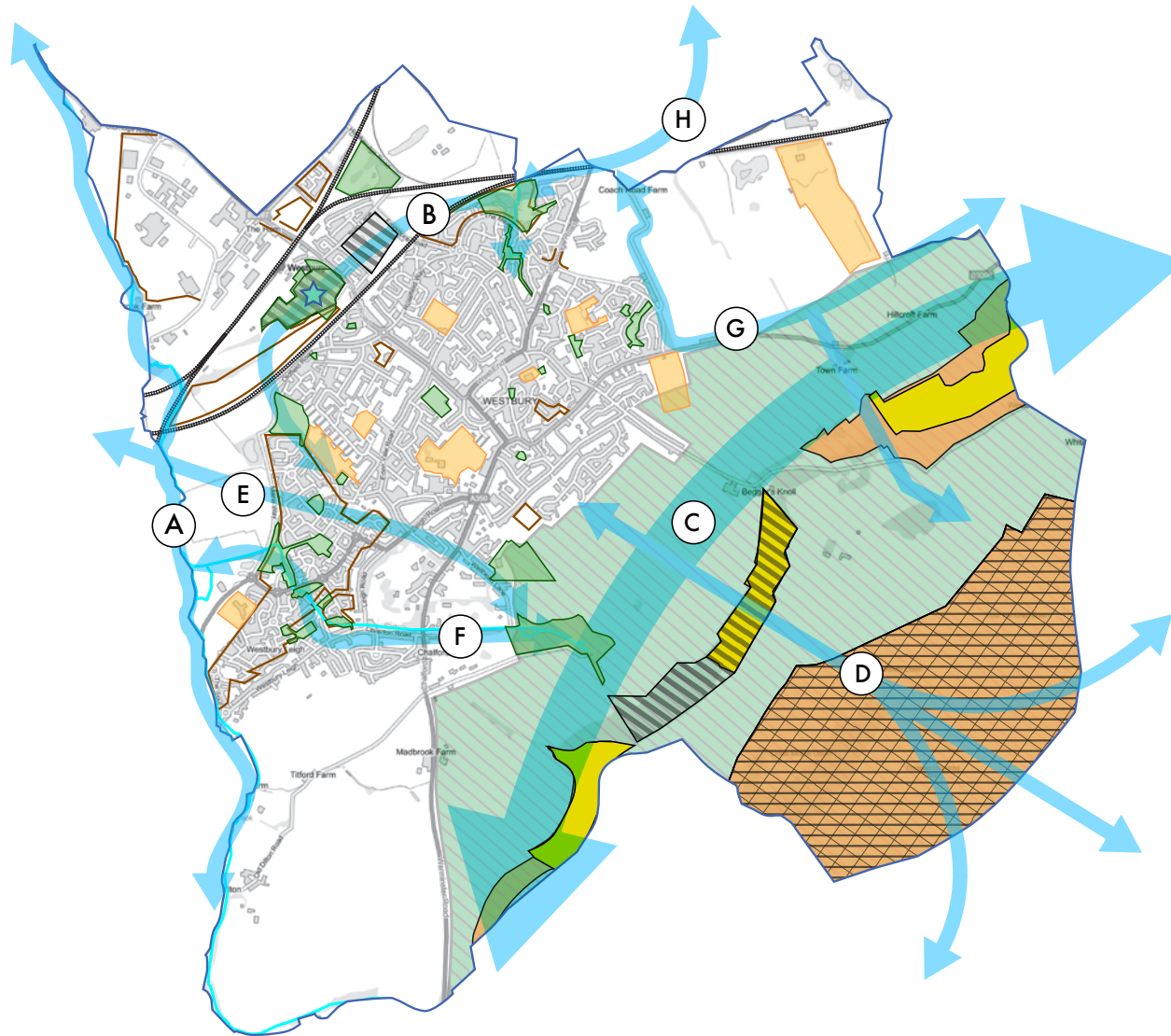
**Westbury, will be supported;**

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

**Proposals are encouraged to provide evidence of meeting the Building with Nature Standards<sup>36</sup>.**

*Footnotes:*

*[52-The UK's first green infrastructure \(GI\) benchmark for the UK built-environment sector is a simple, easy-to-use framework that's free to download.](#)*



Note: supporting detail for the GBI Corridors is provided on the following page

Figure 20: Local Green and Blue infrastructure

- ◆ GBI Corridors
- (A) Biss Brook
- (B) North Westbury
- (C) Wellhead Valley and Escarpment
- (D) Salisbury Plain
- (E) West Westbury
- (F) Biss Brook Tributary
- (G) East of Westbury Coach Road
- (H) North East Westbury
- Local Green Spaces
- Local Community Spaces
- CROW Open Access Land
- ★ Sailing Lake
- ▨ County Wildlife
- Tree Planting
- SSSI
- ▨ SAC
- ▨ SPA
- SLA
- NDP Boundary
- The Salisbury Plain area shown on this diagram is subject to many environmental designations. Including:

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

Right - GBI Table: Setting out what makes each of the 8 corridors identified on the previous page as special and worthy of retention and enhancement. This is built around the three main goals of the Wiltshire GBI Strategy.

1. Climate adaption resilience
2. Biodiversity protection and enhancement
3. Health and well being

### INFO BOX

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

Westbury GBI Corridors	Meeting the Wiltshire GBI Strategy Goals		
	1	2	3
<p><b>A. Biss Brook</b></p> <p>This corridor is important for flood mitigation and biodiversity. It is the focus of a multi-year project working to restore and enhance the habitat of the Brook and its tributories for wildlife, whilst also connecting communities and businesses with the river. The project works across Westbury, Trowbridge and the Biss catchment utilising volunteer groups, school and community events to raise awareness and promote a connection between communities and the River Biss. The project is led by the Wiltshire Wildlife Trust.</p>	✓	✓	✓
<p><b>B North West Westbury</b></p> <p>This corridor links a number of key green spaces along the route of the railway line from The Mead Park in the east to the Sailing lakes and across to Penleigh Park. The corridor provides access to a number of open spaces that enable a wide range of activities to take place from sailing, to fishing to dog walking. There is a need to improve active travel as part of this corridor providing a connection across the highspeed railway line – this should provide walking / cycling options to connect communities and spaces between the north and the west.</p>	✓	✓	✓
<p><b>C Wellhead Valley</b></p> <p>The landscape of the area to the east of Westbury creates a distinctive and high-quality setting to the town – it is designated as a Special Landscape Area (in this Neighbourhood Plan and through a saved policy from the West Wiltshire Local Plan). The dramatic escarpment edge, terraced hillsides and enclosed undulating farmland at the bottom of the Wellhead Valley plays an important role in local sense of place/inspiration with its rural and secluded character, and supports people’s health and wellbeing, especially with the many paths that offer a choice of routes through the landscape.</p>		✓	✓
<p><b>D Salisbury Plain</b></p> <p>Also a Special Landscape Area, this area is of significant importance in terms of biodiversity with a number of environmental designations. Biodiversity protection and enhancement, balanced with supporting people’s health and wellbeing is a key objective for this area</p>		✓	✓
<p><b>E Biss Brook Tributary</b></p> <p>Existing mature trees were retained and a network of paths and spaces connect into the linear route of the Biss Brook tributary through the Leigh Park area of the town. This corridor then connects to the Wellhead Springs – a woodland that is highly valued locally as a place for recreation.</p>	✓	✓	✓
<p><b>G East of Westbury Coach Road</b></p> <p>Coach Road is a historic route to the east of the town. It provides a low car route for people walking and cycling, and its edge of town / rural fringe location lends it some tranquility which also supports health and wellbeing. Important area for protecting and enhancing biodiversity. This corridor also links via footpaths to the valued landscape of the east.</p>		✓	✓
<p><b>H Bitham Brook</b></p> <p>Frogmore is a housing area through which Bitham Brook flows. There are walks and spaces linked to the Brook which is a positive feature of the area – providing for local interaction with nature and supporting wellbeing. Maintenance of the Brook is critical to ensure resilience to flooding.</p>	✓	✓	✓

**SUSTAINABLE DEVELOPMENT GOALS**



Footnotes:  
<sup>53</sup> [National Planning Policy Framework 2021](#)

**WESTBURY'S GREEN SPACES**

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

**9.10** The NPPF<sup>53</sup> outlines how the Local Green Space designation to provide special protection against development for green areas of importance to communities.

The designation can be used:

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

Local Green Spaces do not have to be publicly accessible, and do not need to be in public ownership.

**9.11** The Westbury Neighbourhood Plan identifies Community Open Spaces.

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

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

**9.14** A full explanation of the methodology, evidence and justification to support the designation of the designated Local Green Spaces and identified Community Open Spaces is set out in the Local Green Spaces and Community Open Spaces Evidence Base Report - annex 5.

## POLICY QL2 – WESTBURY’S GREEN SPACES

1. **Local Green Spaces**, as shown on figure 21 and detailed in Annex 5, are designated for protection that accords with national policy for the Green Belt.

2. **Community Open Spaces**, also identified on figure 21, will be protected from development except where there is an existing building/structure within the Community Space and the works are needed to maintain its viability/use into the future (e.g. church, school, or recreation centre); or where the proposed development will be for the benefit of the community and will preserve the particular local significance of the space for which it was designated. Other than in these circumstances, the loss of Open Space will only be supported where alternative equivalent or better provision has been secured, or an assessment has demonstrated that the Space is surplus to requirements.

3. **Proposals for new housing development** should include well-designed outdoor private space, and community space appropriate to the scale of development.

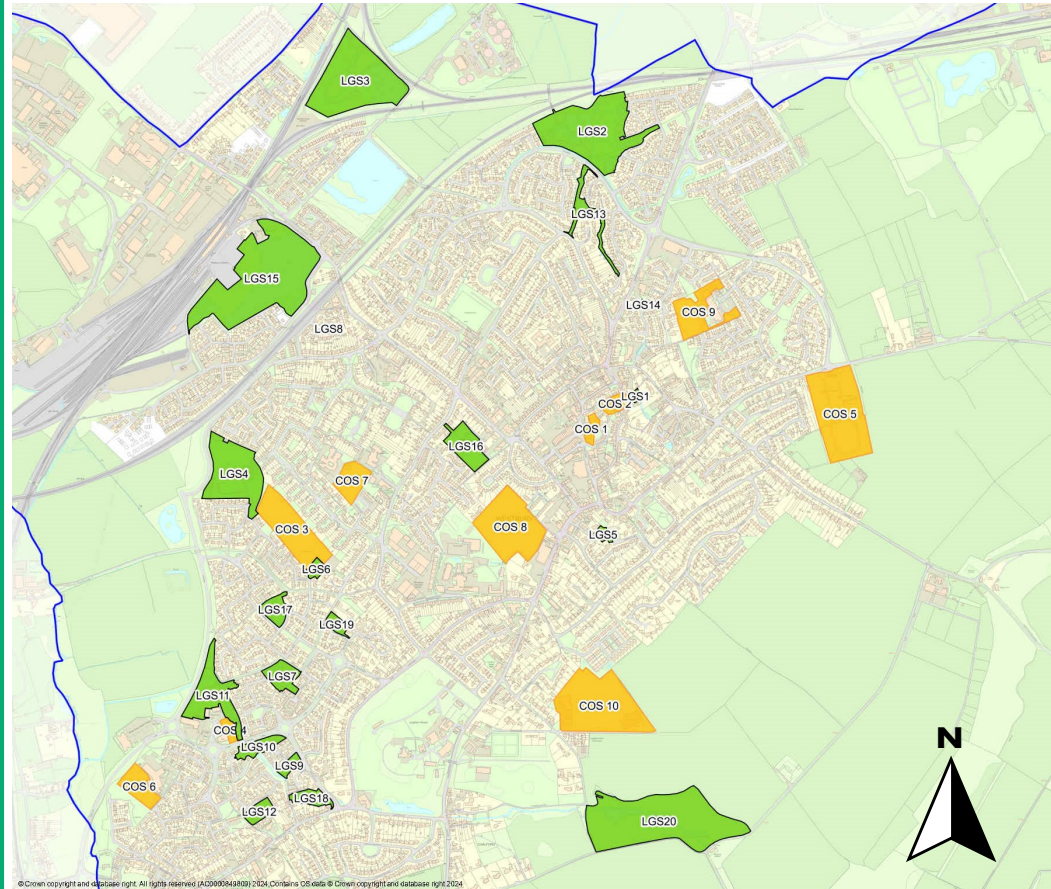


Figure 21: Local Green Spaces and Community Open Space. The key to the numbering of spaces is overpage. Also see Annex F for further details.

### KEY

-  Local Green Space
-  Community Open Space

**LOCAL GREEN SPACE DESIGNATION - LIST**

- LGS1 Victoria Gardens**
- LGS2 The Mead Lakes**
- LGS3 Vivash Park**
- LGS4 Penleigh Park**
- LGS5 Kendrick Close Play Area**
- LGS6 Timor Road Playing Field**
- LGS7 'Chestnut' Fell Road Play Park and Leigh Park**
- LGS8 Bridge Court Green Space and Play Area**
- LGS9 Becks Mill Play Area**
- LGS10 Leigh Park Way**
- LGS11 Leigh Park**
- LGS12 Old School Green, Westbury Leigh**
- LGS13 Bitham Brook Wiltshire Way**
- LGS14 Kingfisher Road Play Ground**
- LGS15 Westbury Sailing Lake**
- LGS16 Grassacres Park**
- LGS17 Morgan Walk**
- LGS18 Carmargue Road**
- LGS19 Hunters Chase**
- LGS20 Wellhead Springs**

**COMMUNITY OPEN SPACE LIST**

- COS1 Former gardens to Westbury House**
- COS2 Churchyard of the Church of All Saints**
- COS3 Penleigh Park Playing Field**
- COS4 Leigh Park Community Centre Land**
- COS5 Westbury Cemetery**
- COS6 Westbury Leigh Primary School**
- COS7 Westbury C of E Junior School**
- COS8 Matravers School**
- COS9 Bitham Brook Primary School**
- COS10 Leighton Recreation Centre**

## SUSTAINABLE DEVELOPMENT GOALS

3 GOOD HEALTH AND WELL-BEING



4 QUALITY EDUCATION



11 SUSTAINABLE CITIES AND COMMUNITIES



### Footnotes:

<sup>54</sup> [National Planning Policy Framework 2021](#)

<sup>55</sup> [Wiltshire Council 2017 pages 74 - 77](#)

## COMMUNITY AND SPORT FACILITIES

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

**9.16** The NPPF<sup>54</sup> defines community facilities as facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. Policies should plan positively for the provision of these services, to help promote healthy and safe communities, and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

**9.17** The existing community facilities in the Plan area are detailed in the Quality of Life Evidence Base Report - appendix D compiled by the Plan Steering Group. Some of the sports facilities have associated open spaces which are not covered as part of this policy, but are instead covered by the previous policy on Westbury's green spaces.

**9.18** There is a direct link between healthy lifestyles and wellbeing so the need to protect, support and develop community facilities also includes playing pitch provision (inc. Artificial

pitches) recreation spaces, children's play areas, playgrounds, village halls, formal Play, skate parks and teen facilities.

**9.19** The Wiltshire Playing Pitch Strategy<sup>55</sup> demonstrates the interest for sports in Westbury and recommends how the sports clubs in the town can develop and improve further. Since this report back in 2017 and with the increase in Westbury's population since then there has been a rise in people playing sports in the community especially in junior and women's sections of clubs. Since this report there have been new women's teams set up at Westbury United Football Club, Westbury Rugby Club and two women's teams set up at Westbury and District Cricket Club. Further to this Westbury and District Cricket Club in partnership with Wiltshire Cricket has been designated as one of only four hubs in Wiltshire providing Super 1's disability Cricket.

Note: The strategic need for a full size 3G Artificial Grass Pitch in the Westbury community area is a strategic target in the Wiltshire Playing Pitch Strategy (PPS). S106 contributions for sports/playing pitches are sought through Wiltshire Council referring to the Wiltshire PPS (WPPS) priority action plan.

**POLICY QL3: COMMUNITY AND SPORTS FACILITIES**

**1) Improvements and New Proposals**

**Proposals to improve or create new community and sports facilities to serve the Neighbourhood Area, where the need and benefits of the proposed facility are demonstrated, are supported. Where replacement or enhanced facilities are proposed as appropriate mitigation against the loss of any community facility within the Area, they are supported in principle. New facilities should be located where there is a choice of travel options and should be accessible to all members of the community.**

**2) Loss of Facilities**

**Proposals involving the loss of community or sports facilities as identified on figure 22, and in the Quality of Life and Environment Evidence Base Report, must clearly demonstrate that:**

- a) adequate alternative provision exists within walking distance, or will be provided in an equally accessible or more accessible location including by walking and cycling, within the catchment area of the facility;**
- b) proposals that result in either the loss of, or cause significant harm to an existing sport or community facility will be resisted, unless it can be clearly demonstrated that the operation of the facility is no longer financially viable or that a replacement facility that is accessible and well-equipped, is provided; or**
- c) the loss or change of use of existing facilities is part of a wider public service estate reorganisation.**

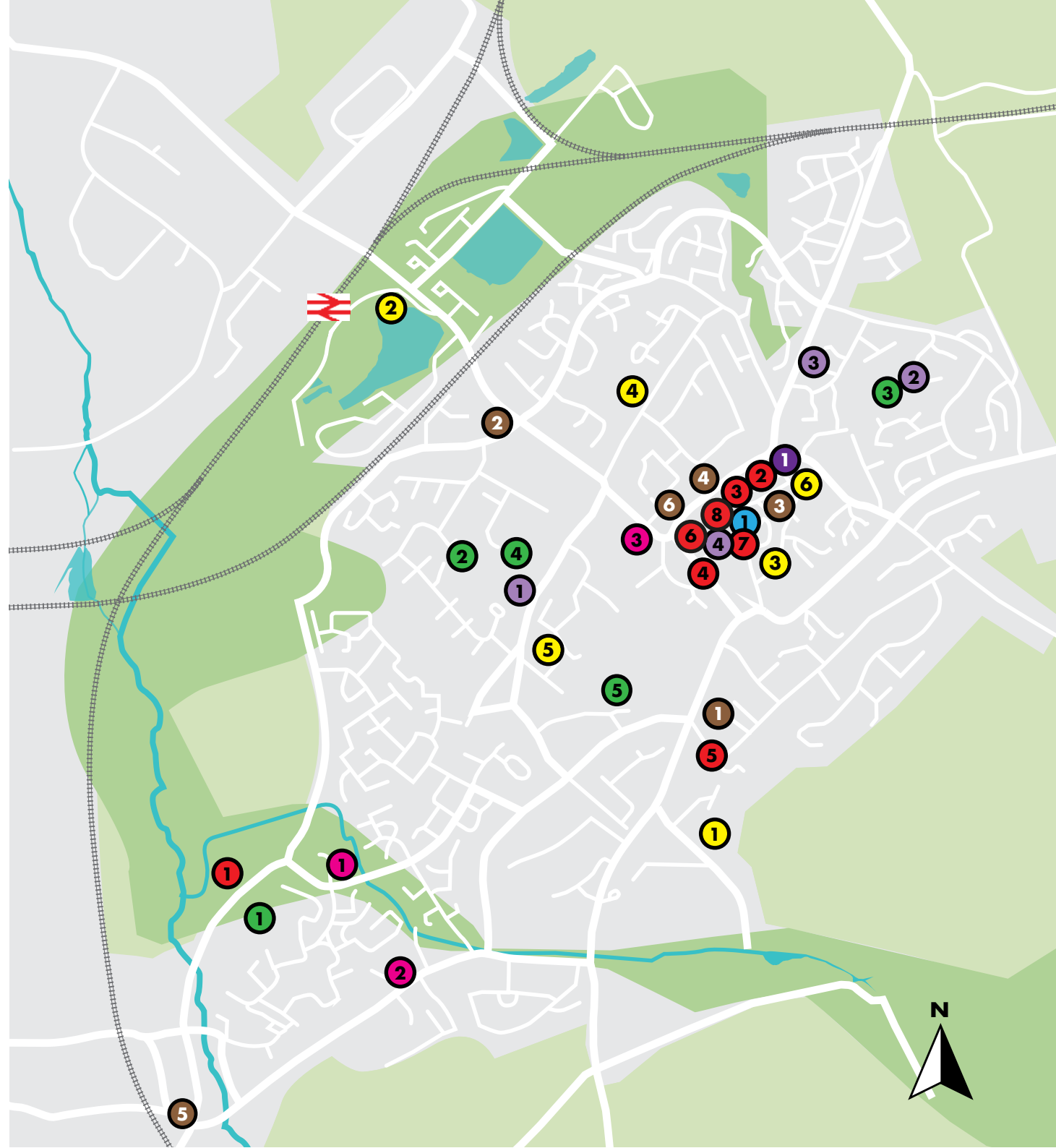


Figure 22: Community Facilities Map

Key:

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

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



**SUSTAINABLE DEVELOPMENT GOALS**



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

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

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

**9.21** Westbury's uniquely rich and diverse heritage, cultural life and living connections to the countryside and its economy create a very

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

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

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

**Proposals for public art that contribute to the creation of places that reflect heritage, culture and/or natural assets of Westbury and that, where possible, form an integral part of the overall vision for a site and its setting, will be supported.**

**Proposals for public art should be informed and developed with regard to Wiltshire Council's Guidance Note "Public Art and Design in the Public Realm (2011) 56" or any subsequent update.'**

Footnote: (56) <https://www.wiltshire.gov.uk/arts-galleries-public-art-design>

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

## PROJECTS LIST

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

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

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

**10.4** Proposals to deliver projects which deliver improvements to Westbury and

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

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

### **10.6** *Design Development and Housing*

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

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

### **10.7** *Transport and Movement*

- Initial findings by Westbury Town Council are that there is great potential for a Zero Emission Bus Corridor on the Westbury-Frome Corridor. The current Westbury-Frome bus service consists of just 5 buses each way daytime. These services exist to feed buses into the Westbury Town Bus Service Numbers 45 and 47, which are hourly, only designed for journeys to and from the town. A Zero Emission Bus Corridor would work by charging electric buses overnight at the depot in Frome, and sending them out to Westbury on an hourly basis via the Westbury-Frome route, not just to operate the existing Westbury town bus services, but new rail link feeder bus links as well, securing an improvement in overall Westbury town bus and bus/rail integration provision.
- An access-only town centre with the introduction of traffic calming measures on Bratton Road and the A350.
- The town could implement cycle

schemes that assist cyclists whilst they move around the town i.e. by providing more bicycle parking spaces in popular locations.

- Station Road linking the town centre to the station and beyond to the West Wilts Trading Estate provides an opportunity to create a sustainable transport corridor for walking, cycling, public transport and vehicular movement connecting these significant areas.
- Improved wayfinding for walking and cycling routes.
- Westbury Station - could become a more sustainable travel interchange supported by public transport and improving access through to the town centre for active travel particularly via Station Road.
- Prepare a Community Air Quality Action Plan for Westbury
- A strategic green connection to key sites in Westbury, such as the station and industrial estate, and connects with neighbouring parishes such as Bratton, Heywood and Dilton Marsh.
- Identification of locations for additional, or improved EV charging at destinations (such as the Railway

Station), and other key locations which could include on street for residential.

### 10.8 Town Centre and Economy

- Removal of the rotunda raised planters at the eastern end of the High Street and simple re-landscaping to create an attractive public space linking to the war memorial, the library and the rest of the town centre. Consideration for the refurbishment and location of the clock.
- Sympathetic improvements to the shop and building fronts to create an updated and attractive appearance.
- Nurture and celebrate the diversity of food and drink production through festivals and events
- Re-thinking the street itself, removing some of the car parking to create much large pavements, outdoor seating areas and introducing planting and lighting. Elements of this could be implemented very rapidly to aid social distancing and could be repositionable to allow the street to accommodate events.

- Potential to rationalise the car park area and introduce a small element of enabling development providing passive surveillance.

### 10.9 Landscape and Heritage

- Work with stakeholders and local volunteers in order to add identified local heritage assets to the 'Know Your Place' web resource.
- Vulnerable buildings and Buildings at Risk - Westbury Town Council in partnership with Wiltshire Council will monitor the condition of statutory listed buildings in the conservation area and, where a listed building is threatened by a lack of maintenance or repair, Wiltshire Council will investigate options to use available statutory powers to make the owner take action.

### 10.10 Natural Environment and Quality of Life

- Define and Restore local biodiversity - [The Wiltshire Community Environmental Toolkit](#) has been developed in partnership

with Natural England to allow communities to take the lead in defining and restoring biodiversity in their community. Designed for use by community groups, local landowners, Parish and Town Councils, schools and youth groups it provides a structure for how local communities can better understand what they already have in terms of biodiverse habitats as well as how to plan for developing greater biodiversity and nature based carbon sequestration in the future.

- [Wiltshire Wildlife Trust's ABBA \(A Better Biss Approach\)](#) project is an ongoing project to restore and enhance the Biss Catchment to create space for wildlife and people to share. The project is already making improvements in Westbury, as well as the wider area. Westbury Town Council is a partner in this important project for local waterways.

### 10.11 *An Arts Strategy for Westbury*

Further articulation of Westbury's distinct approach may be through the development of an arts and public art strategy for Westbury. This can draw

upon the experience and inspiration from other towns including The Creative Corsham Strategy and Public Art Strategy. During the period of this plan, the Town Council will explore opportunities to develop a creative and arts strategy for Westbury.

## MONITORING

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

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





**GLOSSARY**

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



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

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

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

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

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



For questions and further information on this Neighbourhood Plan contact

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