NEIGHBOURHOOD PLAN 2015 - 2026

'Building on a Resilient Community'

Made April 2017

Map of Urchfont Parish 2005 and Urchfont, Wedhampton and Lydeway Neighbourhood Plan area

Contents

Comments throughout the UWLNP in blue italics are quotes from written public consultations.

Foreword

Some comments derived from our second Public Consultation (with apologies to those who feel their thoughts were also worthy of inclusion):

"The community should aspire to being more than a retirement community/dormitory area for further afield. The Planks development points the way".

"Unless the Parish is prepared to support a large industrial site I think you have to be realistic about the type and scale of business that would be attracted to a rural location so far from cities and what is important to them – broadband, mobile phone signal".

"Unlike Urchfont, Wedhampton is in an AONB. Previous incarnations of the local plan have identified that one of the most important characteristics of our hamlet (Wedhampton) is its green open spaces within the built environment. Some of these have been lost in recent times. We must not lose any more with infilling of new houses or any unnecessary building. Wedhampton also has a considerably higher ratio of listed buildings than Urchfont and protection of this Conservation Area should be high on any Plan considerations".

"A sustainable community by my definition is a place where people want to live and Urchfont is just that. That means that we do not wish to change very much. We rather like it as it is. There is always something that needs improvement but this has to be achieved without disturbing too much the status quo. If one can run a   business from a private house without making changes to the neighbourhood that should be encouraged but we must avoid setting up an industrial zone or building business premises in a village setting. We should be proud of our rustic setting and avoid changing it. Most residents came here because of what we have. Protect it".

"Would it be possible to get all sporting groups to work together to create a central sports facility?"

"A sustainable community might be one where:

• *Priority is accorded to developing the local economy with employment opportunities for home working, self-employment and employment in local businesses.*

• *So far as practicable, priority is given in housing to people who are committed to living and working in the locality.*

• *Local people are encouraged and committed to living low carbon lifestyles with minimal levels of waste and pollution."*

"New and extended housing is built to the highest standards of energy efficiency and renewable energy as far as practical."

"A sustainable community is made up of those who work throughout their lives to maintain a required standard of living. The village constitutes, as in Urchfont, a group of people concerned with preservation and enjoyment of life. In an ideal village, a trend will develop towards self – help followed by mutual help."

"A balance of young and old, working and retired people who live together, help each other and are happy to see the village develop while not losing the factors which encouraged us to live here in the first place."

"Allow the community to grow, but in a controlled way, with realistic housing development. There are rather too many NIMBYs in this village who want nothing to change for the better".

And two quotes from others who know our Parish:

Since the Localism Act was passed in 2011, communities across the country have been working to establish their Neighbourhood Plans, and locally I know that many residents have contributed a great deal of volunteer time over the last 3 years to develop the Urchfont, Wedhampton and Lydeway Neighbourhood Plan. I am looking forward to seeing this Neighbourhood Plan made, which together with the Wiltshire Core Strategy should ensure that there is a robust framework in place for future planning and development activity, which has been agreed by the local community.

Claire Perry, MP for the Devizes Constituency

Urchfont Parish Council was very keen to set up a Steering Group with detailed Terms of Reference to produce a Neighbourhood Plan for the Parish. The Group was formed of Parish Councillors and residents, all of whom had relevant qualifications and skills to produce the Plan. That a Plan has been drafted, following so much Consultation and at such a reasonable cost, serves as testament to the hundreds of hours of volunteer time which have been expended. I firmly believe that this Plan will help to serve our community well in ensuring that the right number and type of houses are built in the best locations.

Nicola Mitchell, Chair Urchfont Parish Council 2010-2015

Plan Overview

INTRODUCTION

This summary is a brief overview of the content of the full draft Urchfont, Wedhampton and Lydeway Neighbourhood Plan (UWLNP). It is intended as a convenient guide; for more detail and the actual wording of policies and supporting text, please refer to the full Plan.

The Localism Act 2011 introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their future development at a local level. The intention is to have a "bottom up" rather than a "top down" process so as to give local peoples' views more weight. In November 2011, Urchfont Parish Council enabled the setting up of a Steering Group of 11 members which subsequently engaged with the community to produce a draft Neighbourhood Plan. During the compilation of the Plan, the needs of the neighbourhood have been researched and carefully considered and the comments, observations and concerns raised by the community about its future have been taken into account.

VISION AND OBJECTIVES

The UWLNP is founded on a **vision** of Urchfont Parish in the future:

Urchfont Parish should be a place where.....

- Our vibrant community spirit is fostered, protected and enhanced
- The visual qualities and rural character of the villages and their surrounding countryside are cherished and protected
- Local people have access to a home they can afford
- Change is managed in a sustainable way

Through the following **objectives**, the UWLNP aims to address the issues and concerns raised by the community:

- Protect the visual qualities, heritage and character of the villages
- Protect and enhance the open countryside, biodiversity and valued green space
- Protect and enhance community facilities and services
- Improve local infrastructure, including highways, transport and communications
- Protect and enhance local opportunities for employment
- Develop sufficient land for small-scale market and affordable housing to meet local need
- Develop a Design Statement (Appendix A) to inform new development, alterations and extensions

UWLNP SECTIONS AND POLICIES

The Plan is divided into 9 chapters covering the following topics: Housing, Design, Transport and Infrastructure, Built Environment, Countryside and Nature, Local Economy and Enterprise and Revision Process.

The UWLNP identifies 9 sites to meet the housing requirement of the Parish to 2026 (37 homes) as set out in Wiltshire Council's Core Strategy. The sites are located at Wildman's Garage, Land at Uphill, Land opposite the Baishe, Land opposite Sawmills, Peppercombe, Hales Farm, The Beeches, Land at Alcudia, and the Garden at Cuckoos Corner.

The UWLNP highlights the need for sustainable small scale development appropriate for the rural character of the Parish. It includes guidelines on the form, quality, size and type of housing required to meet local need, and states the requirements for off-street parking. There is a separate policy on affordable housing, which sets out the thresholds for its provision and defines the meaning of people with a local connection and a separate policy on design which lists the criteria against which development proposals will be judged.

The UWLNP supports proposals which will enhance road, transport and utilities infrastructure and develop new community facilities; at the same time it gives protection to a list of vitally important community facilities. There is a policy protecting existing employment sites and others which support further small scale economic enterprise and allow for farm diversification.

The UWLNP aims to protect our heritage, village settings, the countryside and nature. It identifies green spaces including the 3 Urchfont village greens, Foxley Piece, the cricket ground and croquet lawns, Urchfont village playing field, Oakfrith Wood,

The Holloway, Farmers field, Rookery Farm Valley, the Baishe and Cooks Glade, Peppercombe Wood and Copse, and Filk Lane, Wedhampton. It also identifies important local views for protection. At the same time, UWLNP policies support proposals which will increase or improve the network of cycleways, footpaths and bridleways in the Parish.

CONCLUSIONS

Once the UWLNP is "made", following a favourable local referendum, it will be part of Wiltshire Council's Development Plan and will be used to determine planning applications and guide planning decisions in the Parish area. To ensure that the Plan remains up to date, its policies will be reviewed in accord with the Revision Process.

1. Introduction

The Localism Act 2011 introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their future development at a local level.

In November 2011, Urchfont Parish Council enabled the setting up of a Steering Group of 11 members which subsequently engaged with the community to produce a draft Neighbourhood Plan.

The draft Urchfont Wedhampton and Lydeway Neighbourhood Plan (UWLNP) therefore reflects the community's comments, observations and concerns about its future. It brings together strategic and statistical evidence into a well-researched and 'live promise'. This mirrors the community's desire, through getting things done, to make Urchfont Parish a better place in which to live and work, both now and for future generations.

Our Plan, together with the Wiltshire Core Strategy, is the starting point for deciding how development should look and where it will be sited. It gives the Parish the chance to make decisions in a "bottom up", not "top down" way.

Our Plan has been informed by considerable research of local information as set out in the Sustainability Appraisal Scoping Report. It has been assessed against a set of sustainability objectives to ensure it contributes towards sustainable development.

Details of this assessment are set out in the Sustainability Appraisal.

"We must accept that change is inevitable and, in a changing world, desirable. Our Parish must be a place to live and work in the 21st-century, not a museum or a park. The most important part of the Parish is the people who live here".

"This is a great step forward for the parish. All the effort and hard work that has gone into this stage will pay dividend for future generations."

The Urchfont, Wedhampton & Lydeway Neighbourhood Plan aims to make the Parish a better place in which to live and work. It covers from 2015 and the remainder of the term of the Wiltshire Core Strategy which runs until 2026. The process of producing a Neighbourhood Plan has enabled parishioners to help decide where development will take place and influence the type, look and quality of development whilst ensuring that development also brings local benefit.

The Parish has an enviable reputation for taking control of matters by building (1929 & 1930), maintaining and extending (2008 & 2014) a thriving village Hall. The development of a Parish Plan was undertaken in 2005 and facilities including a community bus (1986) and a community shop (2005) have been introduced and all are used and enjoyed by residents.

The UWNP started to be developed as soon as the Localism Bill was introduced, with Terms of Reference produced by the Parish Council and a Steering Group was selected.

SUMMARY OF THE PROCESS & RAISING THE PROFILE OF A DEVELOPING NEIGHBOURHOOD PLAN

The Parish of Urchfont comprises 3 settlements, which are more than a collection of dwellings; together, they form a strong community. The quality of life in this community is greatly influenced by its rural location and by the infrastructure – the roads, parking areas, utilities provision, school, community shop and other community facilities. Our Plan must ensure that all the components of this infrastructure are resilient to all anticipated changes.

CONSENT TO PRODUCE THE DRAFT NEIGHBOURHOOD PLAN

The Wiltshire Council Neighbourhood Area Application Form was submitted on 4 Feb 2013 and open for Consultation from 4 Mar 2013 until 17 Apr 2013. Consent to produce a Plan was received shortly after the second date.

DEVELOPMENT OF THE DRAFT PLAN

Initial public consultation during June and July 2012 was founded on three principles to identify the areas in need of protection and the components of infrastructure which were in need of improvement or development:

- •   Preserve   •   Improve   •   Develop

Background Supporting Information contains the questionnaire and feedback from a consultation. This was followed by the first public meeting in September 2012 and a further presentation to the Annual Parish Meeting in April 2013.

Using information from 2 interactive workshops and a paper questionnaire in 2013 the results were analysed and all comments recorded. Steering Group members used this information to put together draft vision and objectives for our Plan. These were presented to the community through a presentation at the Annual Parish meeting in April 2014. During the Plan development the Steering Group has held 2 written Consultations with Parishioners. They have held approximately 30 meetings.
11 articles have been published in the Parish magazine, They have made 8 PowerPoint Presentations to residents, held 3 public voting sessions on sites and put up displays in the Lamb Inn and the Village Hall..

Vision and Objectives

Vision:

Urchfont Parish should be a place where.....

- • Our vibrant community spirit is fostered, protected and enhanced

- • The visual qualities and rural character of the villages and their surrounding countryside are cherished and protected

- • Local people have access to a home they can afford

- • Change is managed in a sustainable way

"Maintaining the overall character of the village will hopefully be helped by having a N P. I have needed to think hard to answer the questions and trust this will enable a locally informed plan for us all".

Objectives:

- Protect the visual qualities, heritage and character of the villages
- Protect and enhance the open countryside, biodiversity and valued green space
- Protect and enhance community facilities and services
- Improve local infrastructure, including highways, transport and communications
- Protect and enhance local opportunities for employment
- Develop sufficient land for small-scale market and affordable housing to meet local need
- Develop a Design Statement to inform new development, alterations and extensions (Appendix A).

Between Nov 2014 and Jan 2015, Steering Group members gave three presentations on the detail of 14 sites, including a sustainability assessment of each and on the identification of proposed green spaces and important views. The three presentations were given at different times to allow for maximum community involvement and those present had the opportunity to vote on each development site, whether in favour, against or undecided. An informative display incorporating maps and the sustainability assessments were set out at the same time. The display stand was moved to the pub and village hall over the same period and Steering Group members were present to answer questions.

Following the presentations and displays, all the feedback from them and from the earlier questionnaires and Consultation meetings, Steering Group members started to write draft sections of the Plan. The proposed development sites and content of the Plan were publicised in the local Parish magazine, circulated to all households and on the Parish website.

In total, the Steering Group held approximately 30 meetings together with numerous sub-committee meetings to develop the Plan. Details of all community consultation are given in the Statement of Public Consultation. Various posters and fliers were used to publicise UWLNP related activities in the Parish. The Plan underwent its Regulation 16 Examination between 15 February 2016 and 30 March 2016. Ms Ann Skippers was employed as the external Examiner and her Final Report was received by Wiltshire Council on 27 January 2017. The Steering Group held meetings to discuss and approve the modifications proposed by the Examiner and the final copy of the Plan was submitted to Wiltshire Council on 06 March 2017.

ACTIONS IDENTIFIED

During consultation, many in the community identified matters which they felt were important to make the Parish and its infrastructure more resilient. These matters will be taken forward by Urchfont Parish Council as a list of actions.

2. Housing

Objective: Allocate sufficient land for small scale market housing and affordable housing to meet local needs. (89% of respondents in favour).

New housing, both market and affordable, needs to be delivered in sufficient quantity to meet the requirements of the Wiltshire Core Strategy and to satisfy identified local need. It must be well designed and include a range of different types, tenures and sizes with small-scale housing predominant. In this way, the Parish can develop as a balanced and resilient community. As of mid 2013, there were 487 dwellings in the Parish. Of these, 435 are located in Urchfont with 50 in Wedhampton & Lydeway.

HOUSING - BACKGROUND EVIDENCE

There has been a small increase in the Parish population since 1951. Like many rural areas, the Parish has seen an increase in the number of people over 75 and whilst there has been a very small increase in those aged between 15-24 years, the numbers of people aged under 30 years is proportionately low. These factors can influence the need for sizes and types of housing.

Housing stock and demand

An analysis of the current housing provision in the Parish was undertaken by the Steering Group during 2012. All houses were inspected externally and graded using a number of different criteria. This analysis has enabled the Steering Group to gain a detailed knowledge of existing housing stock.

Three bedroomed properties were the most common size of house constructed throughout the 19th & early to mid 20th Centuries. In the latter part of the 20th and this Century, a large number of 4 bedroomed houses have been built, partly due to the fact that some have been constructed on single in-fill plots. The largest numbers of houses built were in the 1970s and 1980s decades when sizeable developments were completed on open areas within Urchfont (including The Paddock, Manor Close, The Orchard and Walnut Close). Most of these houses were 4 bedroomed detached houses and 2 and 3 bedroomed bungalows, together with 2 and 3 bedroomed affordable homes which were constructed when a local authority estate of

non-traditional houses was demolished. Most have only a single garage and this has exacerbated the parking difficulties in some parts of Urchfont village. The requirement for particular housing size and type, including any distinction between flats and houses needs to reflect that of the demonstrable need of the community.

Future Housing Provision

Numbers

The Wiltshire Core Strategy has set the agenda for housing growth within Urchfont Parish. For a "large" village the Strategy states "development will predominantly take the form of small housing (less than 10 houses) and employment sites within settlement boundaries". It will be limited to that needed to help meet the housing need of the settlements and to improve employment opportunities, services and

facilities. Consultation has shown that the community wish to see small pockets of new housing, not one large estate.

Wiltshire Core strategy sets out the number of homes to be built in the Devizes Community Area for the period 2006-2026. The Parish's "share", taking into account the number of houses for which permission has already been given, is 37 up to 2026.

Location and site selection

Ideally, new housing development would be accommodated within the boundaries of Urchfont village; however, there are few areas left which would provide more than one or two homes. Therefore, it has been necessary to search for suitable sites adjacent to the village boundary and in terms of physical attributes and constraints, they are very similar. The allocations in Policy H1 reflect the technical assessment of sites, the community preference for site development and the sustainability appraisal of the sites. The process which was followed to present these sites in order of preference was:

A 2 stage site assessment.

Stage 1 was based on a Site Assessment against Exclusionary Constraints. 3 potential sites were eliminated at this stage.

Stage 2 used a 'balanced scorecard' approach to list the remaining sites in order of preference.

The final stage of the process was based on a presentation of the evaluation process and site briefs to members of the Parish where they were asked to vote on each site. The votes counted for 25% of the final scores.

The top 9 scoring sites provide sufficient development capacity to meet the identified requirement. The map showing the locations of these sites is at Figure 2.1.

Policy H1 Housing site allocations

Managed housing growth in the Parish will be achieved through proposals involving approximately 37 houses in Urchfont which will be permitted on the following allocated sites.

a) land at Hales Farm (approximately 12 dwellings)

b) the Beeches, Blackboard Lane (approximately 5 dwellings)

c) land opposite The Baishe (approximately 1 dwelling)

d) land opposite Sawmills (approximately 1 dwelling)

e) garden at Cuckoo Corner (approximately 1 dwelling)

f) land at Alcudia, The Ham (approximately 1 dwelling)

g) Peppercombe (approximately 4 dwellings)

h) land at Wildman's Garage (approximately 5 dwellings)

i) land at Uphill (approximately 7 dwellings)

Figure 2.1
URCHFONT DEVELOPMENT BOUNDARY AND SITES ALLOCATED FOR HOUSING

URCHFONT DEVELOPMENT BOUNDARY AND SITES ALLOCATED FOR HOUSING
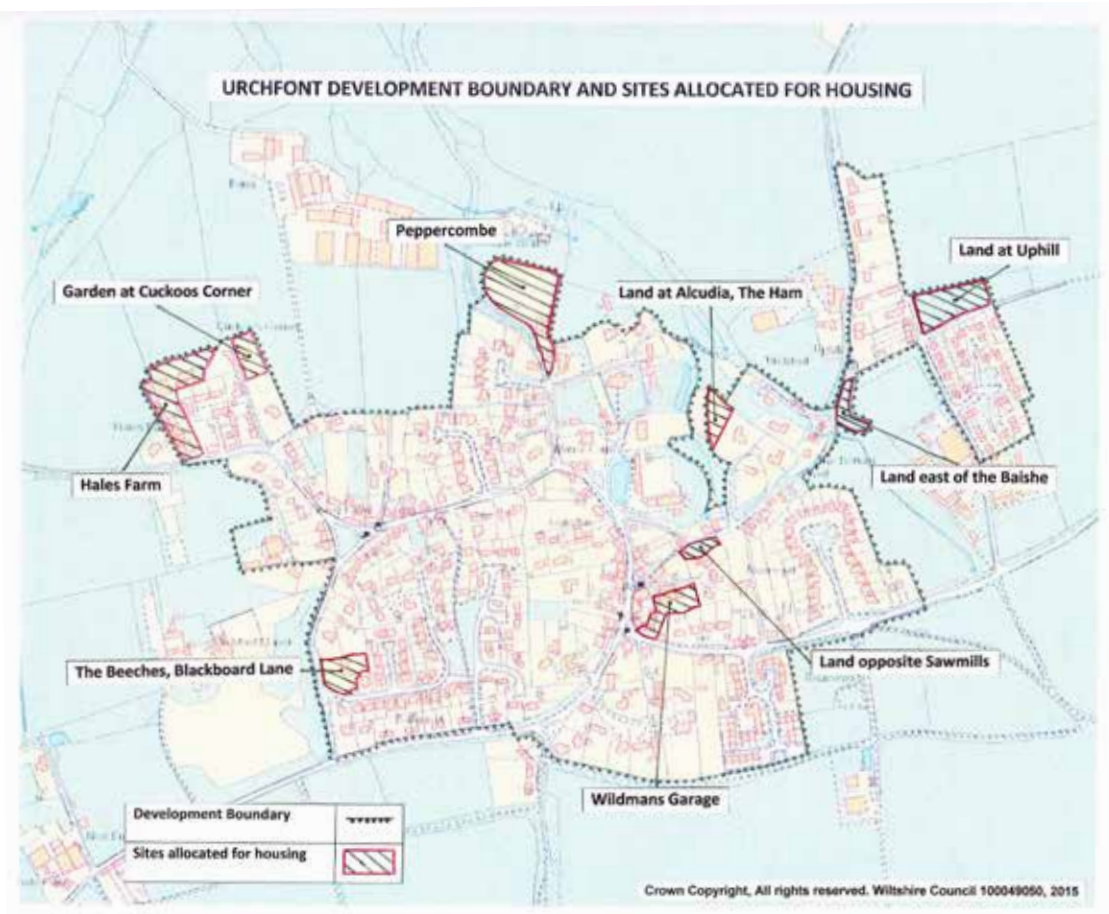
Mix

"*Extend Foxley Fields to make it larger and thus feel like a real community not - like many think- outside the village. Most if not all of private new build over the last years has been for large houses but mostly occupied by only two people – there has been no 2/3 bed building which has a need.*"

Housing size and type will be expected to reflect the community's needs. Evidence has shown that the need of the community is for smaller homes, which are suited to meet the requirements of young families and older people. Therefore, it will be expected that new development proposals will show the largest proportion of homes as 2 and 3 bedroomed. Given the trend of an ageing local population, schemes which provide homes for specifically older people will be supported.

Density

It is important that housing development makes efficient use of land and, as a guide, a minimum density of 30 houses per hectare will be expected. However, the actual density on each site will reflect its location, surroundings and the need for new infrastructure, parking and landscaping.

Section 106 agreements and the Community Infrastructure Levy (CIL)

The supply of new homes must be achieved sustainably and development must ensure that the community facilities, with which the Parish is richly endowed, are fostered and expanded. It will be expected that any infrastructure requirements that arise from the development will be delivered before completion of the work. A Community Infrastructure Levy of £85 per sq. metre of net internal floor space will be paid by the developer to Wiltshire Council when detailed planning consent is granted. 25% of CILs will then be transferred to Urchfont Parish Council within a short period of time.

Policy H2 Form of housing development

Support will be given to development proposals on appropriate sites which:

a) make efficient use of land

b) show a predominance of 2 & 3 bedroomed houses and /or include small scale housing units for older people

c) incorporate sustainable foul drainage, sewage and water disposal systems

d) incorporate energy efficiency measures and use renewable energy resources where appropriate

e) meet the highest possible standards of construction

f) protect existing hedges, trees and other natural features of the site

g) enhance existing green infrastructure and ecology

h) protect and enhance the landscape settings of the villages

i) have an acceptable effect on the living conditions of residents in the locality.

The following support UWLNP Policies H1 and H2:

• National Planning Policy Framework (2012) (Para 17, Section 6, paras 47–55)

• Wiltshire Core Strategy (2015) Policy 1, Settlement strategy; Policy 2, Delivery Strategy; Policy 3, Infrastructure requirements; Policy 12, Spatial Strategy: Devizes Community Area; Policy 41, Sustainable construction and low carbon energy; Policy 45, Meeting Wiltshire's housing needs.

• Wiltshire Strategic Housing Market Assessment (2012)

AFFORDABLE HOUSING - BACKGROUND EVIDENCE

The lack of affordable homes for young people is a recurring issue in the Parish. The proportion of available affordable housing in the Parish has reduced over the last 30 years, with only 5 constructed in the last 20 years.

In comparison with the Devizes town area, average property values in Urchfont are 15%-20% higher, according to local estate agents and well beyond the resources of many first time buyers and young families. It is therefore difficult for the young people who have ties to the community and want to live here to find any accommodation at an affordable price.For a thriving inclusive Parish, with an eye to the future, the availability of affordable housing is key.

A Parish Housing Needs Survey was undertaken by Wiltshire Council in 2013. The first part of the survey, which described the existing housing situation in the Parish, confirmed the findings of the Steering Group 'on foot' survey. The second part of the Survey, regarding households requiring accommodation, focused on households unable to afford accommodation in the open market, taking account of "local" house prices and incomes. The needs of respondents are indicated in Figure 2.2.

Figure 2.2
REQUIREMENT FOR AFFORDABLE HOUSING

Source: Parish Housing Needs Survey (2013)
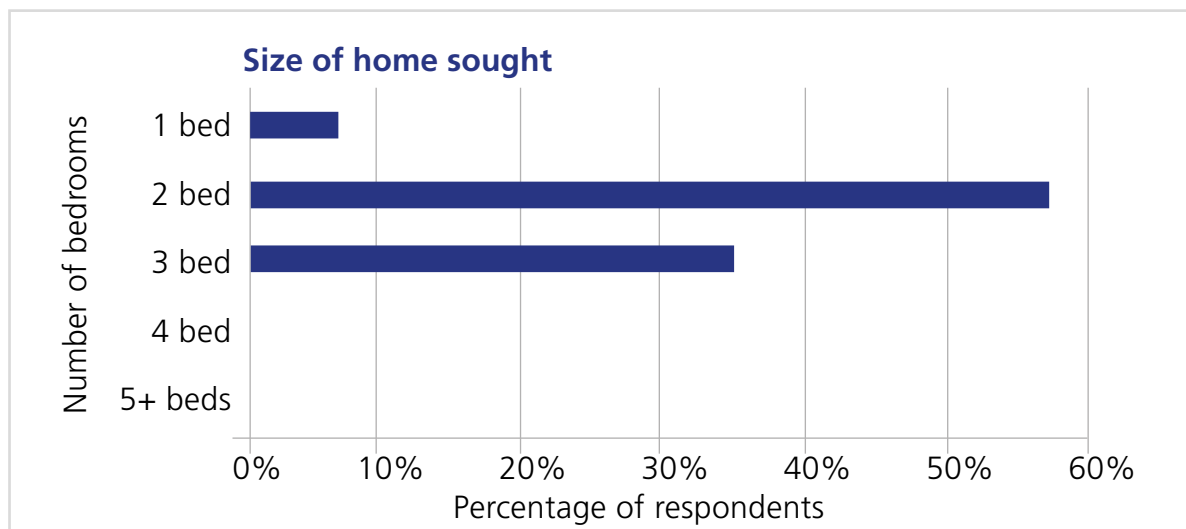
AFFORDABLE HOUSING - FUTURE PROVISION

"More houses should be in Trust to the village for locals only (like the cottages at Uphill) to encourage young local residents to remain."

"Need to retain young people particularly with families, who will use the village school and the village amenities."

Feedback from our public consultations has strongly suggested that a wider range of property types, including a mix of affordable homes, is required to meet the needs of the community. The outcome of the Housing Needs Survey was that 6 shared/low cost homes were required as a minimum – 1 x one bedroomed home for a single person/couple, providing support with personal care, 2 x two bedroomed homes for couples/families and 3 x three bedroomed homes for families.

Building outside the current settlement may be considered, as an exception, where development is solely and genuinely for affordable housing to meet local need. However, proposals will need to comply with the criteria in Wiltshire Core Strategy Policy 44.

Policy H3 Provision of affordable housing

1) Given the proven shortage of affordable housing in the Parish, development proposals will be expected to deliver, on sites of more than 5 properties, at least 30% (net) for those in housing need or with a local connection to Urchfont or its neighbouring Parishes.

2) A local connection is defined as:

   a)   a person who is resident in that area. The residency will need to be permanent and have lived in the area 6 months out of the last 12 or 3 years out of the last 5, or

   b)   a person who is in permanent paid employment or has a fixed term contract for a minimum of one year or permanent offer of paid employment in the area, or is self-employed and works predominately in the area or

   c)   a person with close family (grand-parents, parents, legal guardian, adult children or brothers and sisters) who have lived in the parish for 5 years or longer'.

3) As an exception to normal Policy, small-scale sites, which provide housing for local need only, may be considered for development in accordance with Wiltshire Core Strategy Policy 44. On any such sites, homes would be affordable in perpetuity.

4) All new properties will be subject to a Sect 106 Legal Agreement ensuring they remain as affordable housing, in perpetuity.

Tenure will be negotiated on a site by site basis to reflect the nature of the development and local housing needs. Affordable rents will be fixed at a level which reflects local circumstances and the viability of the development. The agreed level will recognise the relatively low incomes many local people receive and the high level of open market rents or open market sales values in the Parish which price those with a local connection out of the market. Rental values in the Parish tend to reflect the very high capital value of houses and flats in comparison to nearby market towns. We have evidence that capital values are 20% higher than in Devizes.

Affordable homes should be fully integrated within developments and indistinguishable from open market homes on the same development.

The following support UWLNP Policy H3:

• National Planning Policy Framework (2012) Section 6, paras 47, 50, and 54

• Wiltshire Core Strategy (2015) Policy 43 Providing affordable homes; Policy 44 Rural exceptions sites.

• The Housing (Right to Enfranchise) (Designated Protected Areas) (England) Order (2009)

CAR PARKING

Policy H4 responds to the community's very evident concerns about car parking and traffic movement within Urchfont village, where in the past, development did not take account of the growth in motor car usage. Therefore, proposals for new development must show that there is adequate on-site parking, in line with Policy H4, and that there is sufficient space for access by emergency and refuse vehicles. As the development in Urchfont will not be of high urban density, it should be possible to accommodate most of the required parking space within the boundary of each property. To discourage on-street parking, allowance should be made for visitor and delivery parking.

Policy H4 Parking for new developments

1) Development proposals which generate a need for parking must provide adequate and suitable off-street parking. In the case of residential development, a minimum of 2 car parking spaces will be required for units with 1 and 2 bedrooms, a minimum of 3 car parking spaces will be required for units with 3 or more bedrooms unless it can be satisfactorily demonstrated that alternative provision would be appropriate on a specific site.

2) Parking spaces can take the form of spaces or garaging / car port facilities, but must be made useable and permanently available for parking. Garages should be designed to reflect the architectural style of the property they serve and be located so that they do not dominate the street scene. In most cases, permitted development rights will be restricted to ensure that garages remain available for parking.

3) Car parking areas should be usable and not detract from the setting of the buildings.

The following support UWLNP Policy H4:

• National Planning Policy Framework (2012) Section 4. Promoting sustainable transport para 39.

• Wiltshire Core Strategy (2015) Policy 64, Demand management

3. Design

Objective: Develop a Design statement to inform new development, alterations and extensions (82% in favour)

Refer to the Design Statement in Appendix A.

Background evidence

Securing high quality design and a good standard of amenity is one of the founding tenets of national planning policy and is essential for creating visually attractive and functional places in which people can live. The Parish community wishes to plan positively by meeting its identified housing requirement with managed incremental growth which is in harmony with the existing palette of materials and buildings. Essentially, the aim is to promote and reinforce local distinctiveness.

The community can relate to significant elements of local character which reflect its history and the features and materials of the local surroundings – for example, the thatch on some of the oldest buildings. In the Conservation Areas particularly, the design, scale, form and materials of proposed development will need to be of the highest quality to complement the historic environment. Regardless of location, all development proposals, including those for extensions, alterations and changes of use, need to show visually attractive designs and architecture that blend with the appearance of surrounding buildings and the street.

Community views

"All new build must include discreet storage areas for the 3+ wheelie bins per house. Overhead cables to new developments should be re-routed underground."

- Seek careful discreet development
- Improve local architecture and the appearance of the villages
- Seek designs of new buildings which are of the highest quality so that they improve upon the architecture of the housing areas built between 1970 and 2000.

Policy D1 Design

1) Proposals for new development, including extensions, alterations and changes of use will be of a high standard of design and take account of the guidance in the Design Statement which accompanies this Plan and is found at Appendix A.

2) In summary, development proposals will be supported where they:

   a) show designs of appropriate scale, layout and form which respect the existing rural locality and reflect local distinctiveness

   b) respect the character and appearance of the Conservation Areas and conserve historic buildings and their settings

   c) respect the character and appearance of the street and for new development specifically:

   d) integrate landscaping into the design, and integrate local features, where appropriate

   e) allow for the safe movement of pedestrians and vehicles with priority for pedestrians

   f) minimise the visual impact of roads and vehicle parking areas.

The purpose of the policy is to set out the principles to secure high quality design in development to enhance the identity and attractiveness of the settlements and to reinforce community pride in its surroundings.

The following support UWLNP Policy D1:

• National Planning Policy Framework (2012) Section 7 – Requiring good design, Paras 56-58, 60, 63-64, 66

• Wiltshire Core Strategy (2015) Policy 57, Design and Place Shaping; Policy 58 Ensuring the Conservation of the historic environment.

• Urchfont Conservation Area Statement (2002)

• Wedhampton Conservation Area Statement (2002)

Design Statement (Appendix A).

A Design Statement has been developed to aid the look and feel of all new development including extensions and alterations to existing properties and change of use proposals.

4. Transport, Infrastructure and Community Facilities

TRANSPORT - TRAFFIC AND CAR PARKING

"The speed of traffic on B3098 and through the residential streets requires urgent attention"

BACKGROUND EVIDENCE

There are bus services linking the Parish with other areas. From Urchfont, it is possible to travel to Bath, Westbury, Trowbridge, Devizes and the local service centre of Market Lavington, but the frequency of these services is limited. Local bus services are augmented by a dial-a-ride type service run by Wiltshire Council, which operates throughout the Devizes Community Area, and the Urchfont Community Bus service.

However, there are high levels of car ownership (90% of Parish households have one or more cars, 53% have 2 or more) and this creates parking and access problems.

The growth in private car use has highlighted the deficit in household car parking provision in the oldest areas of the Urchfont; roadside parking is a major issue, especially in the historic centre. To allow for traffic flow, there is some parking on pavements. Congestion is very evident close to the school entrance, in Blackboard Lane, around Top Green and Back Street particularly during school terms at arrival and departure times.

The roads in the Parish are generally narrow and without formal kerbs. They are ill-equipped to deal with the size of modern-scale HGVs and tractor traffic; this is

causing road conditions - the Parish's main roads and the village thoroughfares - to deteriorate. In particular, the centre of Urchfont village is unsuitable for the large volumes of additional heavy traffic, which would result from periods of construction. In the last decade, traffic speed has been highlighted as a major ongoing issue within Urchfont village and on B3098 despite its 30mph speed limit and the activities of the community speed watch team.

Community Views

- Address excessive traffic speed and the associated traffic danger to pedestrians as they are major issues
- Extend the 30 mph speed limit to the edge of Urchfont village East of Crooks Lane and West of the properties at Newsyde
- Impose low speed limits on the core streets of Urchfont and Wedhampton, having identified traffic problem areas
- Incorporate adequate off-street parking in new developments to counter high levels of roadside parking in some areas of Urchfont village
- Improve physical road conditions throughout the Parish
- Improve visibility at the Wedhampton village exits onto the A342
- Accept that tractors /agricultural plant traffic are part of the scene, but - given their

size, weight and at times, number of movements - perceive that speeds are excessiveand potentially dangerous, particularly through the historic cores of the villages; some support a tractor by-pass around Urchfont

- Seek better public transport links, especially those which connect to the local towns and their essential public facilities and services; wish for a bus service to Pewsey rail way station and/or a railway station on the West Coast mainline at Lydeway or north of West Lavington

- Seek safe, practical, walking, cycling and horse riding routes linking the settlements in the Parish

- Ensure signage is the minimum required

Urchfont Parish Council will work with Wiltshire Council to:

- reduce speed limits in all residential areas of the parish (already planned)

- improve road junctions and pedestrian facilities, providing that they are in keeping with local character

- provide the minimum necessary signage throughout the Parish

New development cannot address the historic deficits in parking provision in Urchfont village centre, but it will raise the need for additional road and parking infrastructure to support the increased population. Given the narrow streets and parking congestion in Urchfont village, the Parish Council will explore the possibility of a common car parking area and, the concept of a tractor bypass, if appropriate opportunities arise.

It is recognised that some of these measures are not development and use of land related and therefore do not form part of the Neighbourhood Plan, but will be treated as community aspirations and separately pursued by the Parish Council.

The following support UWLNP Policy TIC1:

- National Planning Policy Framework (2012) Section 4 Promoting sustainable transport, paras 29, 35, and 39

- Wiltshire Council Core Strategy Policies 12 (Devizes Community Area Strategy), 60 (Sustainable transport) 64 (Demand management)

Policy TIC1 Local Traffic and Movement

1) Proposals for new development will need to:

    a) Ensure that the development provides the necessary road infrastructure required as a result of, and to support, the development including access to the B3098 where appropriate

    b) prepare a statement to show how the impact of construction traffic during the construction period has been minimised and ensure that the measures it contains are adhered to during the construction period

    c) Take every available opportunity to provide new, or enhance, footpath, cycleway and bridleway networks in the Parish

2) Developer or CIL contributions will be sought from new development where appropriate to fund improvements to footpaths, cycle routes and the bridleway network, so as to increase safe and effective routes across the Parish.

It is recognised that these measures are not development and use of land related and therefore do not form part of the Neighbourhood Plan, but will be treated as community aspirations and separately pursued by the Parish Council.

INFRASTRUCTURE – UTILITIES

This heading covers communications, water supply and water treatment, drainage, and energy consumption.

"Better broadband (and mobile phone) connectivity is a matter of urgency for people who work from home"

"Energy consumption is a big issue – we should be encouraging energy saving – walk don't drive (but then road safety); better insulation of houses; local production of food to cut transport costs; local sourcing where possible."

BACKGROUND EVIDENCE

Broadband facilities in the Parish were notoriously slow but have been improved by the provision of fibre optic broadband. Mobile phone connectivity/signal strength is very poor; which is regarded as a major drawback to local business efficiency.

There are sufficient water resources and sewage treatment capacity to accommodate up to 40 new homes, but some improvements to both networks may be required.

There are some areas of the Parish which are subject to temporary surface water drainage problems, particularly after periods of intense rainfall. The volume and intensity of rain is one of the likely future climatic changes which will influence drainage in the Parish, but other factors such as problems with the existing drainage network and the condition of field ditches and roadside ditches/drains exacerbate the current situation.

Redhone Community Trust, whilst now dormant, is respected for its "Climate Friendly Programme" which included awareness raising activities, waste minimisation projects and a series of energy saving measures. The only live initiative is the bulk oil purchase scheme; however members retain a watching brief on environmental issues.

Community Views

- Significantly improve mobile phone connectivity as a priority

- Improve existing drainage in problem areas in the Parish and insist that all new development incorporates sustainable drainage systems to reduce likelihood of future flooding.

- Seek energy saving initiatives within all new development

- Assess the viability of alternative energy sources including geothermal energy, wind turbines and photo-voltaic cells

Urchfont Parish Council, on behalf of the community will:

- work with relevant bodies to actively seek a solution to better mobile phone connectivity

- liaise with the appropriate authorities and landowners to resolve drainage problems in Urchfont village

All development proposals will need to show that adequate foul and surface water drainage disposal systems are available, or will be provided, in accordance with Housing Policy H2. Energy saving systems will be sought for all new development in accordance with Housing Policy H2.

It is recognised these measures are not development and use of land related and therefore do not form part of the Neighbourhood Plan, but will be treated as community aspirations and separately pursued by the Parish Council.

The following policies are relevant to Infrastructure:

- National Planning Policy Framework (2012) Section 5, Supporting high quality communications infrastructure, para 42, and Section 10, Meeting the challenge of climate change, paras 93, 96, 97

- Wiltshire Council Core Strategy (2015) Policy 3, (Infrastructure requirements) Policy 41 (Sustainable construction and low carbon energy); Policy 42 (Standalone renewable energy installations)

- Wiltshire Infrastructure Delivery Plan, 2011-2016, (2011) Appendix 1, Delivery Schedule for Devizes Community Area

- North Wessex Downs Area of Outstanding Natural Beauty (AONB) Management Plan (2009-2014)

COMMUNITY FACILITIES AND EDUCATION

"We do not wish to change Urchfont very much; we like it as it is. Most residents come here because of what we have"

Objective: Protect and enhance community facilities and services (91% in favour)

BACKGROUND EVIDENCE

The Parish already has a thriving social network including an Urchfont Community presence on Facebook together with numerous recreational, sporting, cultural facilities and groups. A balanced and increased population will help secure their future.

Urchfont Village Hall

Built by voluntary labour in 1929, Urchfont Village Hall is multi-functional and very well utilised on a regular basis; it accommodates a wide range of Parish clubs and societies, and is used extensively for social events. Whilst it has undergone several improvements, capacity for further regular use and for private hire is very limited. The amount of car parking space is also insufficient on some occasions, particularly when both the main hall and conference room are in concurrent use. The Lamb Inn, School, Cricket Pavilion and Church are the other venues in the Parish which can hold social functions indoors but all these have limitations and restrictions.

One aim is to increase the use of the Church for social activities and this could relieve pressure on the village hall; however, there are no parking facilities in the immediate vicinity. With the growing elderly population, easy access to local social facilities is crucial to foster inclusiveness. Further increases in the Parish population could highlight the capacity issue and so monitoring the use of the village hall in the immediate future is a necessity.

The Lamb Inn and Community Shop

The community regards The Lamb Inn, Community Shop and Post Office as very important facilities in the Parish. The Lamb Inn is owned by Wadworths and the outbuildings house the Community Shop and Post Office. Although all these facilities are currently popular and viable, any significant decline in their usage could make them unsustainable. A reduction in voluntary effort could jeopardise the existence of the Community Shop. If the Lamb Inn was forced to close, the shop and post office might require new premises.

Sports and Recreation

There are several facilities for active recreation including the Cricket Pitch and Pavilion, croquet lawns, tennis courts, a football pitch, boules and skittles (with two resident teams) at The Lamb Inn, a childrens' play area, the school playing fields plus a youth recreational area and a Scout Hut.

Education

Educational facilities in the Parish include Urchfont Church of England Primary School for 5-11 year olds and, in the same grounds, Urchfont Pre-School. Currently, around 40% pupils are resident outside the Parish, giving rise to a significant school commute. There is also a 'Mums and Toddlers' group, and an active WEA group, which meet regularly in the Village Hall.

Health Care

A doctors' surgery is located at the village hall. This is a satellite surgery run and staffed by the Market Lavington doctors' practice. There is also a dentists' surgery which has recently been extended to provide two surgeries which has doubled patient capacity. The Parish Council, on behalf of the community, will liaise with both the doctors and the dentists and support all efforts to ensure continuity of their services. The Parish Council will also urge Wiltshire Council to adopt a flexible approach to the viability and expansion of these facilities in a rural location.

Cemetery and Allotments

The area south of B3098 which accommodates the allotments and the cemetery is adequate to match present needs, but will need to be reviewed in the future.

Outlying Villages

Wedhampton and Lydeway, considerably smaller than Urchfont, have no community facilities.

Community views

• Value the range of community facilities and the community spirit supporting them

• Protect all existing community facilities especially Urchfont Community Shop and Post Office, The Lamb Inn, Urchfont Village Hall, the playing field and playground equipment and support their future development

- Protect and maintain the viability of Urchfont Primary School and Pre-School; having more young families in the village would help

- Generally support the wider use of the Church as a social facility

- Improve playground equipment and consider equipment for older children/adults

- The importance of these facilities is borne out by the views of local estate agents

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Policy TIC2 – Protection of Community Facilities

1) The following facilities are considered to be of vital importance to the community:

   a) Urchfont primary school and pre-school, b) Village shop, c) Post Office, d) Lamb Inn and associated recreational facilities, e) Village Hall, f) Surgery annexe, g) Dentist, h) Cricket ground and pavilion, i) Croquet lawns, j) Tennis courts, k) Football pitch, l) Village playing field, m) Childrens' play area, n) Youth recreational area, o) Scout Hut, p) Allotments.

2) Proposals for development which would result in the loss of any of the community facilities listed above will not be supported, unless it can be proven that the site is no longer economically viable either for its existing use or an alternative community use.

3) For change of use or redevelopment proposals to be supported, a comprehensive marketing plan will need to be submitted, in accordance with points i) to viii) of Wiltshire Core Strategy Policy 49, showing that all options for community use have been exhausted.

4) In the case of the outdoor recreation facilities in the list, support will only be given for change of use or redevelopment where equivalent or better alternative provision can be made in the locality.

Policy TIC3 – New or enhanced Community Facilities

Proposals for new or enhanced community facilities, such as a small-scale healthcare centre and/or community hall will be supported, provided that the details regarding siting, scale, design, parking provision, lighting and street access are acceptable and there is no significant disturbance to existing homes.

The following support UWLNP Policies TIC2 and TIC3:

- National Planning Policy Framework (2012) para 7; Core planning principles, para 17; Section 3, Supporting a prosperous rural economy, para 28; Section 8, Promoting healthy communities, paras 70, 72, 74.

- Wiltshire Council Core Strategy (2015) Policy 3 (Infrastructure requirements), Policy 48 (Supporting Rural life), Policy 49 (Protection of services and community facilities).

5. The Built Environment - The Villages, Buildings and their Heritage

"Maintain the overall character of the villages"

"Urchfont is one of the most attractive and busy villages in Wiltshire"

"Maintaining the overall character of the village will hopefully be helped by having a neighbourhood plan"

Objective: Protect the visual qualities, heritage and character of the villages (90% in favour)

BACKGROUND EVIDENCE - LOCAL CHARACTER

Most of the population of the Parish is confined to the village of Urchfont, the smaller hamlet of Wedhampton and the loose collection of buildings that make up Lydeway. The community recognises that particular buildings, structures and features serve as landmarks which give a sense of place and value to the villages and contribute to environmental quality. Clearly, the design of new development needs to take account of its historical surroundings. Potential developers should refer to our Design Statement.

What makes our villages "distinctive"?

Urchfont is a compact circular village with greens at either end of its main street. The centre of the main street around The Lamb Inn, has a particularly intimate feel with the steep pitched roofs of the older buildings and walls close to the narrow road. However, beyond and throughout the village, there is great variety in building age and materials. Whilst most are 2 storey houses or cottages, roofing may be tiles, slates or thatch, with walls mainly brick but also timber framed. A few houses date back to 17th and 18th centuries, but there are several modern developments such as The Paddock and Peppercombe Close and the bungalow developments of The Orchard and Manor Close. Often, property frontage boundaries are open plan or have low brick walls or railings. Roadside grass verges, stone kerbs, banks, hedges and trees are a part of village character and need to be protected and maintained in a good condition.

Wedhampton has a quiet rural ambience and is hidden from the west by dense mature trees and hedgerows. It is roughly semi-circular in layout and a narrow lane runs through the length of the village with shorter lanes running off to the east to fields. The hamlet merges easily with the surrounding countryside; indeed more than 50% of the houses have a field boundary. As in Urchfont, there are a variety of buildings and materials, though thatched roofs are more in evidence. There are a number of fine houses in spacious grounds and amongst the buildings are a few distinctive paddocks, meadows and vegetable patches which form part of Wedhampton's distinctive character.

Heritage assets – buildings, features and spaces

The Parish has a long history as evidenced by over 60 archaeological sites, some of

which are clustered in Urchfont and Wedhampton villages. Clearly, archaeological remains have the potential to be affected by new development.

There are two Conservation Areas in the Parish, one centred on the main street of Urchfont village and Urchfont Manor and the other covering most of Wedhampton. The Conservation Areas are shown in Figures 5.1 and 5.2. A Conservation Area Statement was produced for each settlement in 2002. Although some 13 years old, the descriptions of the character areas of the settlements are still relevant as development has been on small infill sites in Urchfont and so changes have been minimal.

Figure 5.1   URCHFONT CONSERVATION AREA
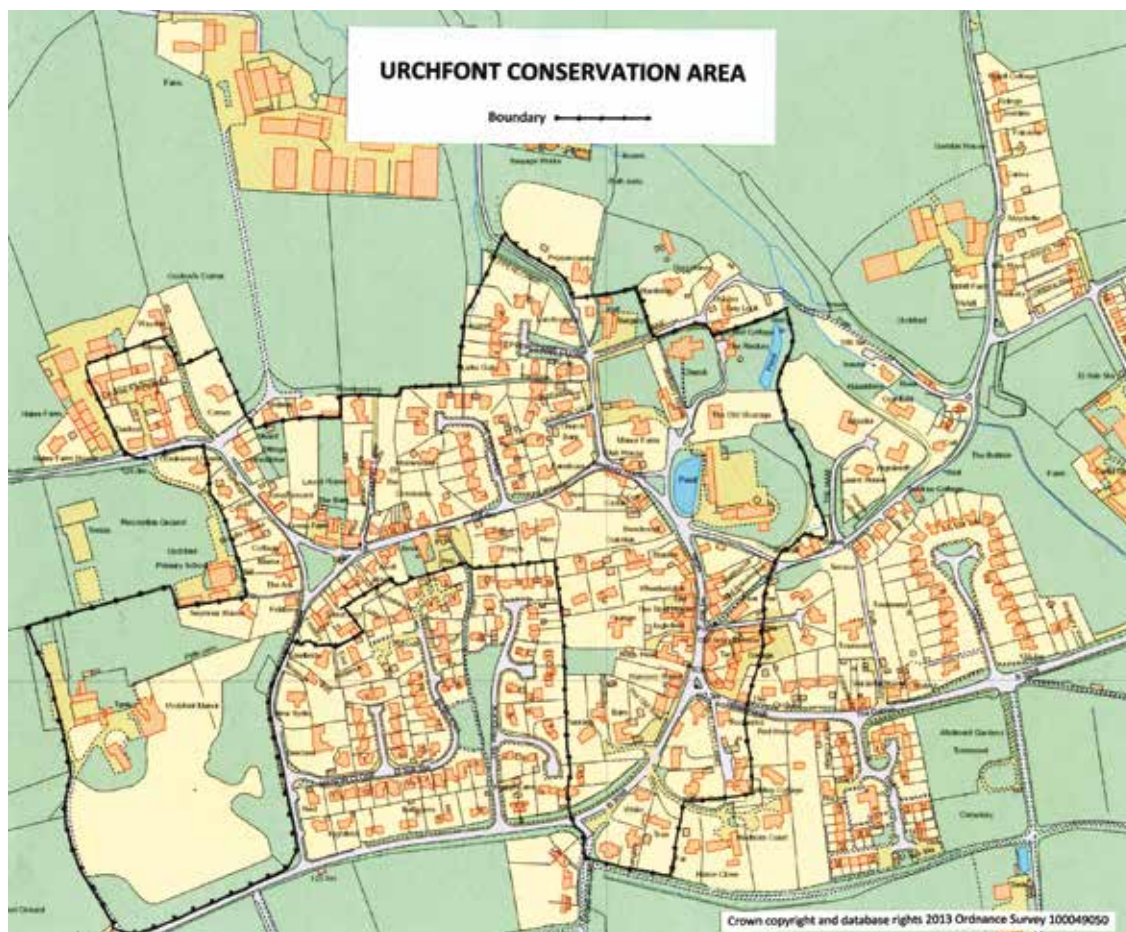
Urchfont and Wedhampton together contain some 43 Listed Buildings which are important elements of local character. The "jewel in the crown" is St Michael and All Angels Parish church in Urchfont listed Grade I, whilst Urchfont Manor, Grade II*, is the other listed building of significance. Details of the Listed Buildings and features in the Parish are shown in Appendix B.

Formally identified heritage assets such as Listed Buildings and Conservation Areas are protected by national legislation and policy and Wiltshire Core Strategy policy. However, there are significant unlisted buildings and features identified in the Conservation Area Statements which make a considerable contribution to local character and identity. Details of the important Listed   and significant unlisted buildings & features are also shown in Appendix B.

Figure 5.2   WEDHAMPTON CONSERVATION AREA

WEDHAMPTON CONSERVATION AREA

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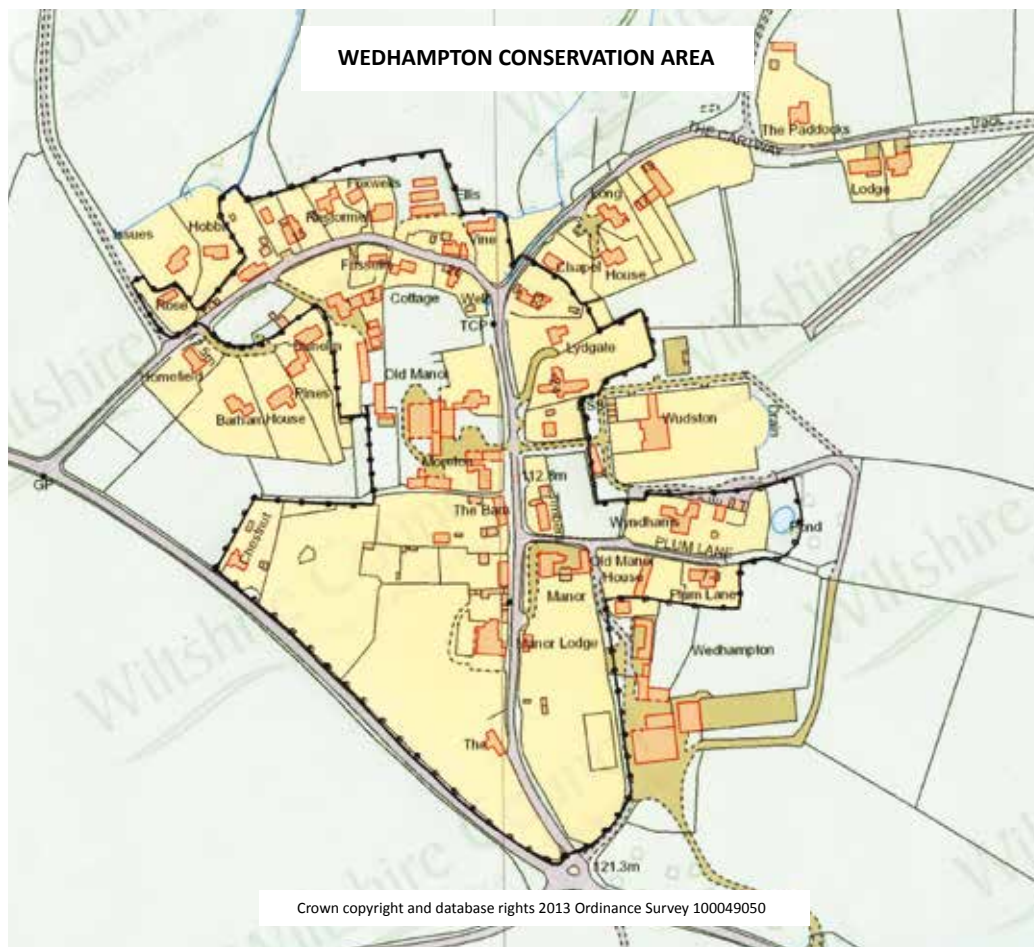
Community views

- Protect the valued historic elements of the settlements

- Preserve the character of the villages

- Protect the most important landmarks of Urchfont village - the pond, the Church, The Lamb Inn, the shop and post office, Urchfont Manor, the village hall and the village greens; Pond Green is especially cherished

- Protect the quiet rural ambience of Wedhampton.

Policy BE1 Protection of local heritage

The historic environment will be conserved and, where possible, enhanced. Proposals for development in the Parish will be supported where:

1) Local distinctiveness is conserved and where possible enhanced, taking into account all the following criteria:

   a) the plot layout, scale, form and detailed design should reflect the character and appearance of the area

   b) historically important street patterns and boundaries, including trees, walls and railings should be retained and respected

   c) open spaces and views in and out of the area which contribute to its character should be unharmed

   d) traditional materials and colours reflecting their setting are used.

2) Landscape planning should reinforce existing character.

3) The re-use of redundant historic buildings is supported.

4) Information accompanying any application should show the proposal in relation to its surroundings including where relevant a street elevation and section drawing and demonstrate how the Design Statement (Appendix A) has been taken into account together with an assessment on how the proposal impacts on historic buildings, structures and features, and archaeological sites.

The purpose of the policy is to ensure that the valuable buildings and features which make Urchfont and Wedhampton special are safeguarded for the community to enjoy now and in the future.

The following support UWLNP Policy BE1:

• National Planning Policy Framework (2012) Section 12, paras 126-141

• Wiltshire Core Strategy Policy 58 Ensuring the conservation of the historic environment (2015)

• Urchfont Conservation Area Statement (2002)

• Wedhampton Conservation Area Statement (2002)

6. Countryside and Nature - Our Natural Environment

"Maintain the rural feel"

Objective: Protect and enhance the open countryside, biodiversity and valued green spaces (90% in favour)

LANDSCAPE

BACKGROUND EVIDENCE

Landscape in this section refers to the open countryside and the natural settings of the villages in the Parish.

The Parish is essentially rural, relatively remote and tranquil. Its North East area, North of the A342 Devizes/Upavon road, which includes Wedhampton, lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). In the AONB Management Plan it is classified as being part of the Pewsey Vale area. This landscape has distinctive scenic qualities and is particularly sensitive to any changes or development, especially those involving large agricultural buildings, wind turbines, artificial lighting and noise. Crucially, the AONB has statutory protection, but on a local level, the conservation of local streams and wooded areas and the protection and enhancement of local hedgerows are vital to secure the future quality of the landscape and its wildlife.

In broad terms, the Parish area can be described as a low lying vale landscape enclosed in the South by a dramatic scarp slope which rises up to the flat expanse of Salisbury Plain. Urchfont and Wedhampton nestle into the landscape below the Northern slope of Salisbury Plain, with fringes of trees which conceal many of the villages'

boundary buildings. On the vale flanks and the Plain, the landscape is open with long views across and out over the surrounding lowland. In the past, this area, south of B3098, has been worthy of a special landscape designation - certainly, the community continues to value its visual quality and a significant majority voted to identify and protect important views which are shown in figure 6.1. New Plantation, an isolated hill top copse, ("the clump") is a well known landmark above Urchfont village. Big skies and long views are important scenic characteristics which contribute to the visual rural settings for the Parish. In the North of the Parish, the landscape appears more enclosed with smaller fields, hedgerows and surface streams.

The varied underlying geology of the Parish - clay, greensand and chalk, North to South respectively - has given rise to different soils. There is a swathe of high quality agricultural land running East-West through the centre of the area which is theoretically most flexible and productive. Agriculture is the predominant land use in the Parish; generally pasture and grazing land in the North, through to areas of mixed and arable farming in the South. Changes in farming practice can alter the appearance of the landscape; the loss and poor management of hedgerow boundaries and some scrub encroachment, are evident locally.

Figure 6.1 URCHFONT PARISH - IMPORTANT VIEWS
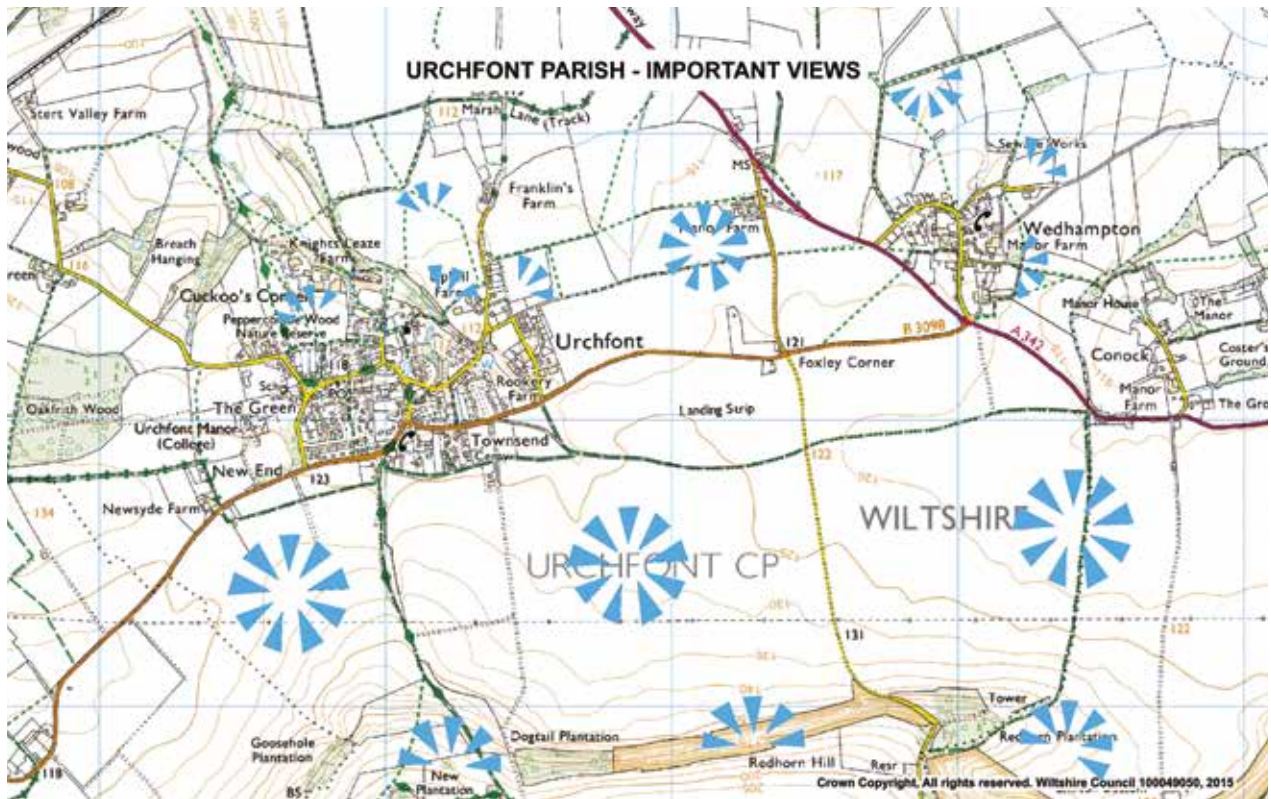
Community views

- Protect the open landscape of the scarp slope and ridge of Salisbury Plain from visually intrusive development.

- Protect the countryside and woodland around the settlements of Urchfont and Wedhampton.

- Identify important attractive views in and out of the villages and formulate a policy for their protection. (86% in favour)

Policy CN1 Protecting the Landscape

1) The scenic qualities and unique elements of the Parish landscape, particularly its open views, scarp ridge, wooded areas, hedgerows and streams, will be protected and where possible, enhanced.

2) The rural settings of the villages and their edges, including mature trees and boundary hedgerows, will be protected and where possible, enhanced.

3) Accordingly, development proposals will be considered against their potential effects on:

   a) landscape character, its quality and distinctive features

   b) important views as identified in Figure 6.1 especially those South of the B3098 across the vale floor and flanks

   c) tranquillity and the need to protect against light pollution

   d) the social and economic well-being of the community.

The purpose of this policy is to ensure that the important natural features and vistas are protected for their landscape, wildlife and social benefits.

The following support UWLNP Policy CN1:

• National Planning Policy Framework (2012) Section 11, Conserving and enhancing the natural environment paras 109-116

• Wiltshire Council Core Strategy Policy 51 (Landscape) (2015)

• Wiltshire Landscape Character Assessment 1:50,000 (2005)

• Kennet Landscape Character Assessment 1:25,000 (1999)

• North Wessex Downs AONB Management Plan 2009-2014

BIODIVERSITY

BACKGROUND EVIDENCE

Internationally designated sites

Urchfont Parish contains sites designated for their biodiversity value in a European context; such sites are protected under EU (European Union) and national legislation. Salisbury Plain Special Area of Conservation (SAC), is particularly valued for its semi-dry grassland and juniper scrub which support the Marsh Fritillary butterfly.

Salisbury Plain Special Protection Area (SPA) (for birds) is a valued habitat for four rare bird species: the stone curlew, hen harrier, hobby and quail. Such birds are sensitive to recreational disturbance, particularly from domestic dogs, but also from other users of the perimeter track, which is a byway open to all traffic. Much of the perimeter track 'traffic' does not originate in the Parish; notwithstanding this, as most of the Special Areas are within the Plain MoD training area, public access is very limited.

Nationally designated sites

There are two Sites of Special Scientific Interest (SSSIs) that have statutory protection. Salisbury Plain is nationally recognised for its unimproved chalk downland which supports thirteen species of nationally rare and scarce plants, sixty seven species of rare and scarce invertebrates, and is a haven for declining downland butterflies. Stert Brook Exposure, on the North West boundary of the Parish, is recognised for its geological value. SSSIs have statutory protection.

Locally designated sites – County Wildlife Sites

County Wildlife sites are recognised for their wildlife value but do not have statutory protection. Oakfrith Wood, to the West of the Parish, is designated as a Local Nature Reserve. It accommodates a rich diversity of birds, mammals and plants, including bats, roe deer and owls. The Friends of Oakfrith Wood, predominantly volunteers from the local community, are responsible for the Wood's management and maintenance. It is managed as a community amenity for the benefit of wildlife and for the recreational and educational benefit of local people, local organisations, including the school and pre-school, and visitors. There are 6 other County Wildlife Sites in/on the edge of the Parish, including 3 other woodlands. They are shown in Figure 6.2 with an asterisk and along with Oakfrith Wood are: Peppercombe Wood/Copse, Breach Hanging, (woodland) Wedhampton Meadows, (a wet meadow site) Urchfont Hill, (a chalk downland site) Urchfont Dew Pond and Folly Wood - Easterton Folly Way (a Local Geological Site).

Figure 6.2 DESIGNATED AND LOCAL NATURE CONSERVATION SITES
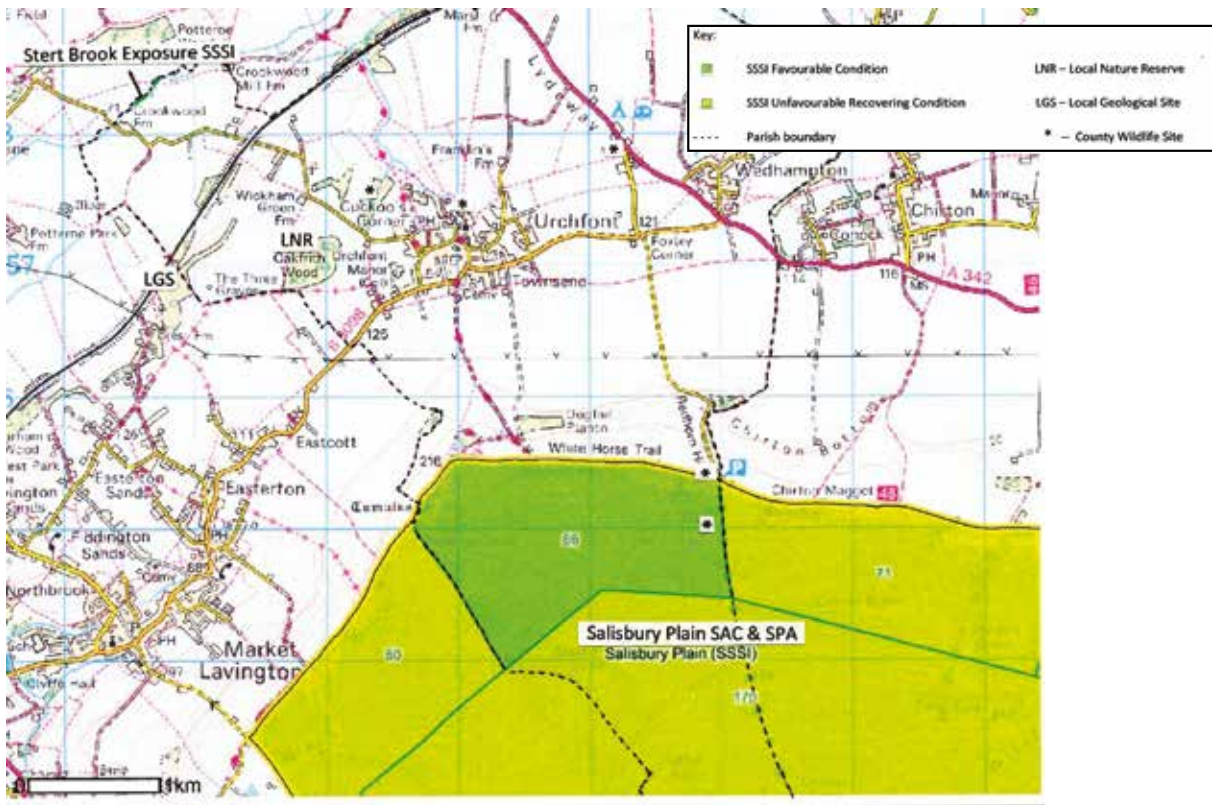
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There is generally a lack of knowledge about the sites and their condition which makes them more vulnerable to damage from trampling, fly tipping, fires and domestic animals. However, areas of nature conservation value are not just those which have statutory protection or are locally identified. Features such as hedgerows, trees, ponds and watercourses, also act as refuges for threatened wildlife and as stepping stones for the movement of species through the landscape. All require protection and where possible, enhancement.

Community views

"Neglected areas can be excellent for wildlife, manicured areas are not"

• Protect local biodiversity and the local countryside

• Protect and enhance Oakfrith Wood for its wildlife, flora, recreational and educational opportunities.

Policy CN2 Protection of biodiversity sites and features

1) Designated sites and features of biodiversity value will be protected against loss or damage and where possible, development should seek opportunities to enhance them.

2) Development proposals will be considered for their impact on Oakfrith Wood, the six other County Wildlife Sites and other important local features such as trees, hedgerows and watercourses. Development must show how it protects these sites and features of biodiversity value. Where this is not possible, and it is demonstrated that loss or damage is unavoidable - mitigation (eg replanting of trees) or compensation - will be expected.

3) Development proposals will need to outline the measures to be adopted to reduce damage and/or disturbance during the construction process.

The purpose of this policy is to safeguard those local areas and features which have nature conservation value but have no formal statutory protection.

The following support UWLNP Policy C&N2:

• National Planning Policy Framework (2012) Section 11 Conserving and enhancing the natural environment paras 117-119

• Wiltshire Council Core Strategy Policy 50 (Biodiversity and geodiversity) (2015)

GREEN INFRASTRUCTURE AND LOCAL GREEN SPACE

BACKGROUND EVIDENCE

In the Parish context, green infrastructure includes walking, cycling and horse riding routes, passive and active recreational spaces, water courses, wooded areas and green spaces within the settlements. The Parish will seek improvements to the existing green infrastructure from development, where appropriate.

Parish residents have easy access to the surrounding countryside via a network of footpaths bridleways and byways. A local group of volunteers helps to maintain the Public Rights of Way for the benefit of the community for exercise and enjoyment. Some routes closest to the villages have been made more accessible by the replacement of stiles with kissing gates. Beyond the villages, the footpath network is extensive, but bridleway links between Urchfont and Wedhampton are limited. In addition, there are no dedicated cycle routes to link Urchfont with the surrounding villages and riding the narrow main roads alongside fast, heavy traffic is perceived as hazardous.

Currently, in Urchfont, most homes are within easy walking distance of the village shop/ PO, village hall and surgery, school and bus stops. However, many of the allocated housing sites are on the periphery of the village, increasing the distance to the centre and its facilities. It is important that new development provides safe links with existing cycle routes, footpaths and bridleways.

National Planning Policy gives local communities the opportunity to designate 'Local Green Space' which they regard as 'special'. The space must be 'local' to the community and be 'special' for historical, recreational, or scenic reasons and/or have wildlife value. There are several areas in Urchfont and Wedhampton which are valued by the Parish community, indeed in a preparation questionnaire, 91% were in favour of identifying Local Green Space. There are three main 'greens' and eleven other green spaces which are perceived as landmarks in the villages; the location of these areas is shown in Figures 6.3 and 6.5 and described in the paragraphs which follow.

To maintain the quality and character of the local environment and to benefit the local community, development will not be supported in the flowing areas which are designated as Local Green Spaces and are shown on Figures 6.3 and 6.5.

Figure 6.3 LOCAL GREEN SPACE – URCHFONT AREA

Pond Green: a wide expanse of grass verge with soft edges surrounding the duck pond. Probably the most scenic and treasured area of the village, surrounded by some attractive heritage buildings and used as the focus for annual events.

Top Green: an open triangular grassed area with soft edges which has existed for several hundred years. A scenically attractive area surrounded by several Listed buildings, including two old farmhouse properties.

Paddock Green: modern in origin; a grassed area with mature trees bisected by the Haggs Lane footpath. It provides an amenity space for the surrounding residents as a recreational area for local children.

Foxley Piece: a small amenity/recreational space for children, but important, given its distance from the main active recreational area.

Cricket Ground and Croquet Lawns: a high quality ground, with a pavilion, on the west edge of Urchfont and home to a full programme of regular fixtures in the season.

Village Playing Field area: includes two tennis courts, a youth recreation area, childrens' playground and a football pitch; apart from the cricket ground, the only outdoor recreational area in the Parish for active sports participation.

Oakfrith Wood: designated as a Local Nature Reserve, valued for its rich diversity of birds, mammals and plants, including bats, roe deer and owls.

The Holloway: on the Southern boundary of Urchfont, formerly part of the main route through Urchfont village; a tranquil byway with an abundance of wildlife, it links with Farmers Field.

Farmers Field: donated by the late Ernest Pottenger and planted by him and the community, to be used as a peaceful recreational area and to benefit wildlife.

Rookery Farm Valley: between Walnut Close and Rookery Farm buildings, a scenic valley and a spring line 'issues' area which functions as a natural drainage route for water from the higher Plain and vale in the South. It contains a constantly flowing watercourse.

The Baishe and 'Cook's Glade': on the Eastern edge of Urchfont, a track down to a low lying and attractive pond area enclosed by mature trees. It is a tranquil recreational area with an abundance of wildlife.

Figure 6.4 COOK'S GLADE (painting courtesy of David Nutt)

Peppercombe Wood and Copse: a "hanging" area, designated as a County Wildlife Site, is a small example of an ash/wych elm wood through which a stream flows permanently; it is valued for its ferns and spring flowering herbs.

Filk (Volk) Lane, Wedhampton: an avenue of fifty oak trees, along part of Parish footpath 48, North of Urchfont, planted as a lasting memorial to the millennium.

Figure 6.5 LOCAL GREEN SPACE – WEDHAMPTON AREA

LOCAL GREEN SPACE – WEDHAMPTON AREA

Filk Lane

Wedhampton

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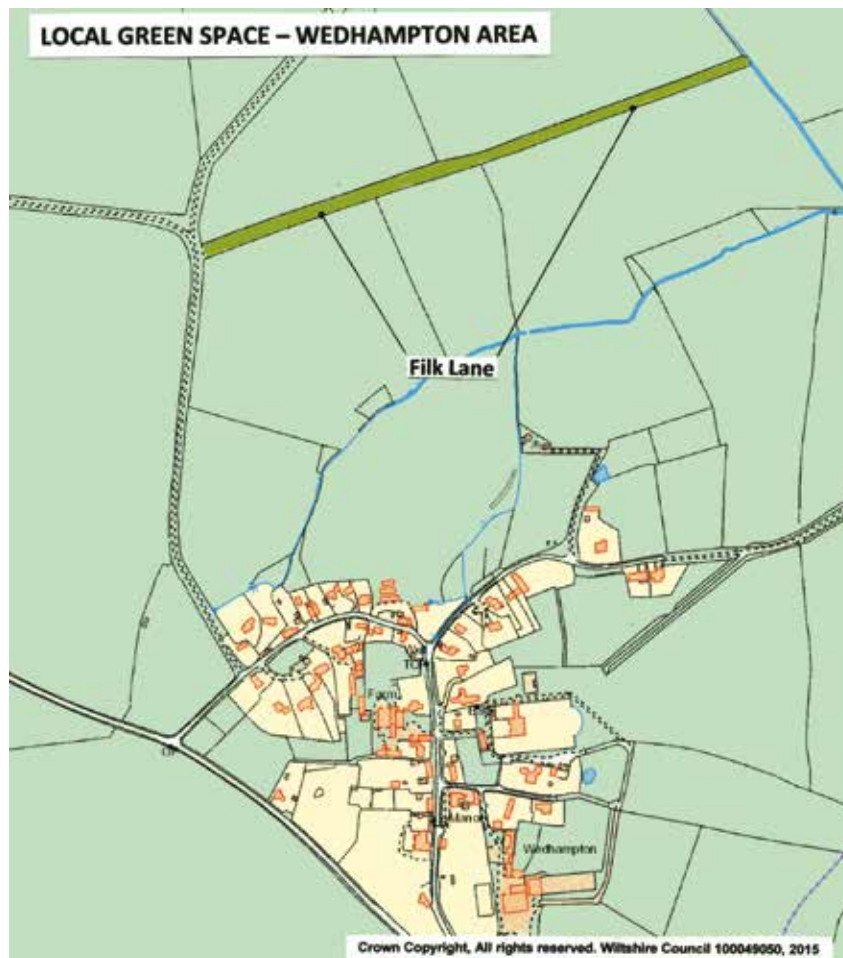
Community views

"I strongly feel that the Greens need to be protected from erosion – look at the historical pictures to see how much they have shrunk"

- Preserve the Pond and greens
- Preserve Farmers Field and improve access
- Provide safe, practical, walking, cycling and horse riding routes linking the settlements in the Parish
- 91% of engaged community in favour of designating Local Green Space

Policy CN3 Local Green Space and Green Infrastructure

1) To maintain the quality and character of the local environment and to benefit the local community, development will not be supported in the following areas which are designated as Local Green Spaces and are shown in Figures 6.3 and 6.5;

    i)   Pond Green

    ii)   Top Green

    iii) Paddock Green

    iv) Foxley Piece

    v)   Cricket Ground and Croquet Lawns

    vi) Village Playing Field area

    vii) Oakfrith Wood

    viii) The Holloway

    ix) Farmers Field

    x)   Rookery Farm Valley

    xi) The Baishe and Cook's Glade

    xii) Peppercombe Wood and Copse

    xiii) Filk Lane, Wedhampton

2) Support will be given to proposals which increase or improve the network of cycleways, footpaths and bridleways in the Parish. Developer or CIL contributions will be sought from new development to fund improvements to the cycleway, footpath and bridleway network to increase safe and effective routes across the Parish.

3) Development must not have a harmful effect on the green infrastructure in the Parish. Where damage or loss is unavoidable, the creation of new infrastructure, or repairs to it, must be equal to, or improve, its current quality and integrity.

The purpose of this policy is to ensure that green infrastructure in the Parish and the Local Green Spaces will be protected for community well-being and social interaction, at the same time, benefiting the local environment and its wildlife.

The following support UWLNP Policy CN3:

• National Planning Policy Framework (2012) Section 8, Promoting healthy communities, paras 74-77

• Wiltshire Council Core Strategy Policies 3 (Infrastructure), 52 (Green Infrastructure) (2015)

7. Local Economy and Enterprise

"Local employment to be encouraged, providing it is small scale and in keeping with the local environment"

"Retail outlets are a thing of the past! Self-employed or business people can all work from a small space using modern technology – i.e. work from home with good Broadband and mobile phone systems."

Objective: Protect and enhance local opportunities for employment

BACKGROUND EVIDENCE

The Parish is in a rural area where there is limited scope and demand for significant employment development. Apart from the Lydeway Old Potato Yard complex, and of course, farming, much of the business in the Parish is very small scale and home-based. Most employed residents commute to work in Devizes, Swindon, Salisbury, and beyond.

Community views

In the residents' questionnaire of Oct 2013, people were asked if the Neighbourhood Plan should allocate more land for employment - 60% were in favour. In addition, people were asked if existing employment sites should be protected from changes of use - 61% were in favour and if the neighbourhood plan should encourage working from home - 78% were in favour.

- Support the development of the Old Potato Yard, Lydeway as an employment area

- Recognise agriculture is important in the local economy

Policy LB1 Protecting existing employment facilities

The loss of land and buildings used for employment purposes will not be permitted unless both a) and b) are satisfied:

a) there is valid evidence that the land and/or buildings are no longer viable for their current employment use, or capable of redevelopment for alternative employment use, in terms of need or demand

b) the land and/or buildings have been genuinely marketed on reasonable terms for employment use, for at least 6 months, and have remained unsold or unlet; full details of marketing must accompany any development proposal

or

c) the site has been allocated under Policy H1.

Policy LB2 New or expanding businesses

The establishment or expansion of small scale employment enterprises in existing premises or on new sites will be supported if:

a) they are within or adjacent to the Urchfont development boundary (as shown in Figure 2.1) or the Lydeway Old Potato Yard complex (as shown in Figure 7.1)

b) they provide adequate access and car parking, they do not create traffic flow problems or generate traffic of a type or amount inappropriate to rural roads

c) the proposals are compatible with the uses in the surrounding buildings

d) the siting, scale, design and materials of new development are compatible with the rural character of the area

e) the traditional character of existing buildings is not lost

f) the effect on local heritage and biodiversity is acceptable

g) the effect of the development and the creation of any new curtilage on landscape character is acceptable

h) they do not create excessive noise, fumes, vibration or lighting problems

i) they make a positive contribution to sustainability and well-being of the Parish community.

Figure 7.1 LYDEWAY OLD POTATO YARD COMPLEX
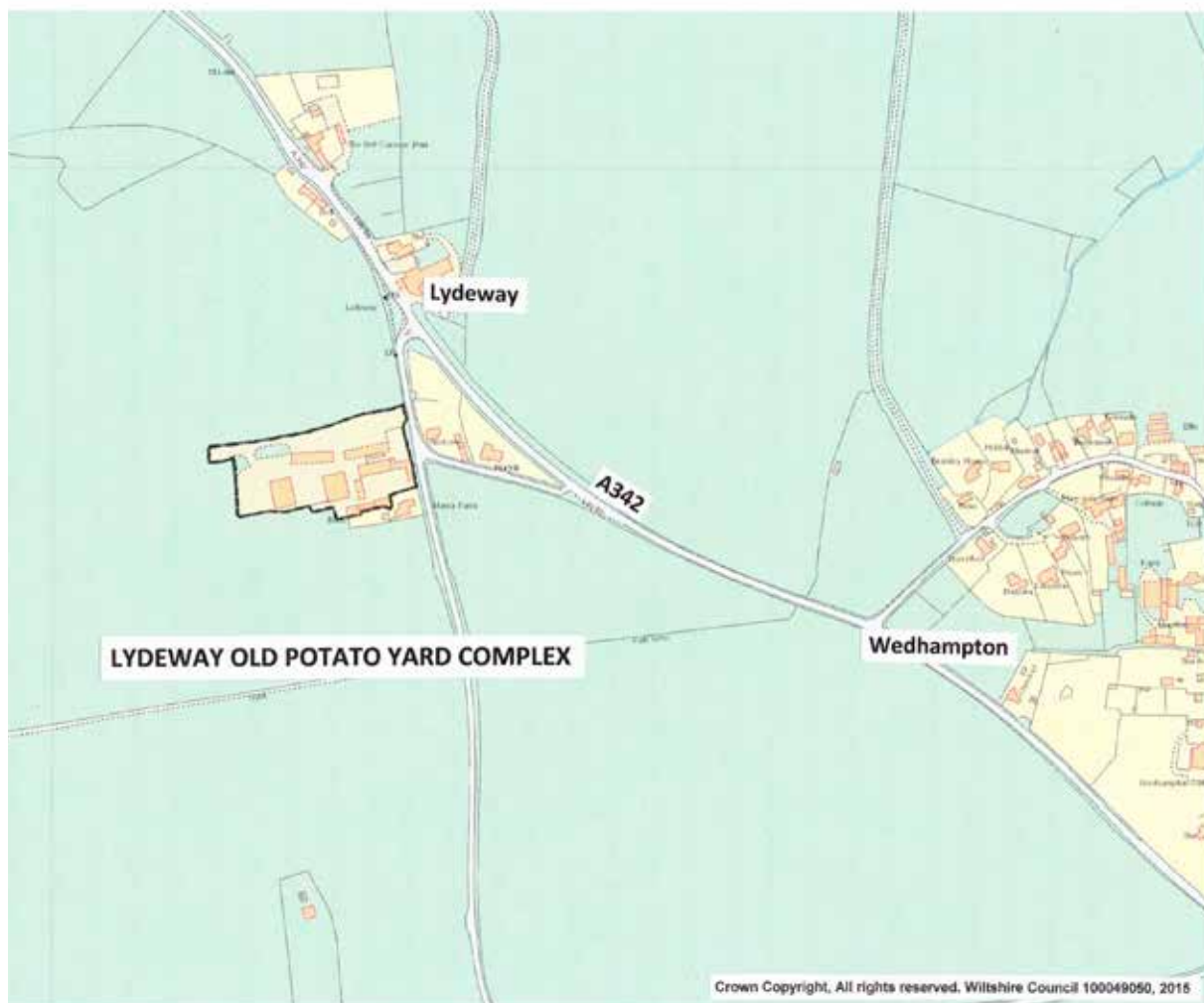
The following support UWLNP Policies LB1 and LB2:

• National Planning Policy Framework (2012) Section 3, Supporting a prosperous rural economy, para 28

• Wiltshire Council Core Strategy (2015) Policy 34, (Additional employment land) Policy 35 (Existing employment sites)

8. UWLNP Revision Process

1. Introduction

The Urchfont, Wedhampton & Lydeway Neighbourhood Plan (UWLNP) is owned by the Parishioners of Urchfont Parish, managed by UPC as the Qualifying Body, and delivered to Wiltshire Council where it forms a part of their Development Plan.

All potential updates to it will have to be approved by UPC and then submitted to Wiltshire Council. UPC will ensure that all the update procedures described below are followed.

The UWLNP can be updated to reflect progress and changes both within the community and from outside, such as new legislation. The first issue of the Plan has been made following a lengthy consultation process and has been through a thorough examination and referendum process. The Plan will be kept up to date using the procedures outlined below.

This plan has taken approximately 3 years to develop. Hopefully the development of a plan for 2026 – 2036 will be able to benefit from the experiences both during the development of this plan and throughout its life.

2. Keeping the Plan Current

The Plan will be updated to reflect matters of fact. For example, the status of all the sites listed in Policy H1 will be kept up to date. The various stages of development to be recorded for each site are:

i)   Pre-application planning advice sought from Wiltshire Council

ii) outline planning permission granted by Wiltshire Council

iii) full planning permission granted by Wiltshire Council, also noting any changes from the number of properties originally estimated

iv) development started

v) development complete, noting the number and type of properties developed.

The number of new homes still required to be developed in the Parish to meet the target number will be adjusted accordingly.

The actions contained in the plan will be progressed and updated by UPC. Updates to actions, completion of actions, and relevant new actions will all be recorded in a monitoring and review document accompanying the Plan.

3. Changes to Policies

Any proposed changes to policies must be subject to the same level of assessment, including a sustainability check and consultation that was used to agree them initially. Once they have been through this process, UPC will need to approve them, and also

notify Wiltshire Council who will then arrange the further consultation and examination stages before a referendum is held before they can be incorporated in the Plan.

3.1 Transport Infrastructure and Community Facilities

Throughout the life of the Plan the availability and capacity of all infrastructure and community facilities will be monitored and any issues addressed. Resolution of these issues will could lead to updates to the Plan being necessitated. For instance, the arrival of the new residents of Manor Farmyard will almost certainly have an impact on some of these facilities. Residents will be made aware of all these potential changes to the Plan so that comments and feedback can be considered before the Plan is updated.

3.2 Other Policies

All the other Policies within the Plan will be reviewed at least every 3 years. The Plan can also be reviewed earlier to reflect any progress which has been made or to handle unforeseen or major changes that may occur.

4. The Next Generation of the UWLNP

As 2026, approaches, and certainly by the end of 2023, a decision will need to be taken as to whether this plan is sufficiently up to date and robust to be rolled forward, or will a new plan need to be developed. By keeping this plan under review the roll forward option will be possible, and may well be preferred.

5. Summary

Keeping the plan under review throughout its life will make it relevant to, and more easily understood by, those responsible for using it to manage developments within the Parish. It will also be more easily understood by new residents.

Progress against the plan, will be reported to Parishioners at the Annual Parish Meeting. The plan and appendices will always be available on the Parish Website.

Continual monitoring of the plan will enable decisions on whether to extend the time period for this version of the plan, or to replace it in whole or in part,to be based on current rather than historical information.

9. Additional information

Appendices:

A. Design Statement

B. Listed & significant unlisted buildings and features

The following background supporting documents can be downloaded from our website at www.urchfont-pc.gov.uk

Background Supporting Documents:

- Site Briefs
- First Consultation Questionnaire
- First Public Consultation Output
- Presentation at 2nd Public Consultation
- Housing Needs Analysis
- Presentation at annual Parish Meeting 12th April 2013
- Estate agents' view of Urchfont
- 2nd Public Consultation Questionnaire
- Analysis of October 2013 Public Consultation
- October 2013 Consultation Written Feedback
- Presentation at Annual Parish Meeting April 2014
- Two Stage Site Assessment Process
- Site Assessment Stage 1 Results
- Site Assessment Stage 2 Scores
- Presentation of Site Briefs
- Development Site Consultation Results
- Development boundary Steering Group Proposal
- Posters & Fliers
- Log of Changes
- Basic Condition Statement
- Statement of Public Consultation
- Equality Impact Assessment
- UPC Action Plan:
- Sustainability Appraisal Scoping Report (revised edition)
- Sustainability Appraisal
- Terms of Reference from Urchfont Parish Council

Appendix A: Design Statement

Design Statement

This Statement is given as a guide for best practice. It is not prescriptive and understands that economic factors can affect how sites and houses 'look'. However the materials used for new builds and extensions is very important throughout the Parish but in particular within the Conservation Areas. Securing good quality construction which enhances our housing is therefore of considerable importance.

1. General principles

These two photos show historic houses which blend in well with the environment of Urchfont.

These three photos show recently constructed houses of reasonably pleasing design. The thatched house in the middle photo was built after the plot had been 'lowered' to reduce the effect of the building which adjoined a Close of bungalows. Ridge heights should be considered carefully by developers and their architects in context with existing neighbouring properties.

The left hand photo shows a remodelled bungalow which has had a second storey added. The finished house better suits the size of the plot. Innovative extensions will be encouraged. The arrow in the right hand photo shows a single storey extension to a Grade 2 Listed cottage which is felt to be sympathetic in both its mass and in the use of timber cladding.

The left hand photo shows a house designed and built some decades ago, which perhaps is not thought of as being an architectural gem. The right hand photo shows the same elevation following the recent reasonably sensitive extension.

Generally, much of the existing built and natural environment in the Parish is of outstandingly high quality; with the eclectic mixtures of styles reflecting the contemporary designs of the period when homes were built. New development should be of particularly high quality of design and appropriate materials in the style of existing buildings, which are consistent with the local vernacular. Important to village character are the roadside grass verges, banks, hedges and trees.

A mixture of housing types including smaller one and two bedroomed starter homes, family homes and homes for the elderly will be sought. A variety of types of ownership and occupation will be encouraged. The scale of development, visual impact upon the surrounding area and the relationship to adjoining properties together with bulk, height and general appearance should be material factors in house design.

New development in the Conservation Area should aspire to a quality of design and execution, related to its context, so that it may be valued in the future. This in itself does not imply or preclude working in traditional or new ways, but will normally involve respecting values established through assessment of the significance of the area. The aim of design guidance therefore is to encourage new development that complements the established grain, whilst representing the time in which it is built and the culture it accommodates.

When considering proposals for new development, the principal concern will be the appropriateness of the overall mass or volume of the building, its scale (the expression of size indicated by the windows, doors, floor/ceiling heights, and other identifiable units), and its relationship to its context–whether or not it sits comfortably on its site. A new building should be in harmony with, or complementary to, its neighbours.

The footprint of new buildings should respect the existing building pattern or grain. The use of materials generally matching in appearance or complementary to those that are historically dominant in the area is important, as is ensuring that materials, detailing and finishes are all of high quality. Within these criteria, new development should aim to achieve creative design solutions, whether contemporary or traditional in style.

In designing proposals owners and their architects are therefore advised to look carefully how their proposal will fit into its physical and historic context. Where construction work is involved, particular care should be taken in the choice of building materials and whenever possible should seek to reinforce local distinctiveness.

2. Layout

The layout of sites should reflect the existing historic layout of streets to appear organic and almost unstructured rather than imposing a modern overly planned approach. As an example buildings which stand directly on the road edge should result in a particular intimate village scale. Garages should be sited so as not to dominate the street scene. The incorporation of 'homes to work from' will be encouraged.

3. Style & Materials

Whatever the style of any new development, its visual and environmental impact and the practicality of the scheme will be determined by the quality of design. This of course includes detailing of building elements such as windows, doors, chimneys, porches and many other elements. A competent designer will ensure that whatever the style, the materials are right for the project and in harmony with its surroundings.

Chimney stacks:

Many existing properties have chimney stacks. The left hand photo shows a classic shared chimney stack for a pair of semi-detached houses with over sailing brick

courses. If mock chimney stacks are proposed (as shown in the right hand photo), these should be constructed of brickwork slips with proper lead flashings and their weight supported within the roof space.

Roofs:

Red/orange handmade clay tiles and blue/grey slate at a consistent steep pitch should be used. The latter material should not predominate. The use of reclaimed materials will be encouraged.

Thatched roof coverings should be of long straw and this photo shows the surface criss-crossed liggers at the eaves and single line liggers at the verge. Thatched roofs should have steep pitches at upwards of 50 degrees and finished with a plain flush ridge as identified by the arrow. Alterations to such buildings should be kept simple and not spoiled by two storey extensions and inserted dormers.

Porches:

To be either bracketed off walls as shown in the left hand photo or supported by timber posts of generous girth. In addition slate roofed Porches follow a tradition of their use in the Parish as shown in the right hand photo.

Walls:

A limited palette of materials comprising orange/red brick is felt to be appropriate. Bricks should preferably be laid in Flemish bond. Garages and permanent outbuildings preferably to be constructed in English bond. Bath stone dressings are felt to be appropriate on high status buildings. The use of stains which result in an orange finish to timber cladding is to be resisted.

Windows:

Timber casement windows as shown in the left hand photo or sash windows as shown in the right hand photo with painted glazing bar fenestration. The use of uPVC windows is considered inappropriate in the Conservation Areas.

The use of dormer windows as shown in this photo follows a historic use of this type of fenestration and has the benefit of reducing ridge height to houses on 'tight' plots or new houses built near adjoining existing properties.

Doors:

To be of painted/stained timber and either panelled as shown in the first photo, framed, ledged and braced as shown in the second and third photos or ledged construction as shown in the third photo. The use of Upvc doors is discouraged throughout the Parish and in particular within the Conservation Areas.

4. Driveways

Local traditions in treatment of road edging, kerbing and surfacing is vital to continue the existing rural and village character into new residential areas and kerbing should be kept to a minimum. Planning applications should respect the existing character and materials of the highway fabric by new developments only using the best materials including limestone kerbs rather than simply matching the materials often used in past decades which resulted in possibly less appropriate materials. Driveways should generally have soft edges with gravelled finishes.

5. Garage Doors

The use of framed ledged and braced hardwood doors as shown in this photo is encouraged within the Conservation Areas.

6. Landscaping, Bin storage and Paths

The following detail is felt to be important to help secure well designed development:

- Bin storage should be at the rear of properties with a clear, free of obstructions, wide-enough route provided to the collection point. This distance should be a maximum of 25m.

- Many of the sites are enclosed by public footpaths – these should be retained and surrounded by active frontages (as opposed to rear fences). New footways and paths should always be located in places where homes overlook them.

- Development should face onto the countryside and form positive streetscapes screened by planting in the public realm.

- Proposals should include a reference to landscape setting/character.

7. Boundaries

Boundaries to be marked in a range of materials to include 9" brickwork or stonework (as shown in the photos) possibly topped with metal fencing as shown in the middle photo, hedging, or rustic fencing including the use of live willow fencing. The use of specialist bricks as shown by the arrow in the right hand photo is encouraged.

8. Lighting

Any new lamp posts or bracket fittings for existing poles should be of a single type appropriate to the village setting. Lighting should respect a desire not to cause light pollution, whilst seeking to ensure the safety of pedestrians.

9. The Environment

Energy Performance Certificates present the energy efficiency of dwellings on a scale of A to G. The most efficient homes – which should have the lowest fuel bills – are in band A. Better-rated homes should have less impact through carbon dioxide (CO2) emissions. The average property in the UK is in band D or E. New homes should be in Band A or B.

Alternative energy sources will be encouraged and if incorporated in the new design with high insulation values the number of oil, bottle gas and coal deliveries will be kept to a minimum and have a beneficial environmental and highway impact. The use of slim line roof integrated photovoltaic panels in discreet locations will be encouraged.

10. Highways and Car Parking

Local traditions in treatment of road edging, kerbing (in particular granite kerbing) and surfacing is vital to continue existing rural and village character into new residential areas. Garages, car ports and car parking should be provided in adequate numbers so as to nullify the need for roadside parking. Parked cars and garages should not dominate the view even when sited within the gardens of homes.

Appendix B: Listed & significant unlisted buildings and features

Grade I

St Michaels and All Angels Church

Grade II*

Urchfont Manor

Grade II - West area

Cuckoo Farmhouse	Fiddlers Cottage
Pyncent Cottage	West End Farmhouse
Green Farmhouse	Barn to the rear of West End Farmhouse
Farm building to the east of Green FarmhouseWest End House	The Lamb Inn
Oakfrith Cottage	Green Acre
Manor Cottage	The Ark

Grade II - East area

Church Farmhouse	Inglefield Farmhouse
Manor Farmhouse	Two Chimneys
Granary at Manor Farm	Hanover House
Mulberry House	The Forge
Beechcroft	Urchfont House
Friars Cottage	White House
The Sawmills	Red Hone Cottage
Wheelwrights	Townsend Cottage
Pear Tree Cottage	Rookery Farmhouse building
Carina Cottage	

URCHFONT- SIGNIFICANT UNLISTED BUILDINGS & WALLS

West Area

Walls around Urchfont Manor

Breach House

Poynings

Cuckoo Cottage

Toms Cottage

Green Farmyard Outbuildings

Laurel House

Stable Cottage

Chapel House

½ Fir Tree Cottage

3 The Green

4 The Green

5 The Green

Croft Cottage

Wall of Green Acre/ Orchard Cottage

Village Shop/ PO

West and north wall around Lamb Inn

Crab Apple Cottage

Hales Farm

Anvil Cottage

Anvil House

1 Shepherds Cottage

2 Shepherds Cottage

Burwood

Little Burwood

East Area

Village Hall

Larchcombe

Yew Tree Cottage

Church Farmhouse Barn

Church Farmhouse outbuilding

Manor Farmhouse outbuilding

Wall around Manor Farmhouse

Wall around Mulberry House

Mulberry House outbuilding

The Club House

The Old Vicarage

Green View

Newbury House

Rose Cottage

Cedar View

Beech House outbuildings

Stanley House

The Old Post Office

Tiled House

1, 2, & 3 Nags Head

Old Butchers Shop

Old Barn

Urchfont House, outbuilding and wall

Oak Tree Cottage

The Rockeries

Westerly, Bulldog Lane

2 Bulldog Lane

Margaret's Cottage, 3 Bulldog Lane

Hilllsborough

Bluebell Cottage

The Well House

The Old Bakehouse

Rowlands

South wall to Rowlands

The Old School

WEDHAMPTON - LISTED BUILDINGS

Fussels Cottage	Gate, wall and steps to front of Wedhampton Manor
Spring Cottage,26 High Street	Old Manor Farmhouse
Ellis Cottage	Plum Lane Cottage
23 High Street	Spring End
Old Manor Farm Farmhouse	Wedhampton Cottage
Timbers	Stables to Wedhampton Cottage
Wedhampton Manor	The Lodge

WEDHAMPTON SIGNIFICANT UNLISTED BUILDINGS & WALLS

Chestnut Cottage	Mortons
Rose Cottage	The Barn
Windmill Cottage	Manor Lodge
14/15 Greengate Road	Wall to front of Old Manor Farm
Vine Cottage	Wyndhams Farm
Tethers End	Wall to front of Old Manor Farm Farmhouse
1, 2 Fleece Cottage	Outbuildings to Wedhampton Cottage
Lydgate	Wall to Rear of Wedhampton Manor

How to contact us:

Urchfont Parish Council at clerk@urchfont-pc.gov.uk

You can get access to details about the Neighbourhood Plan online at www.urchfont-pc.gov.uk