

Hullavington Neighbourhood Development Plan

*Your Future, Your Say,
Your Neighbourhood*



Contents	Page
Foreword	1
1 Introduction	2
2 Community engagement and how we developed The Neighbourhood Development Plan	3
3 Hullavington Parish	5
4 Vision and Objectives	9
5 Policies	10
Policy 1: Settlement Boundary	17
Policy 2: Allocation and delivery of Site 690 for development	24
Policy 3: Planning applications in the Parish, apart from Site 690	27
6 Implementation and Delivery	29
7 Community Aspirations	29
Credits and Acknowledgements	31
Glossary of planning terminology and abbreviations	32

How to find the evidence that supports the text.

Where we consider that evidence for our statements is necessary or helpful there is a reference number alongside the text.

e.g. Section 1.04Wiltshire Council on 23rd September 2016 formally modified the Designated Area to include the whole Parish ¹

These reference numbers have been ordered into the Evidence Index and the evidence itself has been collated into one document, the Evidence Document .

Both documents are on the HNDP Regulation 15 Submission page of the website

<http://hullavington-ndp.co.uk/regulation-15-submission-documents/>

Use the Index to find the location of the information in the Evidence Document. Full instructions and examples are given at the beginning of both documents.

For the purposes of this document the following abbreviations are used:

HNDP refers to the Hullavington Neighbourhood Development Plan

HSG refers to the Hullavington Neighbourhood Development Plan Steering Group

WCS refers to the Wiltshire Core Strategy (2015-2026)

NPPF refers to the National Planning Policy Framework (2018)

NPPG refers to the National Planning Policy Guidance (2012) as issued by the Secretary of State

CIL refers to the Community Infrastructure Levy

Foreword

The purpose of HNDP is to ensure that any growth in our village is well thought out and managed properly – helping to protect all the amenities and facilities that are so valued by the community, whilst at the same time conserving the village’s character and ambience. Growth doesn’t have to mean the loss of our village; it will just offer a few more people the privilege and pleasure of living here.

We believe due to the extensive consultation undertaken in the early stages of developing HNDP, that it accurately reflects the views of the majority of the community.

There are many people who have helped produce this HNDP in many ways. We would like to say a very big ‘Thank You’ to:

- ✓ our community, without your engagement this HNDP would not be possible;
- ✓ to the members of the HSG who have given a huge amount of their time voluntarily over the last three and a half years;
- ✓ all the volunteers who helped to distribute the Questionnaire, letters and flyers to the community;
- ✓ those who supported our meetings and Open Days, and
- ✓ those who completed questionnaires and comments forms and voted for the best development option for the village.

You have our appreciation for making all our hard work worthwhile.

Thank you



Fig.1 View from Footpath 16 towards the Hullavington Arms

1 Introduction

Why have a Neighbourhood Development Plan?

1.01 Hullavington Parish Council as the 'Qualifying Body' began the Neighbourhood Development Plan Process. They were keen to see the village gain from the new 2012 Neighbourhood Planning Legislation, and wanted the community to have a say in the type and location of any development, so that it best reflected the needs of the Parish. They wanted the process to be community led and so set up, in October 2015 the HSG; to whom they delegated both the management of the process and the development of the HNDP. 103 villagers showed an initial interest in the process and, 23 attended a general interest meeting at the Village Hall to find out what a Neighbourhood Development Plan entailed. A wide range of individuals including: community members, business owners, church leaders, and the Chair and Clerk of the Parish Council stepped forward to take on the task. HSG started work in December 2015 with 18 members. To ensure Parish Council ownership and HSG accountability the Chair of HSG reported(s) back on progress at the monthly Parish Council meeting and at every relevant stage the Parish Council approves the documentation before submission.

1.02 Neighbourhood Development Plans provide communities with the opportunity to shape the future development of their area. Sustainable development is necessary but as a community the Parish gets a say where that development should occur and what it should look like. The HNDP, when adopted, becomes part of the planning process and will be used when any planning application is made or appealed. It will provide the details to shape any new development in the Parish, adding value to the policies already in the Development Plan.

What area does the HNDP cover?

1.03

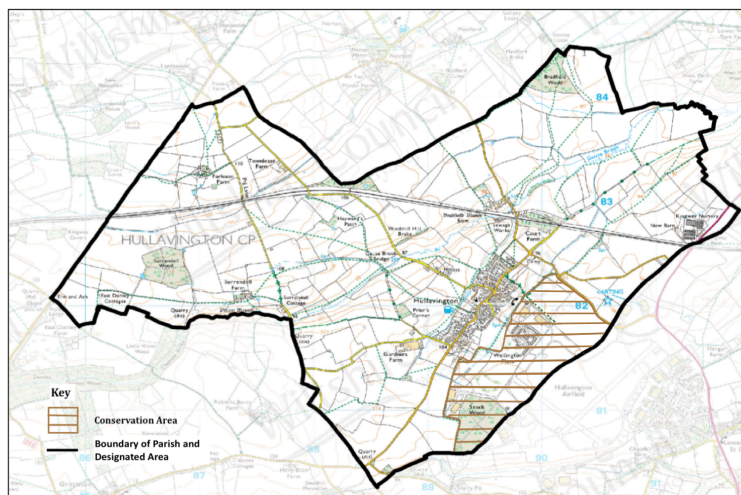


Fig. 2 Map of Designated Area © Crown copyright and database rights 2015 Ordnance Survey 100049050

1.04 The first step was deciding what area the HNDP should cover - Area Designation. HSG recommended to the Parish Council that the whole Parish should be designated, they agreed and on 10th February 2016 Hullavington Parish Council applied for the whole Parish to be the Designated Area. On 20th April 2016 Wiltshire Council designated only part of the Parish area applied for and did not include the conservation area of Hullavington Airfield that is contained within the Parish boundary. Following an appeal by Hullavington Parish Council, on the 14th July, Wiltshire Council on 23rd September 2016 formally modified the Designated Area to include the whole Parish¹ and the designated area can be seen on the Map in Fig 2 above.

1.05 Where reference in the HNDP is made to Hullavington it means 'the village' and when made to the Parish it means the whole of the designated area as shown in Figure 2 above. Where **us**, **we** or **our** are used it is referring to HSG.

What period of time does the HNDP cover?

- 1.06 HSG with Parish Council approval, chose to run the HNDP for 10 years to 2026 for two reasons: Firstly, the HNDP will form part of The Development Plan Document; that runs to 2026. Secondly, there are going to be potential changes to the employment opportunities in the local area with Dyson buying the airfield as a Research & Development Centre and the proposed Chippenham Gateway making progress. This could have major and unforeseen impacts on the village, and therefore pressures on housing, which the HNDP couldn't predict over a longer period.

Meeting the Basic Conditions

- 1.07 A Neighbourhood Development Plan can only be 'Made' if it meets 'The Basic Conditions' as defined by the Town and Country Planning Act 1990. The HNDP has been prepared to conform to all the Basic Conditions and has been through informal consultations. Before being 'Made' it will go through two further formal consultations, Reg.14 and Reg.16, followed by an independent examination and finally a community referendum.
- 1.08 All policies within this HNDP have been written to take account of the NPPF;
- 1.09 And, be in general conformity with the strategic policies of:
WCS - the development Plan adopted January 2015;
the saved policies of the North Wiltshire Local Plan 2011, and also tested against the emerging Development Plan for the Chippenham Community Areas, to ensure HNDP remains up to date.
- 1.10 Also to take account of:
The feedback from our Open Days
HNDP Questionnaires 2016;
Rural Housing Needs Survey (RHNS) June 2017, and
HNDP Site Assessment Report - AECOM– October 2017.
- 1.11 These documents can be found on the HNDP website as links or as part of the Evidence Base.

2 Community engagement and how we developed the Neighbourhood Plan

- 2.01 This is a community project where communication, engagement and feedback have been key to the development of a Vision and Objectives that truly reflect the Parish's aspirations. This has then allowed us to draft a Neighbourhood Development Plan that represents the views of the majority of the community.
- 2.02 The following are all the ways we have engaged and communicated with the village. ²
- Website and Facebook
 - Letters before each Open Day
 - Hullavington News Articles
 - Discussions with village groups and clubs
 - Surveys: questionnaires and property surveys
 - Public Meetings
 - Open Days
- 2.03 Each and every event or vote we have held has been thoroughly publicised by: direct mail, social media, the HNDP Website, poster campaigns on village lamp posts and via the school Ping and village communications email networks. ³

2.04 HSG has also met with landowners and developers throughout the process.

2.05 Open Days:

April 2016: This introduced the concept of Neighbourhood Planning to the 221 villagers who attended and asked them to tell us what was important to them and what they wanted to see for the future of the village. It was this feedback that enabled us to develop HNBP Questionnaire.⁴



Fig.3 Post-it note feedback at April 2016 Open Day



Fig. 4 A talk given by our Vice-Chair

2.06 February 2017: The Questionnaire results were presented to 130 Parish residents who attended this Open Day.⁵ The questionnaire results were a main source of evidence for the HNBP.



Fig. 5 February Open Day



Fig. 6 February Open Day

2.07 The final Open Day was held in December 2017, had a triple purpose and was attended by 100 of the local community.

2.08 Firstly; we wanted to clarify the questionnaire results, once again ensuring that HNBP was an accurate representation of the community's wishes with regards to heritage assets, landscape and views, how any CIL money should be spent and what villagers felt defined the character of the village.⁶

2.09 Secondly; put forward the draft Vision and Objectives to obtain community feedback.

2.10 Thirdly; to present and explain, in as unbiased a way as possible, the two options being put forward for developing the preferred Site Allocation.



Fig. 7 December Open Day



Fig. 8 December Open Day

2.11 In addition to the above, volunteers from HSG, supported by EnAct (a service provided by Community First) reached out to the community especially to the Service Families at Wellington Place, hosting drop in sessions at both Wellington Place Social Centre and The Bagless Tea Rooms plus knocking on doors to ensure everyone knew about HNBP Process and had the opportunity to participate.⁷

- 2.12 In addition to all the community consultations two important projects were undertaken to provide the underlying evidence needed for the HNDP:
- To gather village opinion a comprehensive questionnaire was developed by HSG with assistance from a Market Research company to ensure impartiality. The main questionnaire was delivered to each adult resident in the village during October 2016. Supplementary questionnaires for local businesses and the young people of the village were also circulated. We wanted to make sure that the information we received, which would inform the HNDP, was as comprehensive and representative of the whole community as possible.⁸
 - A RHNS carried out by Wiltshire Council in June 2017 to ascertain the current and up to 3 year need for social housing.⁹
- 2.13 The enormous amount of engagement undertaken has allowed HSG to develop a NDP to best meet the aims of the Parish.

3 Hullavington Parish

The Present Day

3.01 The Parish of Hullavington currently covers 1248 hectares. It is located between Malmesbury and Chippenham in North Wiltshire; and is 3 miles from Junction 17 of the M4. Although it is located close to the motorway junction, it is a peaceful and rural community of approximately 1200 people, mainly based in the village located in the eastern sector of the Parish.

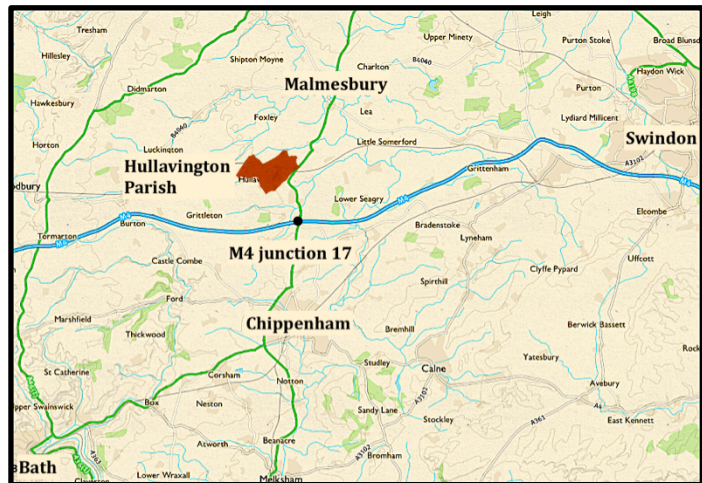


Fig. 9 Map showing Hullavington Parish Contains OS data
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3.02 The village has a close geographical relationship to Hullavington Airfield, which was constructed in 1937 on land that was compulsorily purchased from 3 local farms. The whole airfield is a conservation area and a small portion of this conservation area falls within the Parish, including Stock Wood ancient woodland. This includes the Services Family Accommodation at Wellington Place, which even though it lies outside the settlement boundary is considered very much a part of the village community.

3.03 Dyson bought the Airfield in 2017 and the whole area, including the section that falls within HNDP remit is being restored and developed holistically to be a research and development centre.

3.04 Hullavington has a thriving community with many facilities:

- Local Shop
- Post Office
- Garage
- Hullavington Arms (a Registered Asset of Community Value - ACV)
- Second hand tack shop (was Bagless Tea Rooms)
- Hullavington News - a bi-monthly magazine
- Village Hall (hosting many clubs, activities and community events)
- Primary and Nursery School
- Fortnightly Library Bus
- Two Churches, and
- an hourly bus service to Malmesbury and Chippenham - six days a week.

3.05 These important amenities cannot be taken for granted. They are integral to village life and the community wishes to see them retained and continuing to prosper. Our population is an increasingly ageing one¹⁰ and providing the correct type of housing, which enables younger people and families to move to the village, will help our community continue to thrive.

Local Economy

3.06 Of those working, 60% of parishioners work locally (within 13 miles) ¹¹, but most leisure activities and shopping are accessed outside the village.

3.07 Many businesses operate within the village and wider Parish:

- Service firms, (e.g. electricians, builders, heating engineers, beauticians, dog walkers)
- Customer facing concerns with physical premises within the village e.g. (pub, shop, post office and garage)
- Artisan Brewery
- Farms
- Internet Based Companies – there are many of these and they vary hugely from pet toys to balloons
- Consulting – ranging from recruitment agencies to management consultancies

3.08 Although the main questionnaire indicated that the community wasn't strongly in favour of business development, especially large scale, business and its development is supported by this HNBP as long as it is consistent in scale with its location; does not adversely affect nearby buildings and the surrounding area or detract from residential amenity and it is supported by evidence that it will benefit local economic and social aspirations. It should be supported by adequate infrastructure and it meets all the points in Policies 1 and 3.

3.09 Locally the employment situation could change with Dyson Ltd buying and developing the airfield, and the expected development of the Chippenham Gateway at Junction 17 of the M4 approximately 3 miles away. Both of these may provide significant additional employment opportunities.

3.10 Heritage

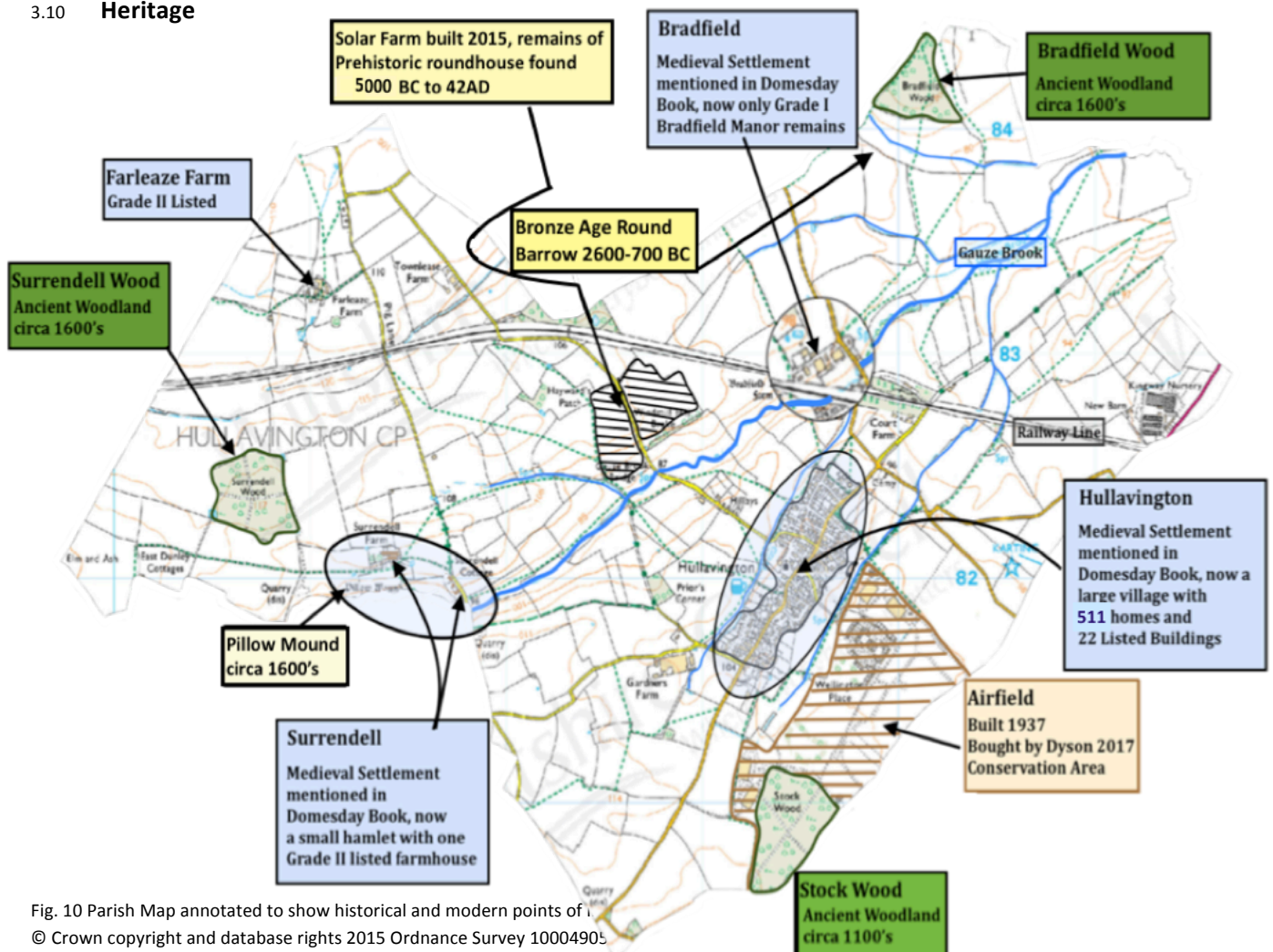
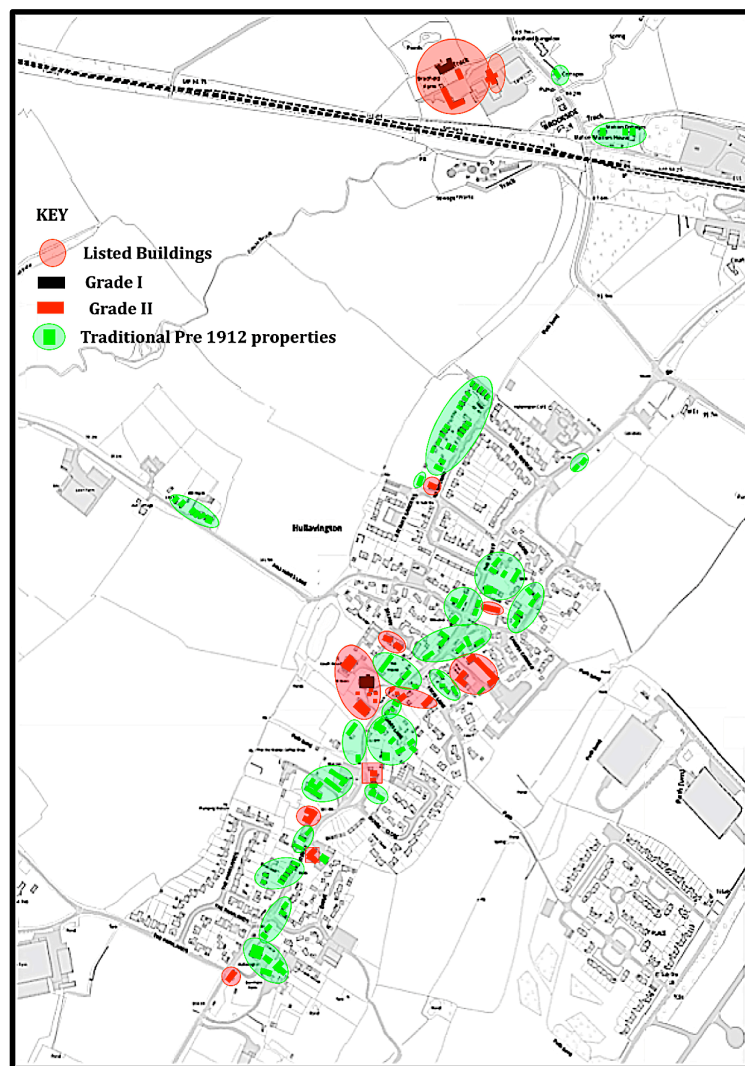


Fig. 10 Parish Map annotated to show historical and modern points of interest.
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- 3.11 The Parish has a rich history of which the community is rightly proud. There are prehistoric sites and finds within the Parish including the remains of a probable Bronze Age Round Barrow, south of Bradfield Wood circa 2600BC -700BC. ¹² Additionally whilst surveying for the development of the Solar Farm, remains of a prehistoric settlement, which contained the signs of a 'roundhouse'. This was found to be dated at anywhere between 5000 BC - 42AD. ¹³ There is one scheduled monument a 'Pillow Mound' at Surrendell. ¹⁴
- 3.12 Three pre-medieval Parish 'settlements' and an area of Ancient Woodland are mentioned in the Domesday Book. Of the three settlements existing from that day, Surrendell and Bradfield remained hamlets whilst Hullavington continued to grow. ¹⁵
- 3.13 The current housing stock in the village is predominantly 20th Century, with 383 out of the 511 homes being built since 1930 but the village also has a large proportion of Listed and traditional buildings. ¹⁶
- 3.14 Of the 30 Listed structures ¹⁷ within the Parish, 23 are in the village, which also has 93 of the 101 traditional homes; these are concentrated in two main areas:



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Fig. 11 Hullavington Listed and Historic Buildings

- 3.15 Firstly, The Street (the main road through the village) provides the 'backbone' of character that runs through and exemplifies the village's personality. It was the original thoroughfare through the village, and in the 16th, 17th and 18th centuries the properties were mainly copyhold farmhouses (with farm buildings and pasture directly behind them). Of the farmhouses that were present in 1764, nine still remain.

Of 85 houses along its length there are:

- 10 Grade II Listed homes
- 44 non designated traditional houses, being built between 17th and the end of the 19th Century, as well as:
- 5 groups of Grade II Listed monuments sited within the churchyard, the Lych Gate erected in 1897, our Red K6 Telephone Box, and
- St Mary Magdalene Church which is Grade I Listed, and of 12th Century origin.

3.16 Secondly, Newtown, north of the village, where 25 of the 26 cottages were built between the 18th to the late 19th Century and additionally, there is a Grade II Listed chapel which was built in 1840.

3.17 It is important that these buildings are respected but currently, apart from those structures which are Listed, the village's old traditional properties have no formal protection. Sustainable development includes protecting the built environment and allowing growth, whilst safeguarding the historic character found within the village for future generations.

3.18 The local community highly values the distinctiveness and sense of place that our Listed and traditional houses and structures create, as being integral to the village's character¹⁸. New development proposals will be designed to ensure the nature, character and setting of the village is retained and enhanced, as this was a major response from our questionnaire consultation.¹⁹



Fig. 12 The Street circa early 1900's showing original Post Office and Garage

Landscape, Setting and Biodiversity

3.19 Although not in a conservation area, Hullavington Parish is located adjacent to the eastern edge of the Cotswolds. The Parish is a patchwork of irregular fields, with abundant mature trees, hedgerows and three Ancient Woods; these can be found in the north, south and west sections of the Parish covering a total of approximately 42 hectares between them. They have been in situ for at least the last 400 years and in the case of Stock Wood in excess of 900 years.²⁰

3.20 The Parish has a diverse range of wildlife and a range of protected species and priority species and, although none of these are notifiable, the community feels strongly that as much as possible should be done to protect these habitats and wildlife.

3.21 We recognise that any development at Hullavington will cause loss of green fields and will be outside the current village boundary. This being the case it is vital to ensure that the correct balance is achieved, providing new housing and new village infrastructure, whilst protecting the local environment from both a biodiversity and village setting viewpoint.

3.22 Although in the wider context, the setting of the village is not nationally or even regionally High Value; it is important to and valued by the villagers, who do not wish development to diminish the village setting but enhance it.

- 3.23 We asked the community both in the 2016 questionnaire and at our third Open Day on 2nd December 2017 how they felt about the setting of the village, the landscape, whether they thought it was important to protect these and if so, which particular areas and views they would like to see conserved. The answer was a resounding yes to the landscape’s importance and wanting to protect it.
- 3.24 However as no other areas of land outside the village boundary will be developed for housing within the plan period, none of the areas that were put forward as potential Open Green Spaces need additional protection in this HNDP.
- 3.25 Despite its rural setting, there is little public green space within the village. Currently, there is only one small triangle of ‘Village Green’, designated in 1977, and there are relatively few mature trees on public land within the built environment of the village itself, so it is important we protect and enhance these where possible. ²¹
- 3.26 Hullavington has no village field or recreational play or sports spaces for either children or adults openly accessible to the whole population. Resolving this is one of the community’s main aspirations. The school field, which is owned by Wiltshire Council, is effectively out of bounds during the day in term time and it contains the only very small playground in the village, which is only suitable for pre-school children.

“A decent children's play area and sports ground/facilities as the village has nothing for children”

Note: All comments presented in this format have been taken from the over 900 free form individual comments in the 2016 Questionnaire and from the comments left at our various Open Days. The comments are always displayed un-edited

4 Vision and Objectives

4.00 The following section outlines:

The Vision – an overarching statement or series of statements describing what the community wants Hullavington to look like at the end of the HNDP period;

The development of Hullavington’s Vision has been an evolutionary and holistic process, with community engagement always at its heart. The community voice has guided everything HSG has done. At each stage, Open Days and Questionnaires, feedback was sought and this feedback has informed the next stage of the process. This extensive consultation has enabled HSG to form the Vision so that it meets the views of the majority of the community.

Hullavington’s Vision

Hullavington will continue to be a vibrant village full of community spirit, where people enjoy living, working and socialising.

All development will be sustainable and meet the evolving needs of the community, providing a wide range of new housing, giving a choice of suitably sized, high quality homes.

The growing population will support a vibrant village, thriving local school and excellent leisure facilities.

All development will be designed in sympathy with its surroundings and will enhance the distinctive, peaceful, historic character and setting of the village within the wider Parish, and also protect and enrich the Parish’s wide range of habitats and wildlife.

- 4.01 The Objectives are broad statements of intent. Having explored the issues and identified the key messages and things of importance to the community a set of objectives was developed by HSG to deliver the Vision. These were presented to the community at the third Open Day and they were overwhelmingly approved.

Objectives

Provide high quality new homes to meet the village's current and emerging housing needs.

Enhance and reinforce the historic character and distinctiveness of the village through:

- a. Design that maintains the distinctive character of the village, and**
- b. Respect for the village setting and surrounding landscape.**

Conserve and facilitate interaction with the natural environment by :

- a) Protecting and maintaining an effective network of green space to improve quality of life,**
- b) Enhancing biodiversity, and**
- c) Providing open public space accessible to the whole community.**

5 Policies

- 5.01 A Neighbourhood Plan is first and foremost a land-use document and the following policies have been developed to manage the future development of the Parish in order to achieve the community's Vision and Objectives. As such HNDDP Policies have to be well defined for both developers and planners. But crucially they also have to be clear to the community whose ideas they represent and who will be responsible for passing HNDDP at referendum. It is important in some instances that the very locally specific policies within the HNDDP are given context by the relevant WCS Core Policy allowing them to be more easily understood by the community.

During the consultation events the local community identified a number of issues, which fall outside the planning systems remit, these Community Aspirations are located in Section 7.

- 5.02 At the beginning of the Neighbourhood Development Plan process we understood that to have a Neighbourhood Development Plan was to be open to development - the NPPF states as long as development is sustainable, the presumption is that planning permission be granted. We have used community feedback and consultation at all stages to ensure we have truly represented the views of the majority of the community and delivered the development that best represents these.

- 5.03 In 2012 Wiltshire Council released the results of their initial surveys of the SHLAA sites that had been put forward in the Parish. They assessed the potential capacity of each site as follows: 35 homes on site 689; 82 homes on site 690; 29 homes on site 1112; 34 homes on site 3129; and 36 homes on site 3162.²²

Sites 3377 and 3536 had yet to come forward at this point.

- 5.04 When we started the process there were 6 proposed SHLAA sites, with the seventh being put forward after our own 'call for sites' during the initial community consultation process.²³ At the same time, in the Chippenham Community Area remainder Topic Paper (2017), the five large villages that make up that area were given a combined housing target of 138 for the period up to 2026.²⁴

5.05 In our 2016 questionnaire the village expressed the following views regarding the type and size of development they wanted to see in the village:

- 69% of the village wanted 20 – 40 houses, with only 11% wanting 60 or more houses; ²⁵
- 73% wanted a small development, with only 23% wanting a large development ²⁶, and
- 82% wanted brownfield to be developed in preference to greenfield. ²⁷

5.06 However, also through the questionnaire, the village indicated that the following were likewise important to them:

- A. 84.4% wanted a large green space for all to use and playgrounds accessible and suitable for children of all ages; ²⁸
- B. The landscape and village setting to be conserved 92.9%; ²⁹
- C. A development which has a village feel with wide streets 78.1%, green spaces 86.4% and integrated wildlife habitats 83.4%; ³⁰
- D. The school to be able to accommodate any new village children, with 96% saying it was important that village children should have the right to go to the local village school. The school is currently at maximum capacity and to accommodate children from any new development it would have to expand ³¹, and
- E. The current problems of the school car parking to be alleviated, with 87.1% wanting extra off road parking to be provided. ³²

5.07 The questionnaire also asked respondents to choose the development site that they thought would be best for the village, by ranking each of the SHLAA sites in order of preference 1 – 6. The table in Fig. 13 orders the sites according to the % of people choosing each site in their top three ranking ³³
The village chose site 690 as their top preference.

5.08

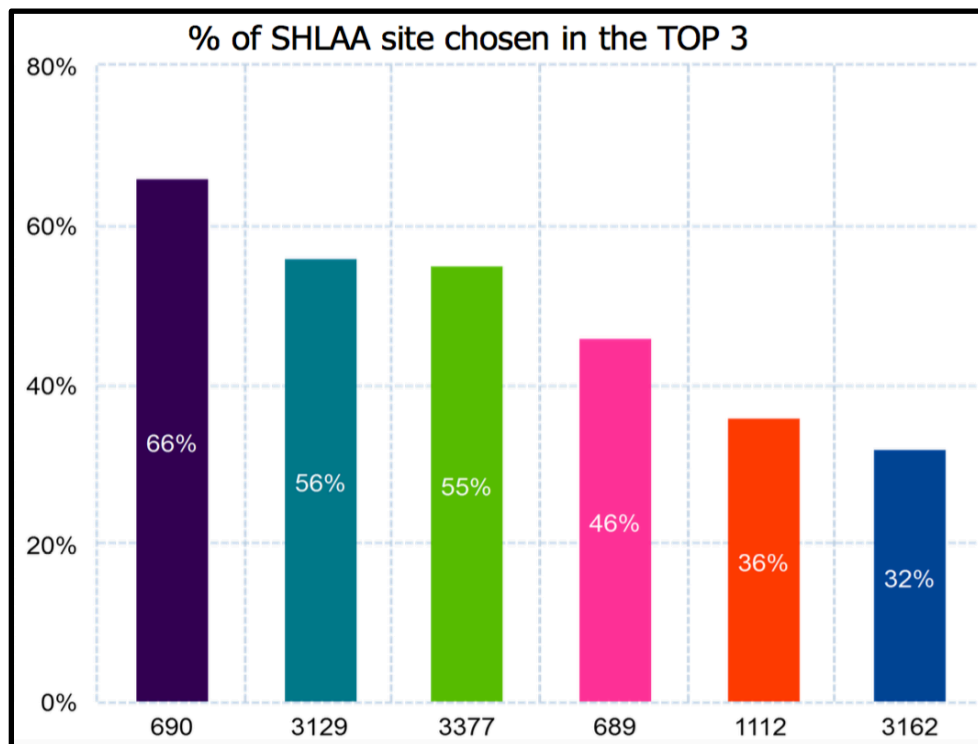


Fig. 13 % of SHLAA sites in top three

5.09 HSG has researched widely, aiming to understand as much as possible about our village environment, to use this information to fully inform the HNDP and the community regarding their choices; the investigation has been extensive, using data from a wide variety of sources. ³⁴

5.10 In 2016 HSG applied to Locality (a government agency set up to help the Neighbourhood Development Plan Process) for technical assistance and in 2017 Locality's consultants AECOM gave HSG an independent assessment of each of the proposed development sites in the village, they surveyed the additional part of 690, to allow us to see if it would be viable to be developed; either independently or as part of the whole site.

5.11 This process determined that of the seven original sites, three were currently suitable for development; i.e. they were /are viable, which means:

Deliverable - within the time period of the HNDDP

Accessible – to the national road network, and

Available – the landowner wishes it to be developed

These were sites:

689 – behind Gardners Drive,

690 – The School Site, and

1112 – Behind Newtown.

5.12 The following reports were completed for Wiltshire Council, as part of the DPD process:

- Sustainability,³⁵ and Landscape Character Assessments³⁶ on sites 689, 690 and 1112
- Habitat Assessments for the village, and the whole of site 690³⁷

5.13 Additionally:

- Independent site selection assessments were carried out by AECOM on all SHLAA sites as part of the HNDDP site selection process³⁸, and
- as part of the Regulation 14 process the allocated site for HNDDP (690) had an SEA and Habitats Screening³⁹ undertaken by Wiltshire Council.

This screening concluded there was no need for further assessments.

5.14 All three sites are located on the edge of, but outside the settlement boundary.

5.15 Both 689 and 690 are un-ploughed fields used predominantly for grazing cattle, whilst 1112 is an arable field.

5.16 The Wiltshire Historic Landscape Characterisation (HLC) 2016 tells us that 689 is a post medieval piecemeal enclosure, whilst 690 and 1112⁴⁰ are both, amalgamated post medieval fields.

5.17 689 is partially brownfield, whilst 690 and 1112 are greenfield.

5.18 All the sites are within the recommended walking distances to village amenities.⁴¹

5.19 HSG had discussions with the landowners and /or the developers of all the sites. Further meetings and on going discussions were then held with the developers of the 3 viable sites. This was to understand their intentions for the sites and to inform them of the village wishes and the HNDDP's progress. Site 689 and site 1112 were being proposed for the development of 35 and 25-30 homes respectively; whilst the proposal for site 690 had altered from the initial 82 homes to approximately 70 homes for the whole site.

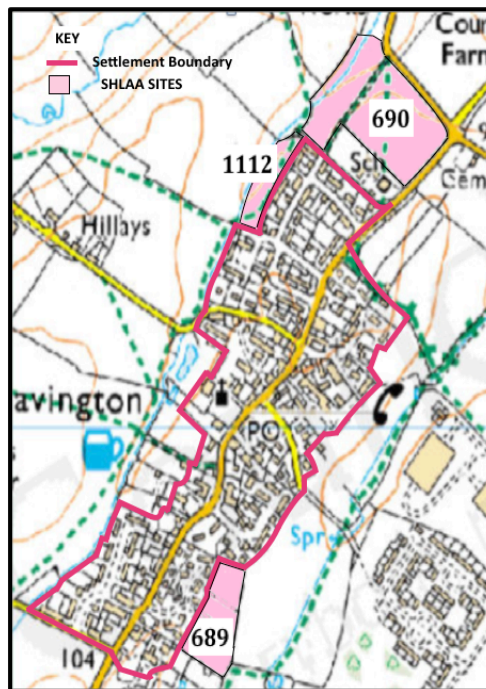


Fig. 14 Map of Hullavington's 3 viable SHLAA sites and their relationship to the settlement boundary

Making the right choice

- 5.20 From the evidence above, all three sites could be developed, however the function of a Neighbourhood Development Plan is to shape development for the benefit of the community and to deliver the Neighbourhood Development Plan Vision. The village community had already voted site 690 as its preferred option for development in the village, but it was important that HSG could confirm that the evidence gathered from the community supported their choice.
- 5.21 The question that needed to be answered was which development site would provide the village the most benefit whilst delivering the Vision. HSG used evidence gathered from the community Questionnaire, Open Days, and from external sources to make the decision as to the best site for development in Hullavington.
- 5.22 The site chosen needed to be the best one for the long-term development of the whole of Hullavington Parish, providing more than just homes but also amenities of value to the whole community.
There are two main areas where this is particularly important:

Village Outdoor Facilities

“We have a thriving community with lots of facilities and children here. However, the total lack of anywhere for them to go as an open/safe/play area is a big failing of the village. A couple of swings in the school field is fine 4 toddlers, but little else”

- 5.23 The village has very little green infrastructure, we have a pretty ‘Village Green’ approximately 0.15 hectares; but there is no village field, football, cricket pitches or playgrounds within the Parish that are suitable for anyone other than pre school children; there is nowhere for children or adults to play sports, meet socially or just hang out.

“A new playground. What we have at the moment is dreadful”

- 5.24 It is the village’s biggest failing and being able to tackle this deficiency is a really important consideration when weighing up the benefits of each potential development site. There is an absolute necessity to provide green areas for both children and adults. ⁴²

The Village School

- 5.25 The school is the facility that the majority of the village felt was most important to the continued wellbeing of the village; ⁴³ it will also be the one most directly impacted by development.

“Absolutely essential for village cohesion, the environment and a satisfying village life for every child in the village to be able to have a place at school here. This means it's ESSENTIAL for the school to expand, and the parking with it, as the population increases”

- 5.26 There are 2 factors that could increase the vulnerability of the school:
- Firstly, if there is no change to the housing stock, the number of villagers over 60 as a percentage of the total village population will continue to increase, (see HNBP 3.05 and 5.47) with the consequence there will be fewer younger families and therefore fewer children attending the school, this is a trend that can be seen in many villages all over the country.

- Secondly approximately 50% of children attending the school are from Service Families. When Buckley Barracks is closed - by 2029 ⁴⁴, there may be a sudden drop in the numbers of children attending the school.

5.27 Extra homes will likely bring more children to the village, which in turn will help provide long-term stability to the school population. It is important, for the families concerned, the viability of the school and the sustainability of the village, that the school has the capacity to give all children within the Parish the choice of attending their local village school. This is a right that the community felt very strongly should be had by all Parish children, ⁴⁵ the community were also vocal about the need to have the correct infrastructure in place. ⁴⁶

5.28 Parking at the school causes safety issues during pick up and drop off of children; the community also wanted this problem to be solved. ⁴⁷ HSG felt that if the roads were less chaotic and dangerous that parents would be more inclined to allow their children to walk or scoot to school, which in the longer term would benefit the whole community as well as increasing the sustainability of the village.

“Ensure the school has a ready supply of children. Particularly if Buckley Barracks is closed”

Allocation

5.29 After extensive evaluation HSG confirmed the whole of Site 690 as the only site, available at this time, which could provide the mix of housing and village amenities required to meet the HNDDP Vision. The main reasons for this are shown below:

- 1. The development site is the only one large enough so that it would be able to provide a Public Open Space for the village, with children’s playground(s), ⁴⁸ but only if the whole site is developed, as per our allocation.**

The development of 690 would also allow the following important points to be addressed,

- 2. A safer pedestrian route to the village could be provided for those living at Brookside, through the development site. ⁴⁹**
- 3. It would facilitate much needed Highways improvements to the junction of C33 (The Street) and C1 (Norton Road). ⁵⁰**

and additionally although similar number of homes could be provided by developing the two other sites 689 and 1112 concurrently, the close proximity of site 690 to the school would:

- 4. Also allow for development land to made available enabling a community car park to be built, this could also be used for drop off and pick up at school ⁵¹ and,**
- 5. Make it possible, due to its position, for development land to be made available to allow for school expansion ⁵²**

5.30 In June 2017, concurrently and separately from HNDDP selection process, Wiltshire Council, as part of the DPD, strategically allocated ⁵³ the larger of the two fields in 690 for 50 homes, they additionally allocated 30 homes in Yatton Keynell. ⁵⁴, which meant that the Chippenham Community’s area, was left with a target of 58 homes to be allocated between now and 2026, this reduces to 38 as HNDDP is allocating an additional 20 homes at Site 690.

5.31 Development site 690 has been independently chosen in three ways:

1. The village community chose it via the vote in the 2016 Questionnaire
2. In 2017 Wiltshire Council chose it through their DPD process
3. HSG, having taken all the available evidence into account, and concluded that it is the best site to deliver the HNDDP Vision.

- 5.32 Because the Wiltshire Housing Site Allocations DPD land use allocation differed from our own evaluation we had to make a decision whether to accept their allocation or to proceed with our original plans.
Neighbourhood Plans are allowed to allocate homes over and above the strategic development, as long as they are endorsed by the local community and accord with the provision of the NDP.
- 5.33 What proportion of the allocated site should be developed? Should it be the whole of the SHLAA site, as per the village's initial decision in 2016, or only the larger field for approximately 50 homes as per Wiltshire's Strategic DPD Allocation?
- 5.34 Whichever option was chosen, the development would be viable. Each route would deliver very different levels of benefit to the community;
If the larger 70 homes option was chosen:
- There would be an additional public open space
 - The car park provision would be fully completed
 - Footpath 29 would be extended to The Street and enhanced into a green corridor
 - We would be able to negotiate with the developer and input into the plans for the development site via the Master Plan on an on going basis, and lastly
 - There would be approximately 20 extra homes.
- If 50 homes were chosen the above would not be possible, it would be a 'normal housing estate'.
- 5.35 At the Open Day on the 2nd December 2017, the differences between the partial (50 homes) and full (70 homes) development of the site were fully explained and discussed in detail. This was followed up with the hand delivery of a letter to each adult in the village, which included voting literature explaining the options and how they could vote,⁵⁵ and additionally all the presentation details from the Open Day could also be found on the HNDP website.
- 5.36 At the beginning of HNDP process the community had three major areas that they felt needed to be addressed:
1. that no more than 40 homes that blend with the village character protecting the village's setting and biodiversity, be built;
 2. that community facilities be protected, and
 3. finally the overriding desire to provide a public green space for the village.
- The last of these could only be realised if it was the larger development option allocated, this would utilise the whole of site 690, giving the space to assign a larger proportion of the site for recreational use. Because of these conflicting priorities HSG made the decision that having given the community the facts, for each development option; it must be the community that make the final decision regarding the number of new homes that will be built in the village.
- 5.37 **The community vote commenced on the 3rd December 2017, concluding on the 24th December 2017.**
- 5.38 **Total votes cast 359 48% turnout (the Parish not including Wellington Place)
43 % (including Wellington Place)**
- 5.39 **Option A - 50 homes attracted: 161 votes - 45%
Option B - 70 homes attracted: 198 votes - 55%**
- 5.40 **The allocation was made, as per the community wishes, for approximately 70 homes on the whole site; to include the 50 homes strategically allocated within the Chippenham Areas DPD, approved by Wiltshire Council Cabinet on 10th July 2018 and going through the inspection process.**

Settlement Boundary

Hullavington has very little 'infill' land available within the Settlement Boundary, the vast majority having already been developed. During the 'Call for Sites', both Wiltshire Council's and our own, only sites outside the settlement boundary came forward. It was clear from the beginning of the process that any development that took place would do so outside the current boundary. It is important to the community that the new development is fully integrated with the village, therefore we propose that the Settlement Boundary be redrawn to include the new development site by the school.

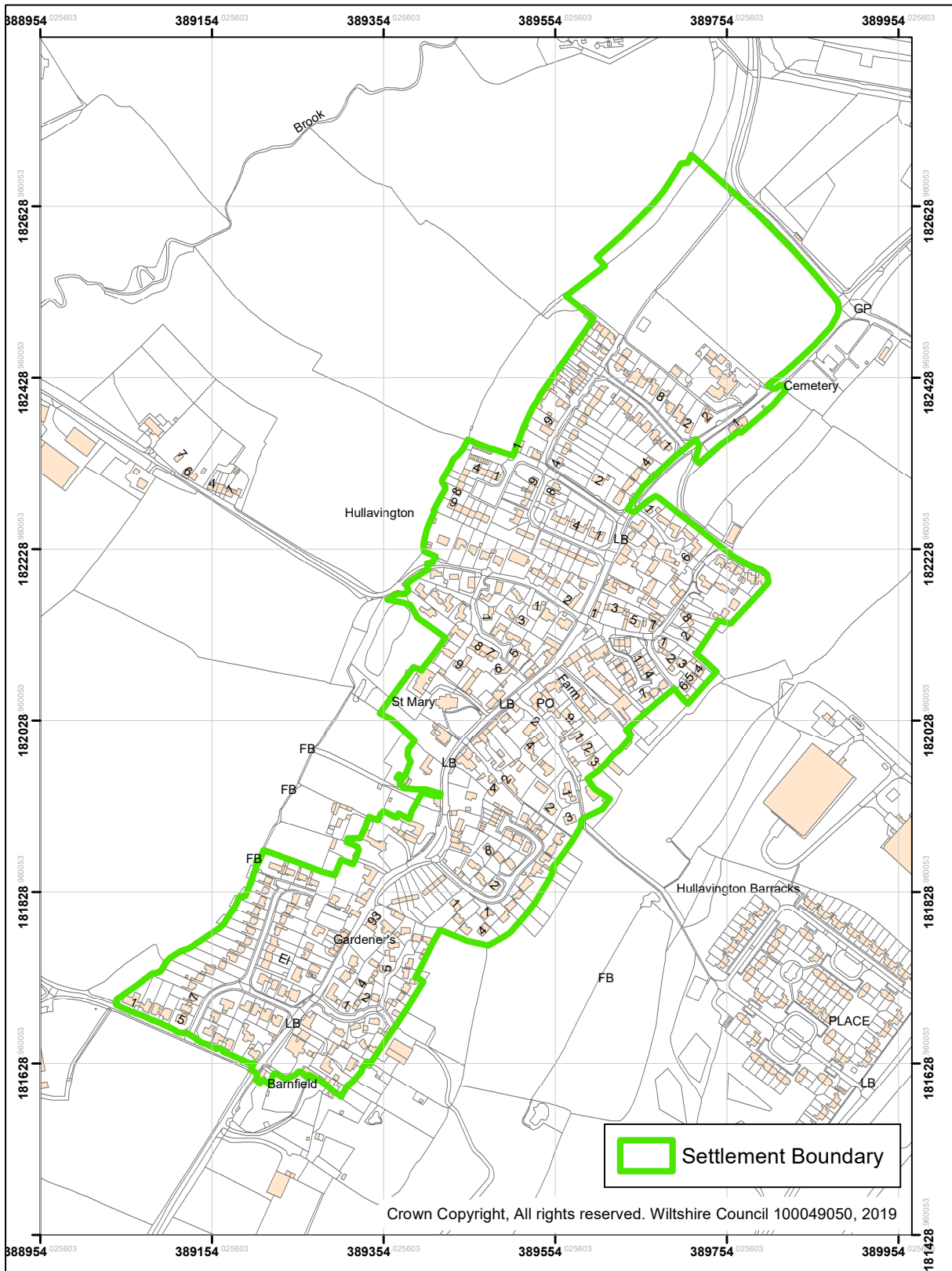


Fig. 15 Settlement Boundary

- 5.42 Wiltshire Council proposed updates to the settlement boundary shown in green (Fig.15) during the preparation of the Wiltshire Housing Site Allocations Plan. The Settlement Boundary proposed in the Wiltshire Housing Site Allocations Plan has been taken forward into the HNBP and updated to now enclose the site allocated in Policy 2. The up to date Settlement Boundary is shown in figure 15.⁵⁶
- 5.43 Policies have to be clear, meaningful, understandable to planners and developers alike. Neighbourhood Plans are generally not expected to repeat policies from either the Local Plan or the NPPF
- But importantly the Policy also has to be clear to the community whose ideas it represents and who will be responsible for passing it at referendum. It is important as in some instances the very locally specific policies within the HNBP are given context by the relevant Core Policy and so allow them to be more easily understood by the community.

Policy 1: Settlement Boundary

The settlement boundary is identified in the Proposals Map (Fig 15).

Development proposals will be supported **WITHIN** the settlement boundary, subject to compliance with Policy 3 in the Neighbourhood Development Plan and other relevant policies of the Development Plan.

Development proposals **OUTSIDE** the settlement boundary will be supported where:

- they are in accordance with the Development Plan Policies in respect of appropriate uses in the countryside;
- they relate to necessary utilities infrastructure and where no reasonable alternative location is possible; and
- they are in compliance with Policy 3 within this Neighbourhood Development Plan.

The development of Policy 2 - Allocation and delivery Site 690.

- 5.44 It is essential for the village that the new homes have the correct mix of housing in terms of Market and Affordable homes; that the mix of tenure reflects the requirements of the village; the number of bedrooms and design of each home provided meet the village's needs; that the homes are of the highest build quality; they reach the highest energy efficiency benchmarks; they are designed to enhance both the village setting and reinforce Hullavington's sense of place and character; that any development protects our diverse range of habitats and associated wildlife, and indeed where possible these are enhanced; it is also essential that the school is properly considered throughout this process.
- 5.45 The individual sections below highlight the key areas identified by the village as being the most important factors that need to be taken account of when any development is considered.

What type of housing does Hullavington need?

- 5.46 The average age of Hullavington's population is increasing which could lead to the village population becoming unbalanced; this is not helped by the escalating price of homes in the village making it increasingly difficult for young families to move and/or stay in the Parish. The Parish requires housing that is suitable for those who wish to downsize and which is also attainable for younger families; this will be essential to help maintain a vibrant and sustainable village.

"A community that crosses all ages is vital for a sustainable village. We are lucky to have our school but families need to be able to rent/buy housing in the school area"

Justification and Evidence

- 5.47 There are various factors limiting the choice and availability of housing:
- The low turnover rate, approximately 3% sold pa and fewer homes being built⁵⁷
 - Only 19% of homes with one or two bedrooms⁵⁸
 - 56% of households within the village which have only one or two occupants⁵⁹
- 5.48 Over the last 10 years there has been a noticeable change in the age demographics within the village. This can be seen clearly when looking at the census data below.⁶⁰

Census Date	1981	1991	2001	2011
Over 60's	13.67%	13.40%	14.00%	21.20%

Fig. 16 The number of over 60's as a percentage of total village population at each census point

- a Prior to 2011 the number of villagers over 60, as a percentage of the total village population, had remained relatively constant at 13.67%, 13.4% and 14.2% respectively (1981, 1991 and 2001).
- b In the 2011 census, this figure was 21.2%, which shows an increase of well over 50% in the number of over 60's in the village.

c This trend mirrors the national figures and is expected to continue. Indeed, the Wiltshire Housing Strategy 2017 – 2022 predicts a 68% rise between 2015 -2025 in the number of people aged 75 and over in the county. ⁶¹

5.49 Whilst our latest RHNS 2017 ⁶², indicated a relatively small requirement for social housing within the current village population, it revealed a demand for other suitable housing that is not currently available in the village.

5.50 Those responding to the latest 2017 RHNS stated: ⁶³

- 94% that there is a lack of suitable housing within the village;
- 74% that they want more affordable starter homes;
- 52% that they want smaller properties suitable for older people;
- 38% of respondents supported shared ownership;
- 18 current residents of the village indicated that there was no suitable housing enabling them to stay within the village, and
- 2 and 3 bedroom homes were the most popular option for size of homes sought.

5.51 This was also seen in the 2016 HNDP Questionnaire - 79.1% wanted more low cost starter homes. ⁶⁴ The community also thought that having homes with fewer bedrooms was important, in the Questionnaire responses they stated that it was important to have homes with 2 and 3 bedrooms, 78.9% and 88.4% respectively, as opposed to executive 5 bed homes 23.7%. ⁶⁵

“Housing for first time buyers and families with young children needed or else the ‘younger element’ of the village will disappear. We NEED to keep a village shop and post office for young and old alike”

5.52 Such a range of homes would allow those who wish to move to the village (or back to it) the chance to do so, and it would also allow older current residents the opportunity to downsize and remain in the village. Currently, the village has a lack of suitable homes for any of these groups.

5.53 It is also important to consider the possible future needs of the population and take these potential needs into account where feasible when designing new homes.

5.54 Affordability also remains a key housing issue for Hullavington. The disconnect between the cost of houses and the average salaries ⁶⁶ in this area means that it is increasingly challenging for families to move into or stay in the village and buying within the village is virtually impossible for the large majority of young people who grew up here. We would encourage developers to register the development, so that it is eligible for the full range of shared ownership and equity schemes. There are government schemes available for both first time buyers and those who have already owned a property. It is equally important that local people who are interested in Affordable homes, be they shared ownership or as tenants register well in advance of the development.

What attributes do the community want to see within new homes– in terms of aesthetic, quality and the features they incorporate?

5.55 Any properties built within the Parish of Hullavington should be designed to enhance the village setting thereby protecting the historic nature and character of the existing village. They should also be high quality, energy efficient and be able to be used by any sector of the community.

“we want high quality housing which compliments and enhances the village”

Justification and Evidence

- 5.56 The village in the 2016 Questionnaire, ⁶⁷ told us that they wanted any new development to ‘blend’ with the rest of the village. However, the village consists of housing from the 13th through to 21st Century, ⁶⁸ with all the disparate styles and character that each decade brings, so what exactly does this mean?
- 5.57 At our last Open Day we asked what the village meant by that statement. What was the character that they wanted to see new development blended with? ⁶⁹
- 5.58 The community considered the central spine of the village best represented its character; with its traditional homes, walled front gardens, cottages and the Church. HSG have used the resulting community feedback to produce a ‘Design Concept for Development’ (Appendix 3), to illustrate the wishes of the village in terms of design, style and materials to be used. ⁷⁰



Fig. 17 18th century cottages along The Street



Fig. 18 Grade II Listed Cottage along The Street

- 5.59 It is possible to achieve sustainable development, whilst enhancing the built environment of the village, allowing growth, at the same time as safeguarding Hullavington’s atmosphere for future generations. ⁷¹

“The village character is its heritage buildings and the spirit of the community. Any development needs to emulate these to enhance the village ‘feel’ and enhance settings - wants to have feel of always being there”

- 5.60 The local community values the distinctiveness and sense of place that the Listed and traditional houses and structures create, as being integral to the village’s personality. New development proposals should be designed to ensure the character of the village is retained and enhanced.



Fig. 19 St. Mary Magdalene Grade I Listed



Fig. 20 18th Century cottage along The Street

5.61 As well as wanting any new development to blend seamlessly with the existing built environment, the community feels that every effort should be made to consider the 'eco-friendliness'⁷² of a home. The energy efficiency of a building is key in this respect, has no visual impact and will reduce the carbon impact of the new development.⁷³ Measures that increase the energy efficiency of each house will have a positive impact on the development's sustainability.

5.62 The village also wanted to make sure that any new housing development has easy access to village facilities.⁷⁴ It is particularly important to make sure that the infrastructure is suitable for all ages and abilities. Having well thought out routes has a three-fold benefit as wide, well integrated pathways will also encourage walking for short village journeys, and give easy access to public transport i.e. the bus. Additionally good links to the village will encourage full social integration for the residents of any new housing. All of which increase the sustainability of any development.

Protecting Wildlife, Habitats and Rights of Way

5.63 The village has a diverse range of habitats and wildlife. The community felt it was important to protect these where at all possible.⁷⁵

Justification and Evidence

5.64 These include several species of bat, from the relatively common Pipistrelle, in various locations around the village and Serotine bats in the Church⁷⁶ to Greater Horseshoe bats;⁷⁷ there is a maternal roosting colony of these in the north of the village; there are also Barberry Moths, a priority species, the village has one of the nine known colonies in the UK, and currently in conjunction with The Butterfly Conservation Society, the village is part of a conservation project to increase their numbers. This species is covered under the NERC Act (2006) and perhaps more importantly it is listed on Schedule 5 of the Wildlife and Countryside Act (1981). It is legally protected from killing and from damaging or destroying its shelter, in this case the Barberry bushes. Therefore, the existing hedgerows in the area should be retained and protected.⁷⁸ There have also been recent sightings of otters in and around Gauze Brook and we have various species of Owl.⁷⁹

5.65 Stock Wood is 900m south from the centre of the village and forms part of the conservation area that covers the entire airfield. It has a wealth of different species including Marblewhite Butterflies, Silverwashed Fritillary Butterflies, Dormice, Great Crested Newts and rare fungi.⁸⁰ This area is now owned by Dyson and they will be required to put ecological remedies in place, where required, to mitigate for changes they are making to the site.⁸¹

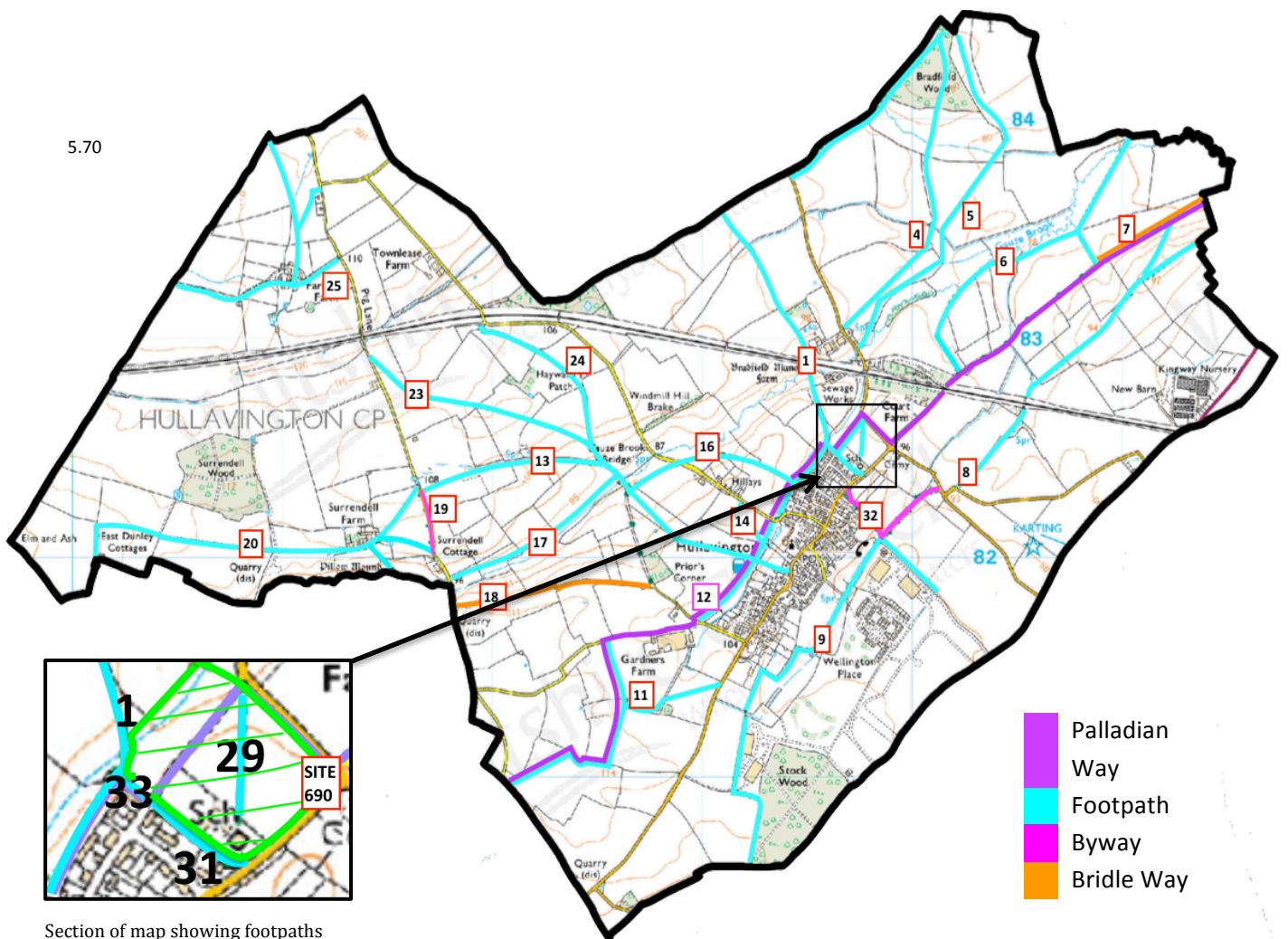
5.66 The community feels strongly that HNDP should recognise and protect the wildlife and habitats within the Parish.⁸² Where development occurs any potential harm to the biodiversity of the development site should be of paramount concern to any developer, who will ensure that biodiversity is protected.⁸³ We have researched extensively during the course of writing the HNDP, wanting to make sure that we had a good working knowledge of the wildlife and habitats in the Parish.⁸⁴

5.67 The fields both in the wider Parish and those immediately surrounding Hullavington make a significant contribution to the tranquil, peaceful character and setting of the village that is enjoyed by many people. Residents feel that particular attention should be paid to conserving this setting when any development site is allocated.⁸⁵

5.68 The majority of the footpaths in the Parish and all those, except HULL 33 by and within the development are historic; they are noted on the first map that actually captures footpaths; the Ordnance Survey Map of the area, surveyed in 1885 and, published in 1889. Maps prior to this time were largely commissioned by landowners and were drafted to their specifications, for example the Tithe Map of Hullavington 1842 which has no footpaths mapped. The footpaths, bridleways and byways in the Parish are shown on the map below and also the Palladian Way, a long distance walk which runs from Buckingham to Bath; they are all well used and many give fabulous views of Hullavington.⁸⁶

5.69 It is important to the community to avoid any loss of quality or extent of any of the Public Rights of Way from the development site and any loss should be compensated for off site if necessary. The community adamantly wants to retain the footpaths, the views and setting of the village, and the few existing areas of green space within the village.

5.70



Section of map showing footpaths around Site 690

Fig. 21 Map showing Public Rights of Way in Hullavington Parish

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5.71 HSG, have carefully considered all the evidence above and we have developed it into a policy for successfully delivering the allocated development site.

5.72 We have also negotiated with the developer of the site adjacent to the School (690) to ensure the Parish get the best from the development, providing more than just homes but also amenities that represent real added value and benefit for the whole community and these can be seen below.

Additional Benefits – Negotiated and Agreed with Hannick Homes for Site 690.

These benefits are all over and above the minimum legal requirements, they are not necessarily binding on any other developer and as such are not in policies.

- Provide additional Public Open Space and Children’s play area(s), over and above that required by planning regulations. Provided in accordance with details to be designed to meet the expressed wishes of the whole community, whilst taking account of local amenity. This Public Space will be conveyed to the Parish Council, as Trustees for the village, and clear arrangements for its long-term maintenance and management will be provided;
- The placement of this open space has also been negotiated, so that the impact on the cottages at Newtown is mitigated, as far as is possible. It will be provided in the smaller more northerly of the two fields; its size and placement can be seen on the Indicative Land Use Plan below.
- Homes will be designed taking reference from and paying close account of the Design Concept for Development Guide. This will ensure the new development sits comfortably with the historic rural nature of the village.
- Homes will be designed with the community’s current and potential future needs taken into account. Appendix 4 shows the additional specific accessible design features that have been agreed with Hannick Homes to apply to all homes on the allocated development.⁸⁷
- The boundary of the development will include a new pedestrian access from the development to the C1, giving safer access to Down Lane from the village;
- Footpath 29, which crosses the development diagonally will be made into a green corridor and additionally Footpath 29 will be linked to the village via an extension to The Street and its access at the Norton Road end will be improved, and
- The community car park referred to in Policy 2 will be circa 20 spaces and will be fully completed, this community facility will be conveyed to the Parish Council, as Trustees for the village, and clear arrangements for its long-term maintenance and management will be provided.

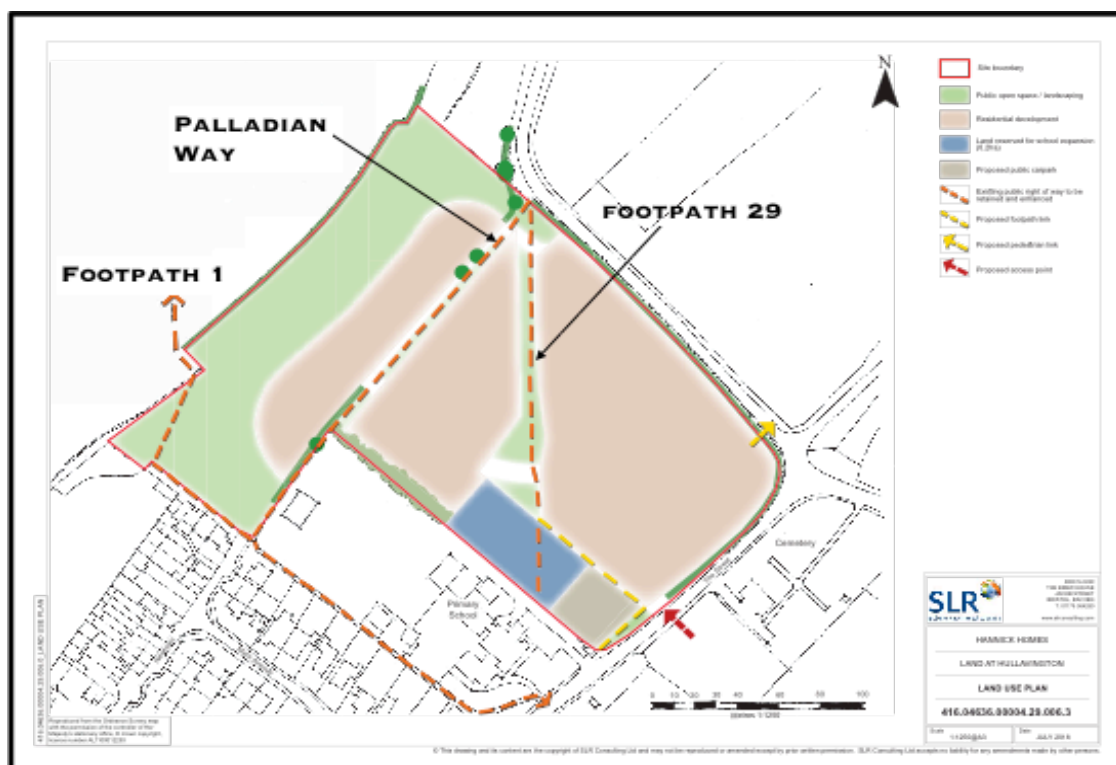


Fig. 22 Agreed Land Use Plan

5.74 It is important that there is open communication and on going consultation between the developer and the community to ensure any development best meets the needs of the Parish.

5.75 When applying for planning permission the developer of the allocated development will be required to demonstrate compliance with the all the points, principles and criteria within Policy 2, as well as the relevant policies of the Development Plan.

Policies in the HNBP have to be clear and understandable to both developers and planners, the criteria within Policy 2 are ordered for ease of use and coherence.

But importantly the Policy also has to be clear to the community whose ideas it represents and who will be responsible for passing it at referendum. This has meant reiteration of some of Wiltshire's Core Policies, where omission would have been confusing.

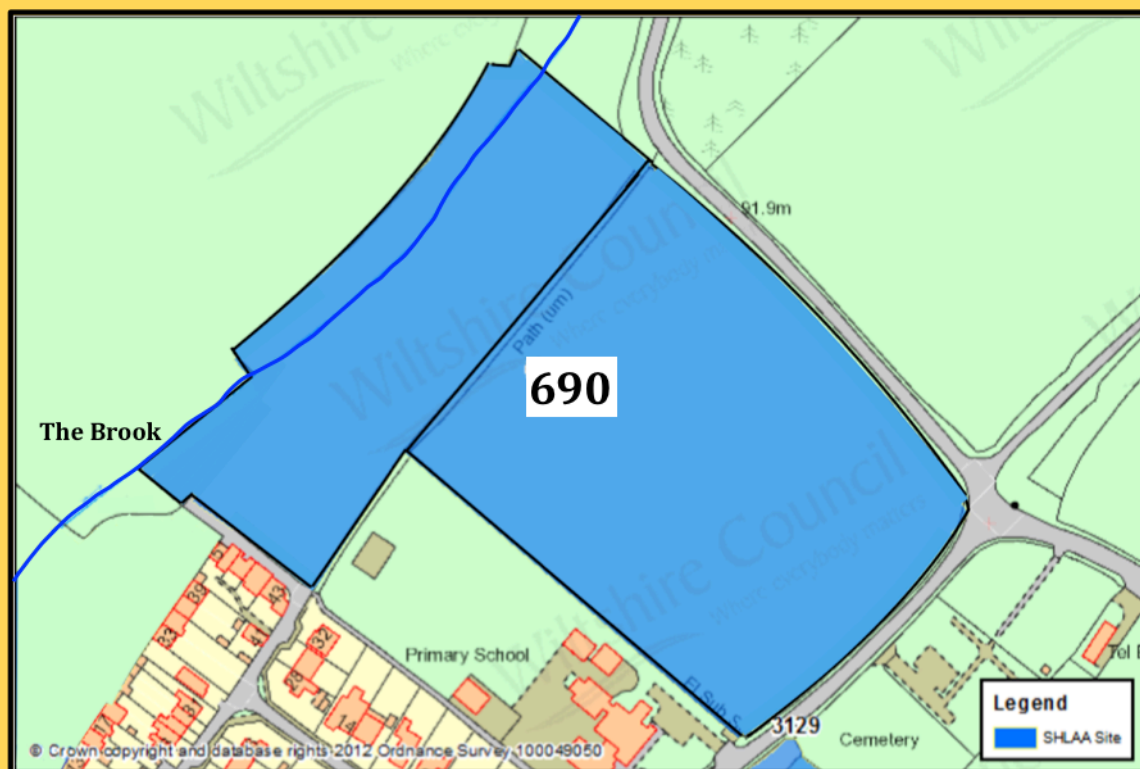
There are 19 criteria within Policy 2; they have been designed to work together as a whole and they add value to the relevant policies of the Development Plan.

The policy criteria relationship to both the HNBP objectives and therefore onward delivery of the Vision can be seen in Appendix 6.⁸⁸

Site 690 is approximately 4 hectares and located between the C1 (Norton Road) and Hullavington C of E Primary and Nursery School as shown in Fig. 23 in Policy 2

Policy 2: Allocation and delivery of Site 690 for development

Fig.23 Site Allocation



This site, as shown on Fig 23, is allocated for the development of approximately 70 homes, 0.2 hectares of land for school expansion and the provision of a community car park, which will deliver a sustainable high quality development, and this policy shall:

1. encourage the developer to produce a master plan; and to engage in continued and meaningful consultation with the community;

2. deliver 40% affordable housing, as required by Wiltshire Core Policy CP43, subject to the viability of the development. The combination of number of bedrooms and tenure of this new affordable housing will be decided, by Wiltshire Council's Housing Enabling Team, at the time of any planning application;
3. deliver predominantly 2 and 3 bed properties, unless it can be demonstrated through robust, up to date market evidence an alternative mix is required;
4. deliver high quality, well designed homes that use traditional external materials, where possible. Designed to be in keeping with the historic buildings and layout of the village; referencing 'The Design Concept for Development' Appendix 3. Designs should be locally distinctive reflecting style and scale proportionate to the historic central spine of Hullavington (which can be seen in Fig. 11 on page 7);
5. encourages the incorporation of sustainable design features facilitating accessible and adaptable dwellings;
6. encourages energy efficiency in terms passive and active design approaches to sustainable development;
7. be designed to take account of both: Wiltshire's Landscape Character Assessment and Historic Landscape Characterisation; so as to respect the village's setting within its rural and historic context;
8. provide high quality boundary treatments, which reflect the character of the Parish, referring to the 'Design Concept for Development' Appendix 3, using traditional materials, such as dry stonewalling, where possible, to keep the development in context with both the village and wider Parish. Where new green landscaping boundaries are planted, they shall be comprised of native or wildlife enhancing hedgerow species, to encourage biodiversity;
9. include landscaping within the development that reflects the traditional, rural context of the village and any new green landscaping shall be of native or wildlife enhancing species, to encourage biodiversity;
10. protect and where possible enhance wildlife habitats and corridors, encouraging biodiversity by conserving a network of green infrastructure and providing appropriate buffers to existing natural spaces that have community, biodiversity and heritage significance e.g. the Brook, as shown in Fig.23;
11. provide accessible green space for sport and children's play area(s), for the enjoyment of the community in accordance with Wiltshire Council's adopted Open Space Standards, providing clear arrangements for the long-term maintenance and management of green infrastructure assets;
12. where possible, retain on site the historic public right of ways (footpaths 1, 29 and the unmaintained Palladian Way) within an attractive setting, compensating locally offsite for any unavoidable loss of quality or extent, such that there is no net detriment to the quality or extent of the public right of way network;
13. be designed so as to limit the impact of light pollution on local amenity, on intrinsically dark landscapes and nature conservation, having regard for the findings and recommendations of an ecological assessment for the site. In particular to avoid disturbance to the Barberry Carpet Moth, there should ideally be no lighting whatsoever in the immediate area of it's habitat. Any lighting should be directional and only come on when required and certainly not operational all night;

14. protect the residential amenity of all adjoining occupiers and specifically assess the impact on the traditional cottages in Newtown, taking this assessment into account when planning the site layout in order to mitigate any adverse effect;
15. protect the residential amenity of the homes within the new development, and additionally as works are proposed within proximity of the sewage treatment works, developers will be required to undertake and submit odour assessments (carried out to Wessex Water Specifications) to demonstrate that future residents will not be unacceptably affected by existing odour sources;
16. demonstrate that there is adequate parking to meet the current minimum standards and show how the car parking will be integrated within the landscaping scheme for the proposed development so as not to dominate the street scene;
17. provide an appropriate level of private external amenity space to include refuse, recycling and cycle storage to ensure a high quality and a well-managed property and streetscape;
18. provide accessible pedestrian and cycle connections to the surrounding countryside and village, with particular focus to those using a pushchair, wheelchair, walking aid or mobility scooter; and
19. demonstrate traffic generation and parking does not adversely affect road and pedestrian safety.

Planning applications in the Parish, apart from Site 690

- 5.76 The HNBP runs until 2026 and allocates one single development. No other areas of land outside the village boundary will be developed for housing within the plan period-
- 5.77 Policy 3 deals exclusively with any planning application from within the Parish other than the allocated development. All applications will be expected to comply with all the relevant points, principles and criteria of Policy 3 as well as the saved policies of the North Wiltshire Local Plan and Development Plan. The policy and the criteria it contains are designed to be used proportionately, ie not all policies will apply to every application, an application for a dormer window being very different to that for 2 or 3 infill homes.

Policy 3: Planning applications in the Parish, apart from Site 690

All proposals for development or redevelopment, where appropriate having regard to the size and scale of the development, will be expected to:

1. deliver predominantly 2 and 3 bed properties unless it can be demonstrated through robust, up to date market evidence an alternative mix is required, including the appropriate number of affordable housing as required by WCS CP43; and ensure that any new affordable housing is allocated in line with Wiltshire Council's Affordable Housing allocation policies and procedures current at the time of any planning application;
2. deliver high quality, well designed homes that use traditional external materials, where possible; designed to be in keeping with the historic buildings and layout of the village; referencing the 'Design Concept for Development' Appendix 3. Designs should be locally distinctive reflecting style and scale proportionate to the historic central spine of Hullavington (which can be seen in Fig. 11 on page 7);
3. strongly encourage the incorporation of sustainable design features facilitating accessible and adaptable dwellings;
4. actively support opportunities for maximizing energy efficiency in terms passive and active design approaches to sustainable development;
5. be designed to take account of both: Wiltshire's Landscape Character Assessment and Historic Landscape Characterisation; so as to respect the village's wider rural landscape and historic setting;
6. provide high quality boundary treatments, which reflect the character of the Parish, referring to the 'Design Concept for Development' Appendix 3, using traditional materials, such as dry stonewalling, where possible, to keep the development in context with both the village and wider Parish. Where new green landscaping boundaries are planted, they shall be comprised of native or wildlife enhancing hedgerow species, to encourage biodiversity;
7. include landscaping within the development that reflects the traditional, rural context of the village and any new green landscaping shall be of native or wildlife enhancing species, to encourage biodiversity;

8. protect and where possible enhance wildlife habitats and corridors, encouraging biodiversity by conserving the network of green infrastructure that contributes towards increasing biodiversity, providing appropriate buffers to existing natural spaces that have community, biodiversity and heritage significance, applicants are encouraged to submit a biodiversity action plan with any application;
9. contribute to the provision, extension and maintenance of accessible green space, including green space for sport and children's play space for the enjoyment of residents, in accordance with Wiltshire Council's Open Space Standards;
10. where possible, retain historic on-site public right of ways within an attractive setting. Any unavoidable loss of quality or extent should be compensated for locally offsite, such that there is no net detriment to the quality or extent of the public right of way network;
11. ensure proposals that may impact on a heritage asset, whether designated or non-designated, should be accompanied by an assessment of the significance of the asset and the impact of the proposal upon its significance, using appropriate expertise, where necessary. In the case of a heritage asset with archaeological interest, a desk top assessment should be submitted and, where necessary, a field evaluation carried out;
12. protect the residential amenity of adjoining occupiers;
13. demonstrate that there is adequate parking to meet the current minimum standards and show how the car parking will be integrated within any landscaping scheme for the proposed development so as not to dominate the street scene;
14. provide an appropriate level of private external amenity space to include refuse, recycling and cycle storage to ensure a high quality and a well-managed property and streetscape;
15. provide accessible pedestrian and cycle connections to the surrounding countryside and village, with particular focus to those who are using a pushchair, wheelchair, walking aid or mobility scooter; and
16. demonstrate traffic generation and parking does not adversely affect road and pedestrian safety.

6 Implementation and Delivery

- 6.01 The HNDP and its policies have been prepared to address issues raised by the residents of the Parish and to deliver the agreed objectives.
- 6.02 Assuming formal adoption of HNDP the Parish Council will be responsible for monitoring progress.
- 6.03 The Parish Council will provide an annual report on the progress of HNDP implementation.
- 6.04 This annual review of the delivery of the housing site will provide the basis for a decision to review HNDP. A short annual report on housing delivery will be provided each financial year.
- 6.05 The CIL money, which comes to the Parish Council, will be used for the benefit of the community this could include projects such as:
- open space for recreation purposes;
 - planting of native trees to enhance public spaces ;
 - in the longer-term somewhere to site a new Village Hall, and other community infrastructure projects;
 - or other projects yet to be defined.
- 6.06 It is the view of the Parish Council that Wiltshire Council should adopt the internal highways, drainage and lighting of the development.
- 6.07 Affordable Housing: The combination of number of bedrooms and their tenure will be decided in line with local need at the time of application, as advised by the Wiltshire Council's Housing Enabling Team. This will be in line with Wiltshire Council's Affordable Housing allocation policies and procedures current at the time of application; these procedures prioritise people with links to the community over and above others.
- The community's wishes are for local connection to be the driving force behind prioritisation as follows:
- currently living in the Parish;
 - working in the Parish;
 - have previously lived within the Parish, or
 - have family living in the Parish.

7 Community Aspirations

- 7.01 During the consultation process for the HNDP it became apparent there are issues that are important to the community, which cannot be addressed by neighbourhood development plans.
- 7.02 Whilst the residents of Hullavington live in a village with many positive attributes, it is not perfect. The Open Days provided the community with an opportunity to voice their opinions regarding improvements they would like to see in their Parish.
- 7.03 The comments shown below each of the following paragraphs are a very small sample of those made by villagers, from both Open Days and Questionnaire returns.
- 7.04 The village currently has one very small playground suitable for children up to the age of 5, located at the bottom of the school field. Access to the playground during school hours is not straightforward. There is also a playground at Wellington Place (Service Families Accommodation) that is available for the community to use.

“Growing up in the village I have found there to be distinct lack of 'Green Space' and sports facilities in the village, discouraging groups of children going outside”

7.05 Congestion caused by parking is an issue within the village, in particular at the school and in the centre of the village; at times posing potential danger to both drivers and pedestrians.

“More and more cars park in inconsiderate places e.g. within 10m of junctions and in visitor laybys. Perhaps some polite signage reminding people would help”

7.06 The vehicles generally obey the speed limit, with the metro counts showing an average speed of 26mph at Mere Avenue and 34mph at Gardners Drive (2017 Metro Count Data ⁸⁹). However there is a perceived speed problem with larger vehicles, due to the narrow width of roads in parts of the village, and the volume of traffic (in general) which has increased over time.

“Villagers need to feel safe so that they can walk, ride, run in the village and surrounding area without feeling they will be mown down by traffic”

7.07 HSG formally asked Hullavington Parish Council - the Qualifying Body, which of the concerns identified by the community during the HNDDP consultation process they felt would be meaningful to pursue, and were able to take forward to try and resolve.

7.08 Hullavington Parish Council has taken forward the following Community Aspirations:

- Investigate ways to reduce the speed of vehicles;
- Explore how parking could be made safer within the village;
- Provide a Public Open Space suitable for all the community to use, to incorporate a large playground and village playing field with sports facilities;

and, has been working to address these areas.

7.09 A summary of the process and results so far can be found in the Consultation Statement - table 8, page 41.

Credits and Acknowledgements

Members of the Neighbourhood Development Plan Steering Group

Graeme Slaymaker	Chair	
Colin Napton	Vice-Chair	
Tracey Tillotson	Vice-Chair	
John Smith	Treasurer	
Sarah Price-Tompkins	Secretary	
Maggie Bawden	Geraldine McKibbin	Caroline Napton
Tony Westlake (2015-2017)	Phill Watson	Chrissie Macnee (2015-2017)
Lucinda Abbs	Sharon Neal	Katy Sheard
Keith Evans	John Welch	John Metters

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Photo credits

Andrew Newman

Kevin Tillotson

Phill Watson

Graeme Slaymaker

Fig. 12 Reproduced with permission from Mary Greenman

Glossary

Affordable Housing:

- (1) Social Rented Housing;
- (2) Affordable Rented Housing; and
- (3) Intermediate Housing

provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable Housing should include provision to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative Affordable Housing provision

Ancient Woodland: Land that has had continuous woodland cover since 1600AD as designated by Natural England.

AONB - Area of Outstanding Natural Beauty: Area of countryside designated for its nationally important landscapes under the National Parks and Access to the Countryside Act 1949 and the Countryside and Rights of Way Act 2000 by Natural England and Approved by the Secretary of State.

CIL - Community Infrastructure Levy: A proposed levy, which can be charged by local authorities, on most types of new development in their area. CIL charges will be based on simple formulae, which relate to the size and character of the development

Curtilage: The land immediately surrounding a house or dwelling, including any closely associated buildings and structures, but excluding any associated open fields.

DPD - Development Plan Document: A set of documents that set out a local authority's policies and proposals for the strategic development and use of land.

Environment Agency: The Environment Agency in England is responsible for regulating major industry and waste, treatment of contaminated land, water quality and resources, fisheries, inland rivers, estuary and harbour navigations and conservation and ecology. The Environment Agency is also responsible for managing the risk of flooding from main rivers, reservoirs, estuaries and the sea.

Evidence Base: Information in support of the development plan.

Historic England: A non-departmental public body responsible for ensuring that England's historic environment is protected and improved.

Landscape value: How much importance to attach to the landscape, and why.

Listed building: A building, which has been designated because of its special architectural / heritage / historic interest. Unless the list entry indicates otherwise, includes not only the building itself but also any object or structure fixed to the building and any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1 July 1948.

Local Amenity: Element(s) that contribute to the overall character or enjoyment of a local area. For example, open land, trees, dark skies, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity

Market housing: Housing available to buy or rent privately at open market prices.

Natural England: A non-departmental public body responsible for ensuring that England's natural environment is protected and improved.

NPPF: National Planning Policies Framework; sets out the Government's planning policies for England and how these are expected to be applied.

RHNS - Rural Housing Needs Survey: Survey on housing and related matters distributed to all households. The results have been used to inform the policies in the HNDP.

SHLAA: Strategic Housing Land Availability Assessment. Land that has been put forward by the landowner for potential development following a 'Call for Sites' by Wiltshire Council.

Traditional Houses/Homes: Homes built in the village between the 17th Century and 19th Century

Wiltshire Core Strategy / Local Plan: Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy. **CP** – Core Policies

