

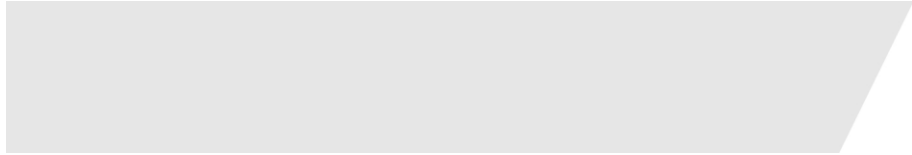
# Wootton Rivers

## Neighbourhood Development Plan 2017-2026

Made January 2018



# Wootton Rivers Neighbourhood Development Plan



## Document history and status

Revision	Date	Description	By	Review	Approved
2	19/08/15	Reflect DK and PC comments	Dean C		
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**Contents**

1.	Introduction.....	4
2.	The Historic Environment and Heritage Assets.....	5
3.	NDP Vision and Objectives .....	7
4.	Housing Development.....	10
5.	Policy D1: Design.....	14
6.	Policy NRD1: Development Providing Employment, Services and Facilities .....	16
7.	Policy RGS1 - Recreational Green Space .....	18
8.	Recommendations.....	22
9.	Recommendation PEB 1 - Physical Environment and Biodiversity .....	23
10.	Recommendation C1 - Communications.....	25
11.	Recommendation PS1: Parish Services .....	26
12.	Recommendation TT1: Traffic and Transport .....	27
13.	Recommendation S1 - Streetscape.....	29

**Appendix A. Housing Development Policy Evidence**

**Appendix B. Design Policy Evidence**

**Appendix C. Non Designated Heritage Assets and Natural Features**

**Appendix D. Development Providing Facilities, Employment and Services Policy Evidence**

**Appendix E. Streetscape Evidence**

**Appendix F. Recreational Green Space Policy Evidence**

**Appendix G. Physical Environment and Diversity Evidence**

**Appendix H. Communications Evidence**

**Appendix I. Parish Services Evidence**

**Appendix J. Traffic and Transport Evidence**

**Appendix K. Examples of Unlisted Features**

**Appendix L. Glossary of Terms**

**Appendix M. References and Some Documents**

**Maps:**

Neighbourhood Plan Area	3
Conservation Area	9
Residential Built Area	13
Recreational Green Space	21
Unlisted and unprotected features	39 & 42

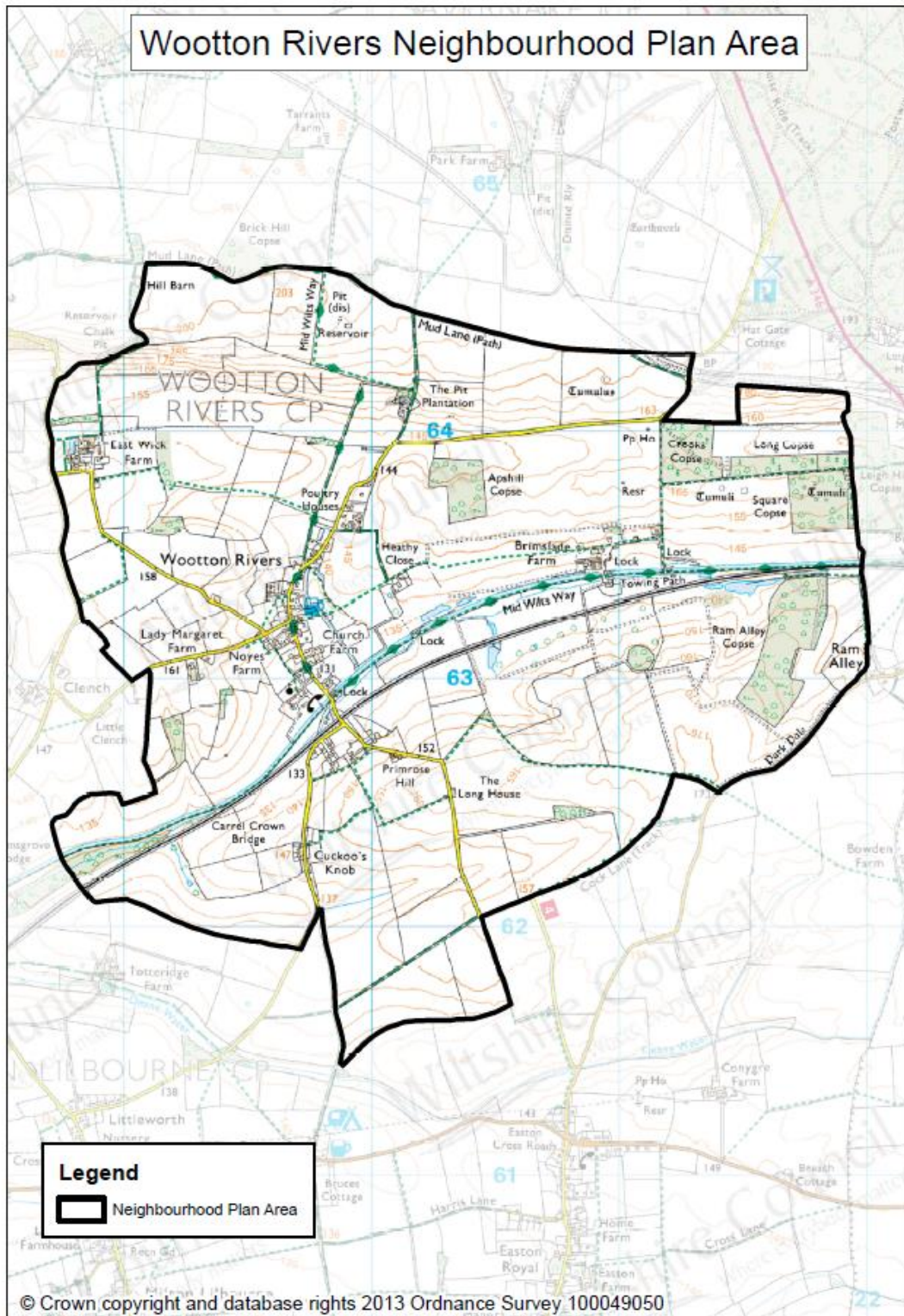


Figure 1 – The Wootton Rivers Parish Boundary and Neighbourhood Plan Area

# 1. Introduction

The Neighbourhood Development Plan (NDP) for the parish of Wootton Rivers sets out clear policies for managing its development from adoption until the end of 2026 (matching the timescale of the Wiltshire Core Strategy) and also identifies other complementary issues which do not directly impact planning policy. Its planning policies form part of the legal Development Plan and their primary function is to implement and add local detail to the higher level policies of the Wiltshire Core Strategy, reflecting the stated wishes and objectives of the parish community. The NDP therefore interprets the existing strategic policy at the local level.

The NDP has been constructed after extensive consultation with the community, as set out in the accompanying Consultation Statement, and this process will remain core to its progress until a final draft is adopted. It also reflects a large amount of research and information gathering, as outlined in the Scoping Report. The Vision, Objectives and Policies grew directly from these two sources of input.



## **2. The Historic Environment and Heritage Assets**

In putting together the vision statement, objectives and policies for the Neighbourhood Development Plan (NDP), we have been mindful of the significance to the parish of its rich historic environment and heritage assets.

The Wiltshire historic environment records (HER) show that Wootton Rivers lies within an area known to have Saxon origins, documented as Wdutun in AD804. Along with its environmental setting, adjacent to Martinsell (an area of outstanding natural beauty, with prehistoric and Roman archaeology) and Savernake (a site of special scientific interest), the parish contains a significant number of recorded individual heritage assets, nearly half of which are located in the WR Conservation Area (designated in 1975 and carefully drawn up to reflect the historic core of the village).

The parish including the conservation area contains two Grade II\* listed buildings, 37 Grade II listed buildings, a listed canal bridge and 4 non-designated heritage assets. Of particular interest are the following:

- The Church of St Andrew and adjacent Manor House and Farm provide architectural and archaeological evidence of the medieval settlement. They are the only Grade 2\* listed buildings and, together with their historical association with Wootton House (the former mid-18<sup>th</sup> century rectory) form part of an important wider setting and inter-visibility for all three buildings. Views to the church and spire are visible within the wider parish landscape and signify their former and current importance as communal heritage assets. The former rectory (Wootton House) is a distinguished building, and its prominence signifies its former standing within the village
- Church Farm farmyard – the farmyard and some of its farm buildings are the only such buildings to survive within the conservation area. Other former farmyards, historic farms and activity have mostly been erased through re-development and alteration. Its setting within the village is a significant reminder of the villages agricultural past
- The significant number of Grade II listed thatched houses and cottages, clustered around the 16<sup>th</sup> century inn, form the historic core of the village and are set in an attractive landscape where the curved alignment of the street creates interesting views in both directions. The architecture is recognisably representative of its age and location, with a consistency of style and materials. Many of these buildings have their own unique story to tell – the Clock House, home to Jack Sprat, maker of the unique clock on St Andrews Church, the old School House, the Royal Oak etc.

The NDP seeks fully to support and help deliver the national policy and guidance for the conservation of the historic environment contained within chapter 12 of the national planning policy framework (NPPF 2012). It also supports core policy 57 and 58 of the Wiltshire Core Strategy for ensuring high quality design and conservation of the historic environment.

The historic environment and heritage assets of the village and the contribution made by their settings are enjoyed by residents and visitors and contribute to Wiltshire's environment and quality of life.

Proposed changes to the buildings themselves or their settings must be fully assessed to understand the significance of any impact on heritage assets affected, including any contribution made by their setting. The NDP seeks to support this through its policies and guidance on the streetscape, location, design and type of development that would be supported. Due to the known occupation of the village since Saxon times, development in or near the centre of the village may require an archaeological evaluation. Wiltshire Council will determine the need for an evaluation in accordance with its validation criteria on validating planning applications and in consultation with the County Archaeologist.

Friday, September 16, 1938 THE DAILY MIRROR

# Look on This, the PEACE OF ENGLAND



WHILE THROUGHOUT THE REST OF EUROPE TROOPS MARCH, COUNTRIES SWARM WITH UNIFORMED MEN AND THE MOVEMENT OF TANKS AND GUNS IS HEARD THROUGHOUT THE LAND, THE QUIET PEACE OF BRITAIN'S COUNTRYSIDE REMAINS UNDISTURBED—LIKE THIS CORNER OF AN OLD WILTSHIRE VILLAGE NEAR SAVERNAKE FOREST. LOOK ON IT—AND PRAY THAT ALWAYS IT WILL REMAIN SO.

## 3. NDP Vision and Objectives

### 3.1 Vision

The Wootton Rivers' Vision is of an historic small parish in which the distinctive character, as a tranquil, safe, friendly and flourishing place, is sustained by an engaged and mutually supportive community. The heart of the parish will remain a conservation area, and somewhere to be proud of, by continually enhancing the village ambience and protecting the open countryside around it, but also by evolving gradually to reflect changing times and the wishes of the parish community.

### 3.2 Objectives

The over-arching objective of the Neighbourhood Development Plan is to reflect the views and preferences of the parish community as clearly expressed in the responses to the NDP Questionnaire (111 respondents, representing more than 75% of occupied dwellings) and from further engagement/feedback, and to implement policies in line with the Wiltshire Core Strategy.

Within this context, the specific objectives for parish development are:

#### **Objective 1: Historical Environment**

Protect, maintain and where possible enhance, the rich historical environment that we have inherited, ensuring that listed buildings and the character of the parish landscape are not compromised by the design, scale or presence of new development, or by the materials used.

#### **Objective 2: Landscape**

In line with its setting within the North Wessex Downs Area of Outstanding Natural Beauty, to conserve and enhance the rural nature of the landscape in which the parish sits, protecting the views of it and from it, and the access to it.

#### **Objective 3: Population and housing**

Maintain the number and mix of people and dwelling types broadly as they currently are.

Allow only small-scale in-fill development in harmony with the vernacular of the village and in accordance with the adopted Wiltshire Core Strategy Settlement Hierarchy for small villages.

#### **Objective 4: Community wellbeing and health**

Provide a safe and healthy environment in which to live and work.

Enhance services and provision which deliver quality of life for all sections of the community, responding positively to any demand for educational and/or skills training, for example pre-school education in the village hall.

Maintain and enhance the facilities provided at the recreation ground.

Ensure that sufficient homecare services are available for parishioners who need them.



**Objective 5: Service centre provision**

Maintain and enhance the services provided from the church, recreation ground, village hall and pub, paying particular attention to the needs of those without their own transport.

**Objective 6: Transport**

Reduce unnecessary road traffic by improving public transport and parish services, considering community transport schemes and promoting sustainable forms of transport.

**Objective 7: Economy and enterprise**

Support the primary economic activities of agriculture and leisure and also support small-scale adaptation of existing buildings for employment use where there is no overall detrimental impact on the local environment.

Improve the broadband speed and mobile phone signal which enable all current and future work.

**Objective 8: Biodiversity**

Protect and enhance biodiversity and support uses of the landscape (including the Kennet & Avon Canal) which promote it.

**Objective 9: Water resources and flood risk**

Use water sustainably and work with Wessex Water to maintain fresh water supply for the existing and future parish population.

Protect people, property and roads from flooding.

**Objective 10: Air quality and environmental pollution**

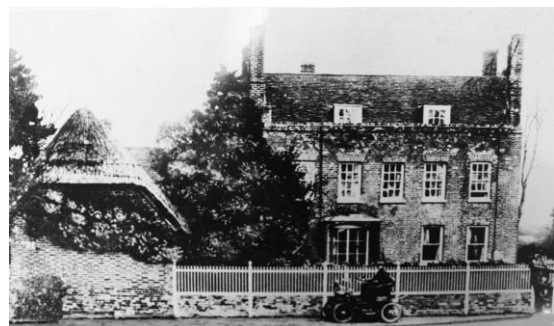
Maintain the current good air quality and low levels of pollution.

**Objective 11: Climatic factors**

Make a positive contribution to the rate of climate change by promoting and supporting sustainable energy, without detriment to the local environment.

**Wootton House showing original wall and fence (and the first car in the village).**

**Picture circa 1905**



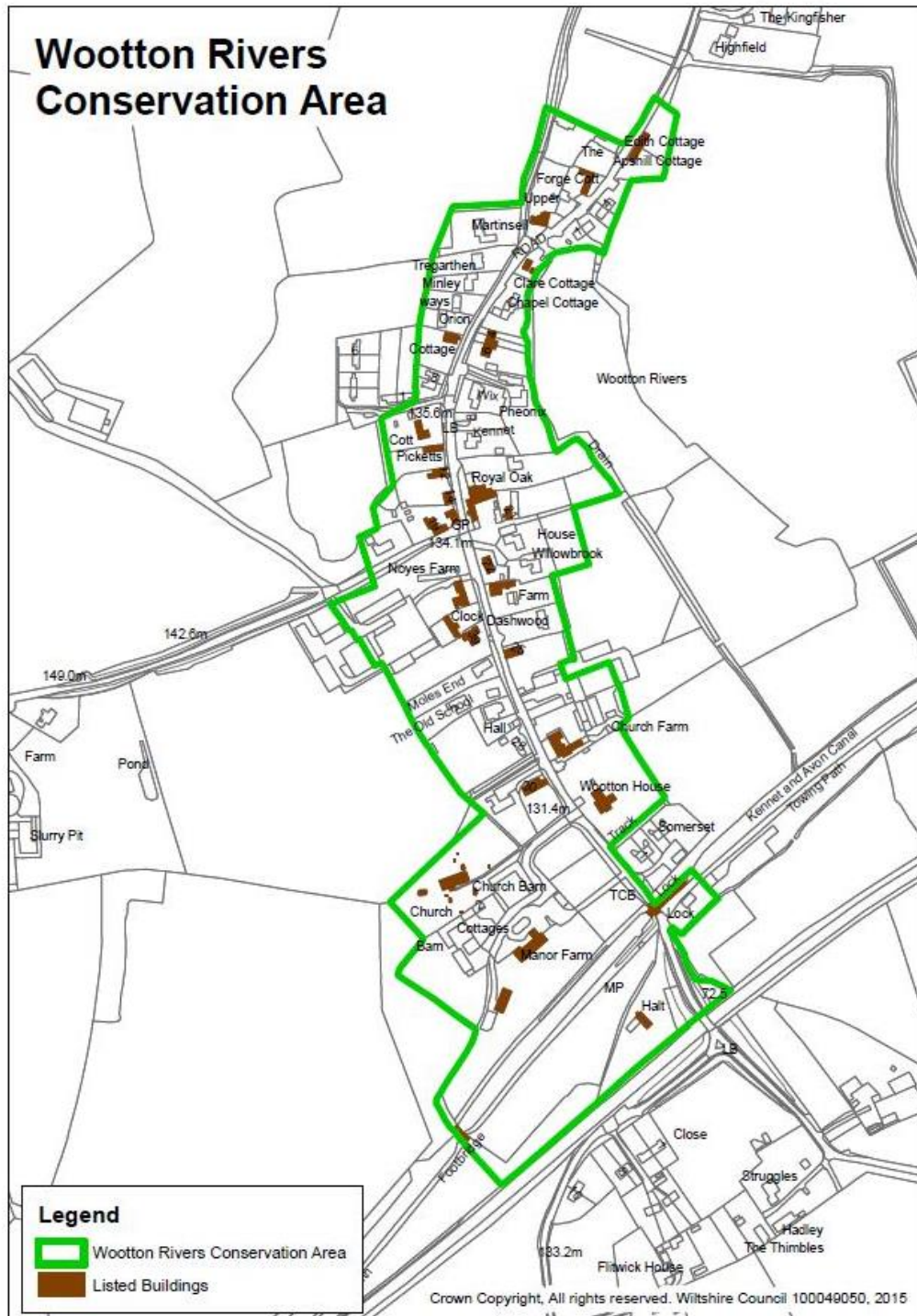


Figure 2  
Wootton Rivers Conservation Area

## **4. Housing Development.**

### **4.1 Overview**

The Wiltshire Core Strategy, adopted in 2015 provides a strategic direction for housing development for Wiltshire until 2026. It identifies Wootton Rivers as a “Small Village” on the basis it has a low level of services and facilities and few employment opportunities. It states development should be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.

Core Policy 2 establishes that in small villages development will be restricted to “in-fill development” to meet local housing, employment and service needs provided it:

- 1) Respects the existing character and form of settlement
- 2) Does not elongate the village or impose development in sensitive landscape areas
- 3) Does not consolidate an existing sporadic loose-knit area of development related to the settlement

“In-fill development” is defined as “the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling. Exceptions to this approach will only be considered through the neighbourhood plan process or DPD’s”

Housing development should be compatible with the wishes of the parish residents to preserve a place with an historic and distinctive character which is tranquil and safe whilst at the same time supporting a flourishing and adaptable community. The intention is to maintain the number and mix of people and dwelling types broadly as they currently are.

The current Residential Built Area, created by residential development within the core of the village and including (parts of) the conservation area, should be preserved, which means that any new housing will be by way of in-fill within the linear settlement of existing homes. This insistence on in-fill should also limit the size of any development which ensures that any new houses do not dominate the existing, varied housing stock. Respecting the current boundaries of development will ensure that the village does not spread beyond current housing and threaten the rural nature of our community. The fact that we can stand within the village and see trees and fields on all sides is of importance to residents and is an essential characteristic of the village.

The desire of the community is to preserve the unique historic, rural feel of the parish and therefore particular care should be taken with any new homes to ensure that they do not compromise the harmony, attractiveness and openness of the existing environment.

A significant mix of affordable housing is supplied within the parish with 17 social rented homes (14.4% of stock) together with a further 122 in the surrounding three villages and 311 in the Local Service Centre of Pewsey. The housing register does not evidence significant housing demand in the area and no registered demand for Wootton Rivers. However, a full housing needs survey is required to properly determine housing need. In the event a need is identified in the future then Core Strategy Policy 44 allows the provision of affordable housing on “rural exception” sites within or well related to the village.

The community supports the addition of smaller size homes, more suitable for younger families and for older people downsizing, and for the level of growth to be at about 6 new properties between now and 2026. The evidence gathered so far from public consultation supports a limit on the size of dwellings to a maximum of 3 bedrooms.

The use of any neighbourhood proportion of CIL (see Glossary on page 68) or other contributions from development passed to Parish Councils will be decided upon by the Parish Council.

Future development should be based on a number of criteria some of which relate to design policy D1, including:

- Housing need
- In-filling a small gap in the village
- Impact on historic buildings
- Access to the proposed development
- Conflict with the linear form of development
- Respecting the form and character of the village (and AONB)
- Not allowing development which compromises views into and out of the village
- Not consolidating sporadic, loose-knit development (loss of openness)

Future proposed developments should be individually assessed for flood risk both to themselves and any potential knock-on effects to existing housing stock.

### 4.2 Issue

Inappropriate development could have a negative impact on:

1) **The unspoilt nature of the village** - significant development would reduce the relative percentage of historic houses which is a particular feature. Currently there are 58 houses within the conservation area of which 67% are historic and 33% are modern. This ratio of more than 2:1 would be reduced to less than 1.5:1 if just eight new properties were added and this would be likely to have a detrimental impact on the current look and feel of the village centre. As a broad guideline, the average number which parishioners considered acceptable (in our September-October 2015 survey, with 57 respondents) was 6 new dwellings between now and 2026.

2) **Safety** - the village is accessed by single track roads with blind bends and minimal passing places. An increase in population could increase the risk of accidents.

3) **Attractiveness** - building styles which are not in harmony with existing buildings would not be appropriate, nor would developments which block or restrict significant views of open countryside or important features.

4) **Tranquillity** – development in excess of that provided for by this NDP would lead to more traffic.

5) **The essential nature of the village** - certain historic properties and features, whilst not necessarily protected by Grade I or II listing, are important to the streetscape and should be preserved and protected (see list in Appendix C and the examples shown at Appendix K).

### **4.3 Policy Intent**

This policy is intended to permit acceptable and “organic” growth, protecting and preserving the current characteristics and ambience of this rural parish and providing a safe, attractive and harmonious place in which its residents can continue to thrive.

### **4.4 Policy H1 - Housing Development**

Any new development will be limited to “in-fill” as defined by Core Policy 2 in the Wiltshire Core Strategy. Development will only be acceptable if it is within the built up area defined on map 3 on page 13.

Residential development shall consist of 3 bedroom units or less.



**View of the old school house**

# Wootton Rivers Neighbourhood Development Plan



Figure 3: The Wootton Rivers Built Area

## **5. Policy D1: Design**

### **5.1 Overview**

Wootton Rivers has a Conservation Area Statement (CAS) and Wootton Rivers Parish Council produced a Village Design Statement (VDS) which was adopted by the Council in 2005.

The architectural design and resulting appearance of the traditional housing in the parish is a significant element in its unique and historic character. In order to preserve that character and the parish's rural vernacular, developers will need to design new buildings which reflect this existing design style and complement the current look and feel of the parish. The traditional housing in the village is predominantly of mellow red brick with visible timber framing and a roof of thatch or red clay tiles. Windows are normally timber-framed and with relatively small panes. The original houses were predominantly of modest size and of two storeys, built for the villagers who worked locally. Even the exceptions, built for the local gentry (Manor Farm, Wootton House, East Wick Farm and Brimslade House), use these same materials, so the historic appearance of the older buildings is strongly consistent.

It was also the norm for the houses to have their front or side gable end directly onto the road and for them to be fronted by grass verges and hedges, railings or open fences which lend a rural style and enable a clear view of the property and of the countryside behind it.

Much of the more recent development within the village has respected neither the traditional materials of these older houses nor the tradition of them being close to the road with a rural style of frontage, offering views to the countryside beyond. As an example, the houses from Upper Farm to Wick's Cottage are of stridently modern brick, with metal or plastic uPVC window frames and a modern style of roof tile. They have obtrusive garages and tarmac drives, with occlusive shrubs and hedges on the bank in front and no gaps between houses, so that the combination of this and the house heights completely blocks any view to the delightful countryside behind them.

### **5.2 Issue**

Even a relatively small number of new homes has the potential, in a small village, either to consolidate or significantly to compromise the established appearance and character of the built environment. There is a real danger that the historic, rural personality of the parish, which attracts people to want to live here, will be gradually destroyed by the very development which enables more of them to do so.

### **5.3 Policy Intent**

This policy is intended to ensure that developers of new buildings in the parish pay appropriate attention to the idiosyncrasies of the traditional design of its built environment when designing their buildings, and seek to complement it. This will involve the shape and size of the buildings, the materials of which they are built and their juxtaposition with the road frontage and the other buildings around them.

The policy provides the Parish Council with some criteria against which to assess the suitability of the designs put before them by such developers.

Appendix C identifies, non-designated heritage assets and natural features which are considered to have heritage value, aesthetic contribution or biodiversity value, which should be recognized in planning decision-making.

## **5.4 Policy D1**

The design of new buildings, extensions and alterations to buildings shall take into account the following:

- i) Core Strategy policies 57 “Ensuring high quality design and place shaping” and 58 “Ensuring the conservation of the historic environment”,
- ii) The Conservation Area Statement (CAS) produced by the former Kennet District Council, and
- iii) The Wootton Rivers Village Design Statement

Development affecting the non-designated heritage assets and natural features identified in Appendix C and other assets of a similar nature not identified in Appendix C, will be protected and considered in relation to the scale of the harm resulting from the development and the significance of the asset.



## 6. Policy NRD1: Development Providing Employment, Services and Facilities

### 6.1 Overview

Core Strategy Core Policy 2 sets the “Delivery Strategy” for development and establishes that “some modest development may be appropriate at Small Villages, to respond to local needs and to contribute to the vitality of rural communities. The policy allows development provided it:

- i) Respects the existing character and form of the settlement
- ii) Does not elongate the village or impose development in sensitive landscape areas
- iii) Does not consolidate an existing sporadic loose-knit areas of development related to the settlement.

Employed parish residents are largely engaged in occupations outside the catchment area. Approximately 30% of residents are retired but actively involved in the village, with some also doing charitable work in the wider community.

A small number of residents, approximately 10%, run home- based businesses, some of which create employment in the parish.

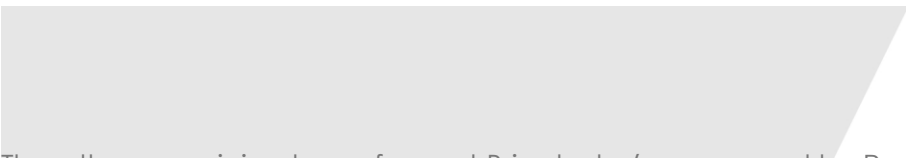
Agriculture remains the predominant economic driver for the parish and the surrounding farms are successfully and efficiently managed to deliver the best quality arable yields and dairy produce. The farming community lives and works directly within the parish and is provided with housing. The numbers of those engaged in farming is significantly smaller than in previous times though some employment in related leisure sectors has been created.

### 6.2 Issue

As farming has evolved through the centuries small farm units have merged and, as a result, there have been redundancies in the size and types of buildings and the number of people needed to support and service the agricultural industry.

For the parish of Wootton Rivers this has meant the removal of barns and other farm buildings which have been replaced by residential properties both large and affordable units, at some cost to the aesthetics and character of the parish and its relationship to farming. However, there is a stated desire from the parish for it to remain an active and flourishing community, rather than simply becoming a dormitory.

The only two remaining farms in daily use, both within the conservation area, have (at time of writing in 2016) each been proposed as potential sites for residential development. Any future change of use or development proposals must take account of the guidance given in this document. Any proposal to change to residential use must conform to the intent and guidance, and the wider interests of the village residents, as outlined in this document in Policy H1 and the relevant Appendices.



The other remaining large farm at Brimslade (now owned by Ramsbury Estates) has converted many of its agricultural buildings into small business units, all of which are generating revenue and there are plans to increase the number of units during the next few years. Also, as the farm is adjacent to the Kennet & Avon canal, the owner has proposed development of a marina for the storage of canal boats which would produce further income and might ease congestion from support vehicles parked in the village.

Finally the Royal Oak public house could offer potential for a local farm shop and delivery/collection point within the village, which would add value and convenience for residents without access to a car.

### **6.3 Policy Intent**

The community has clearly indicated that:

***“business development should only be allowed if it is in keeping with the rural nature of the community and has no detrimental impact on the environment”*** and this, coupled with the dominant opinion that the parish should remain as close to its existing feel and appearance as possible, shows a natural concern for the current environment.

Notwithstanding that position, the community is aware that the small business units at Brimslade are a good model for local enterprise which is discreetly located and adds commercial value, and there may be further potential for growth and employment at that and other locations.

The policy intent is therefore to enable continuing activity and employment in the parish through appropriate non-residential development.

### **6.4 Policy NRD1**

**Development, including change of use of buildings, which provides employment, services and facilities will be supported within the settlement boundary as shown on the map on page 13 subject to:**

- i) conformity with design policy D1, and**
- ii) it is of a scale appropriate to the village, and**
- iii) does not harm the living conditions of residents, and**
- iv) does not represent a hazard to highway or pedestrian safety.**

**The change of use of buildings outside the built up area for these uses may be acceptable provided the proposal conforms to Core Strategy Core Policy 34 “Additional Employment Land”, Core Policy 39 “Tourist Development”, Core Policy 40 “Hotels, Bed & Breakfasts, Guest Houses and Conference Facilities” or Core Policy 48 “Supporting Rural Life”.**

## 7. Policy RGS1 - Recreational Green Space

### 7.1 Overview

As a small parish, of 228 residents, it is essential that the community of all ages and abilities has access to recreational and leisure facilities within the parish. Valued services are provided (from the church, recreation ground and village hall) and are mainly reliant on a combination of volunteering and community support.

For the Recreation Ground to be developed to provide its present excellent facilities the Parish Council requested a survey to establish the need for such a facility and opinions of the community's interests and requirements were sought to deliver the key features to satisfy the majority. This took account of the growth and development of the infants, children, youth and more mature needs for leisure and recreation over the next 15-20 years and also the available grants and funds to provide the facilities.



Cuckoo's Knob allotments are today well served with patronage from villagers, although there is still room for more. Available records date from 1987 - in that year there were seven tenants in total, which continued until 2007; eight in 2008; there were nine in 2010; there were ten in 2011 and 2012; eleven in 2014; thirteen in year 2015, with continued interest and commitment to this valued facility.

The Pink Horse Chestnut tree and bench at the southern end of the village add to the positive visual impact of the village.

These are not the basic services which support everyday life but those which provide quality of life for the parishioners and foster community spirit.

### 7.2 Issue

**The Recreation Ground:** The land owned by St. Johns College Cambridge includes the site of the Recreation Ground and through the advice of its land agent, Savills of Salisbury, it has stated its intention from an extract of their statement, which was attached to the Area Application for the parish, as follows:

*"The College notes that a statement has been submitted by Neighbourhood Plan Steering Group setting out reasons for considering the area as appropriate. The Steering Group state that remaining facilities in the village, including the Recreation Ground, are regularly used. The College do not propose that the recreation ground use is lost albeit that it is relocated if the Steering Group deem land off South Bank as appropriate for housing. If this is the case, the College propose this recreation ground use is relocated to land off St. Andrew's Close or contributions could be sought through 'S106' payments following the submission of a planning application by the developer."*



**The Allotments:** The area is within the open countryside and is let by the local farmer at a “peppercorn rent”. The site is well tended and used by residents of the parish. The sale of two crown cottages in recent years (to a private buyer for conversion into one unit), adjacent to the area, caused some concern that this could possibly become potential development land.

**The Pink Horse Chestnut and bench next to the railway bridge:** The tree and surrounding area are considered to have a positive and attractive visual impact on the main road/streetscape of the village. There is evidence that in recent years the area has been degraded due to large vehicles using it as a turning circle and that the area may be sacrificed to a mini roundabout or road widening scheme.

### 7.3 Intent

The parish residents have expressed strong support for the continuation of the current Recreation Ground which was provided by St. Johns College for that purpose at an agreed ‘peppercorn’ rental and subject to its proper maintenance and upkeep (extract of lease in Appendix F).

The size, design and layout of the Recreation Ground and the significant amount of grant funds and donations provided by National Lottery, Wiltshire Council, JLP/ Waitrose, the Football Association and private donors, along with parish guarantees for sustained use and access, commit the parish to honour the generosity of the facilitators.



Furthermore the equipment is installed to the highest safety standards and if removed or relocated, as is suggested by Savills in their proposal, would certainly result in damage and probably destruction of much of the recreational equipment.

In view of its value and importance to the community, as indicated in the questionnaire and feedback responses, the area of the allotments should continue in its present form for use as allotments for the benefit of the parish.

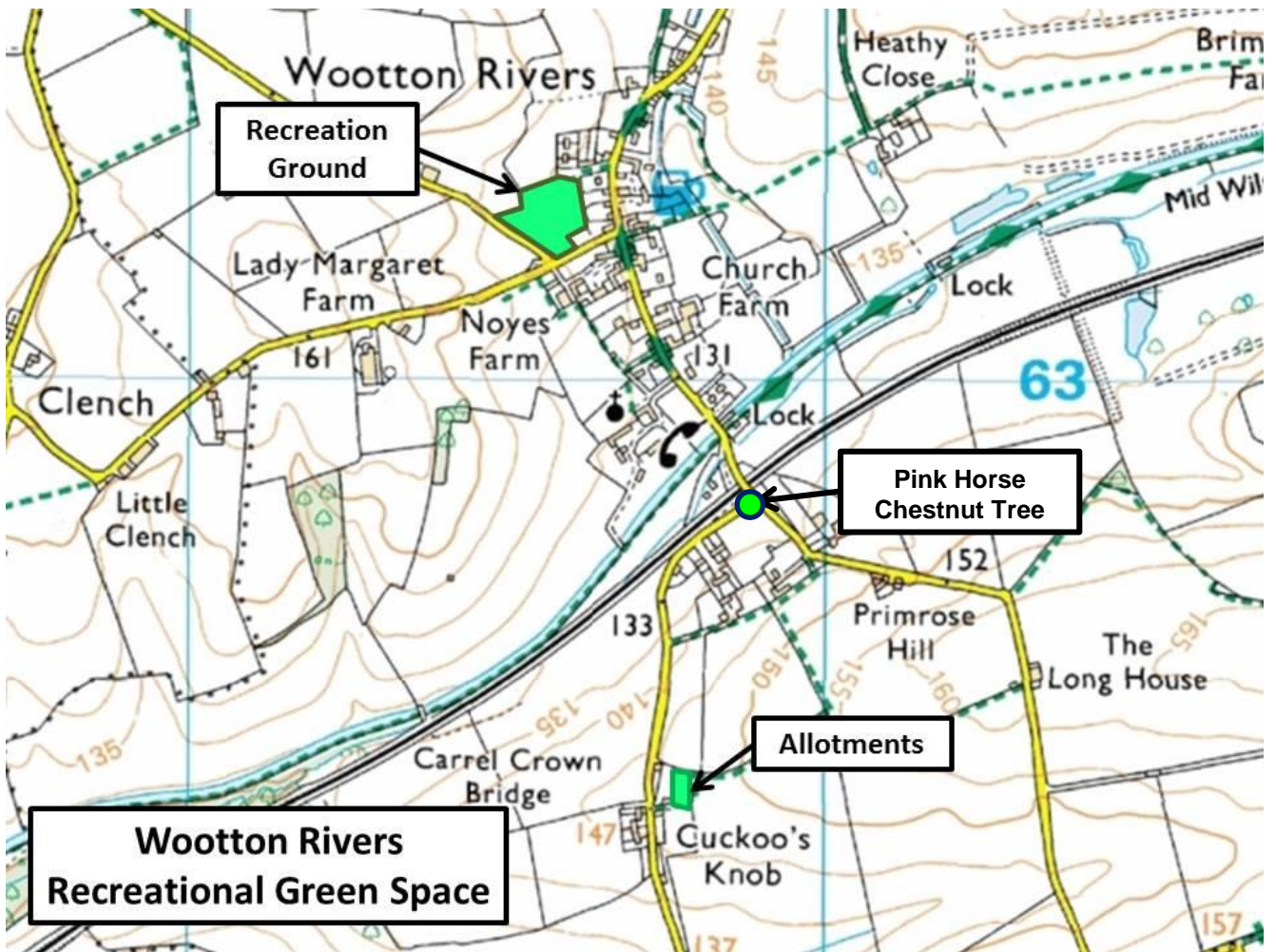
An important feature of the main street is the Pink Horse Chestnut with a bench seat (for rest and relaxation) on a small raised green bank, adjacent to the t-junction and the railway bridge. This has recently become a turning area for large HGVs unable to negotiate tight lane turns in the conservation area and, as a result, the banks are being damaged and eroded by this practice. The intention is to secure and protect this area as a valued character and ecological feature of the village.

## 7.4 Policy RGS1

The Recreation Ground at South Bank, the current allotments behind Cuckoo's Knob and the Pink Horse Chestnut tree, bench seat and grass area described above are formally designated as Green Space. No development will be allowed in this areas unless it is ancillary to the function of the area as green space and does not affect its character and openness, unless very special circumstances can be demonstrated which produce a public benefit.



A Map showing the proposed green space allocations is shown below.



Not to scale - Green Space shown for identification purpose only



## **8. Recommendations**

The following Recommendations relate to issues and aspirations on matters which are important to the maintenance of the high environmental quality and sustainability of the village but cannot be considered directly through the planning system as they do not relate to land use and do not require planning permission.

## 9. Recommendation PEB 1 - Physical Environment and Biodiversity

### 9.1 Overview

Wiltshire's natural environment is one of its greatest assets. The parish of Wootton Rivers provides a diverse environment and range of habitats that support biodiversity and opportunities for nature conservation. These habitats range from areas of wetland and woodland (including the canal, the Moors and the Hatgate Nature Reservation) to the surrounding fields, meadows, trees, hedgerows and farmland. The built environment also contributes with its wide variety of gardens, trees, hedges and informal kerbs and banks. These environments and habitats connect well together, allowing a diverse range of wild bird and insect life, and flora and fauna, to forage, rest, breed and move through the landscape, supporting the wider ecosystem.

The parish has a high percentage of agricultural land with a mainly greensand soil type. This is particularly prone to erosion in time of heavy rainfall. The parish has a history of road and some property flooding in flash flood conditions when the drainage and sewerage network becomes overwhelmed. Indeed its ability to function under normal conditions is reliant upon volunteer residents regularly clearing the drains and roadsides.

The accessibility of the surrounding countryside is important to residents. The upkeep of the public rights of way network and other initiatives, such as nature reserves, are important in this endeavour.

The canal is also a wildlife corridor, heritage asset, an attractive route for sustainable transport and part of the free local health resources, providing informal leisure and recreation, (both on the water and on the towpath). The canal also provides a sense of place and brings economic regeneration opportunities to the area.

### 9.2 Issue

It is widely acknowledged that many species of animal, bird and insect life and flora and fauna generally have seen a national and local decline and in some cases extinction over the last 50 years. The NDP 2015 questionnaire identified the environment as a very important issue for residents, with respondents giving very strong support to the protection and enhancement of the local environment.

With the increasing effects of climate change giving rise to more extreme weather events and resulting flood risk, the parish will need to plan for, mitigate and adapt to these new challenges.

### 9.3 Intent

To protect and improve, the rich tapestry of environment and habitat through careful future management and development of the parish.

To contribute to stopping the decline of biodiversity and where possible, to improve the habitat of the parish to better support it.

To protect the natural physical environment and work to manage and reduce the impact on it of climate change, particularly through flooding.



To maintain, and improve the accessibility of the local countryside.

## 9.4 Recommendations

The essentially rural nature and environment of the parish will be sustained and enhanced by:

- Improving the views and accessibility of the surrounding landscape where opportunities arise e.g. through improved signage of and access to footpaths and bridleways.
- Permitting renewable energy where this can be achieved with acceptable visual, noise and biodiversity impacts e.g. discreetly positioned solar panels.
- Recording, protecting and, where possible, further improving the impressive biodiversity within the parish landscape.
- Maintaining overall tree numbers across the parish, including the replacement of particular specimen trees, or those with high visual impact, which are removed or lost.
- Actively planning to prevent flooding, through the maintenance of current ditches and drains and fully mitigating the drainage impact of any new development.



## 10. Recommendation C1 - Communications

### 10.1 Overview

Standard internet broadband speeds around the parish are typically around 0.5-1.5Mbit/s depending on time of day and location and are very much lower than the national average (22.8Mbit/s as at February 2015). Recent installation of fibre-optic broadband at one end of the village has enabled some parishioners to increase their broadband speed significantly. However, due to the copper distribution system within the village, consumers further from the entry point may well experience slower speeds.

Mobile reception is limited - many homes have a very weak mobile signal and in some areas there is no mobile signal at all.

### 10.2 Issue

Homeworkers need fast broadband speeds and households would like to enjoy all the benefits of the internet that require substantial amounts of data to be downloaded, such as catch-up TV, downloading films and sharing large numbers of photos and videos. As use of the internet continues to grow (for business, education and shopping) parishioners must not be disadvantaged because of the poor internet speeds. If workers are unable to access good speeds then they may be unable to work effectively from home and will need to commute to an office, which would impact on the number of car journeys in the village.

The mobile phone signal from many of the providers is not strong enough for calls to be made or received in many areas. This prevents business and personal calls from being made/received.

### 10.3 Intent

This recommendation is intended to ensure that poor internet speeds and mobile reception do not restrict economy and enterprise or discourage people from moving into the village and that parishioners and visitors to the area are not restricted in their use of the internet by slow speeds or unable to make and receive calls on their mobile phones when at home or in the local countryside.

### 10.4 Recommendations

- a) **Broadband speeds should continue to keep up with average speeds nationally.**
- b) **At least 1 mobile phone operator must be reliably accessible throughout the parish. Support would be given to a network provider to find a mutually agreeable site and design for infrastructure to improve the signal.**

## 11. Recommendation PS1: Parish Services

### 11.1 Overview

As a small parish, of 228 residents, it is not commercially viable for more than the basic services of electricity, water/sewerage, telephony/broadband, occasional buses and a pub to be provided within the parish. However, some other valued services are provided (from the church, allotments, recreation ground and village hall) but are reliant on a combination of volunteering and community support. These are not the basic services which support everyday life but those which provide quality of life for the parishioners and foster community spirit. It is worthy of note that the Royal Oak pub was designated as an 'Asset of Community Value' by Wiltshire Council in July 2013.

### 11.2 Issue

The need to visit the local service centre or town for most services reduces quality of life for parishioners who do not have their own (or easy access to) private transport, especially the older and younger members of the community. It also results in a large number of short car journeys, which is at odds with the county's aspiration to reduce environmental damage and climate change.

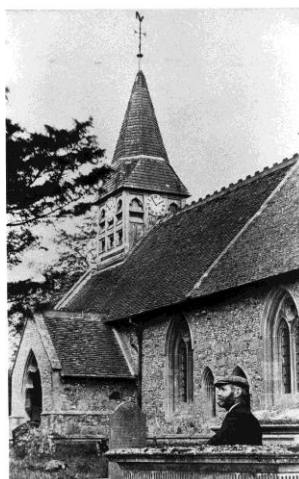
### 11.3 Intent

This seeks to ensure that all parishioners are able to live a comfortable, enjoyable and fulfilling life here, without undue expense or unnecessary car journeys. It is consistent with the policies and recommendations on Traffic, Green Space and Communications, in seeking to enable more and better services locally, prevent unnecessary travelling and further enhance the strong sense of community in the parish.

### 11.4 Recommendation

**Existing services (at the recreation ground, allotments, village hall, pub and church) will be maintained and enhanced.**

**Other services will be added to improve parishioners' quality of life and significantly reduce unnecessary car journeys e.g. parcel and grocery delivery point, better public/volunteer transport, access to homecare etc.**



## 12. Recommendation TT1: Traffic and Transport

### 12.1 Overview

The parish is not situated on a major through route and, as a result, it has an informal, relaxed, traditional character based around a 'linear' development, in keeping with a rural environment. There are times when high volumes of traffic occur (e.g. the Devizes - Westminster canoe race every Good Friday bank holiday) but mostly traffic is low volume and composed of private cars, with parcel van deliveries, agricultural vehicle movement and some regular heavy goods vehicles (mostly delivering to, or collecting from, the local farms).

There are five main routes into the parish leading from Marlborough in the east, Pewsey/Milton Lilbourne in the west, Clench in the north and Easton Royal in the south.

Road surfaces are in good general order, are paved but without kerbing or pavements. It should be noted that a grass footpath used to run alongside the village high street but as personal vehicles became more common, the footpaths were lost. Now the roads are, on the whole, edged by raised grass verges. All roads leading in, out and through the parish are single carriageway width with hedgerows and/or grass banks on either side. Road width is adequate as there are a number of passing places in key areas, especially in the main village street. There are distinct bottlenecks on the roads leading into the village, often at bends, with high banks on either side.

On-road parking is required by some residents and additional short-term requirements for on street parking are also created by peak time use of the pub.

Road markings are limited to road junctions only and street lighting is limited to the main areas of population.

### 12.2 Issue

The increase in the volume and average speed of traffic in the parish has been contributed to by a number of factors, with high average levels of private car ownership, limited services in the village, increasing levels of internet shopping and a combination of satellite navigation and drivers in delivery vehicles unfamiliar with the parish, all having some impact.

As a consequence parishioners have expressed concern about:

- A noisier and less tranquil environment
- Hazards for other drivers, cyclists, riders and pedestrians
- Damage to the road surface
- Damage to the verges and trees
- Damage to property

### 12.3 Intent

This recommendation is intended to protect the existing informal, uncluttered and rural character of the parish roadways, by reducing average traffic speed and discouraging increased traffic, specifically commercial traffic. It is recognised that change in this area will be gradual but future development of surfacing, repairs and passing places can all be altered over time. It is also recognised that many of these measures are the responsibility of

Highways England and Wiltshire Council Highways department, but the policy proposals should be used to guide future highways development.

## 12.4 Recommendation

It is the aim of the parish to reduce or mitigate the volume and average speed of vehicular traffic. New development should not significantly increase vehicle volumes, except during normal construction phases, and a lower speed limit through the village will be reviewed.

The community wants the condition and safety of the roads and verges to be improved. Passing places on the approach roads into the village will be surfaced like the roads themselves, but will not be signposted.

Large vehicles, especially articulated lorries, will be encouraged to avoid the village centre, in order to prevent the damage to properties, walls and verges which has previously occurred.

Local farmers will be asked to ensure that their tractors drive slowly through the village and take particular care not to damage the verges.



## 13. Recommendation S1 - Streetscape

### 13.1 Overview

The parish streetscape is currently informal in character – providing emphasis to its relaxed, traditional and rural character. This informal roadside layout is appreciated and strongly supported by residents.

### 13.2 Issue

New properties/buildings, and changes made to the look or materials used in the curtilage/boundaries of current buildings, could easily destroy this long-established traditional streetscape character. The use of kerbs, pavements, tarmac, solid gates and walls would change this traditional character. There are currently only three kerbed/pavement areas in the parish and a limited number of high walls/ gates. The intent of this recommendation is to prevent any increased use of these throughout the parish.

### 13.3 Intent

The control of these matters is largely outside of planning control but the parish council will seek to engage with the community and statutory undertakers to protect the streetscape as indicated.

### 13.4 Recommendations

**The current informal, traditional and rural character of our roadsides must be sustained, with grass, flowers, hedges and gravel preferred to kerbs, pavements, solid barriers and tarmac/concrete.**

**New development should not use overhead wires; satellite dishes and aerials should be discreetly positioned; and the electricity and telephone companies will be encouraged to re-route overhead lines into underground ducting.**

**Trees, hedgerow and banks that are overgrown or leaning and therefore at risk of damaging vehicles, restricting visibility of oncoming traffic or pedestrians, or of falling onto the road or overhead wires, should be identified and action taken with owners to address the issue.**



## Appendix A. Housing Development Policy Evidence

### Location.

This policy is consistent with the Wiltshire Core Strategy.

In the NDP Wootton Rivers Questionnaire Document 2015, reference was made to the significance of limited development restricted to in-fill only.

Three people expressed strong support for the insistence on in-fill and not extending the village or building on green field sites."

The alternatives to in-fill within the conservation area would either destroy the linear nature of the village and create housing blocks (as currently behind number 22 (Willow Brook and Shelton House) and at South Bank) or extend the linear settlement beyond the conservation area, in both cases removing the views out to the surrounding countryside.

### Indicative Quantity.

In the NDP Wootton Rivers Questionnaire Document 2015, reference was made to the importance of limiting the growth of the parish and the need for adaptations to existing properties to be in harmony with the original.

Q.10. The size of the parish should not increase more quickly than in the recent past (four houses added in the last 20 years)- 53% agreed

Q.1. It is acceptable that some new homes are built. - 57% agreed

Q.8. Changes to existing properties should not substantially alter how they currently look and historical features should be retained. - 80% agreed

"It is also judged acceptable by most that houses are augmented and that the number of properties in the parish grows marginally, though the Wiltshire Core Strategy and the caveats expressed in these questions will require this to be only through in-fill development that is in keeping with the current nature and appearance of the village. This is borne out by the majority who accept that some new houses are built, though the average strength of agreement with this is slightly lower and 32 people actively disagree with it (most of whom disagree strongly). This closely reflects the views expressed regarding our Overall Approach to development, where those in favour of managed change were in a 2:1 majority".

Significantly more new housing would increase traffic volume and consequently raise the likelihood of accidents and damage to buildings, and compromise the tranquillity of the area. Changes to existing buildings which did not respect their current appearance and character would further dilute the parish's attractive and historic appearance.

### Type.

The Questionnaire focused on size of housing, firmly rejecting large homes with 4 or more bedrooms in favour of a more mixed range perhaps suitable for first homes or downsizing.

Q.3. Some new medium-sized houses (2/3 bedrooms) would be acceptable. - 49% agreed



Q.5. Some new low-cost houses (2/3 bedrooms) would be acceptable. - 44% agreed

"It is in this category of questions about Housing Development that we also have some real polarities in the responses. The average score of 3.12 for the acceptability of low-cost homes (2/3 bedrooms) appears marginally favourable but nearly half of all respondents either ticked Strongly Agree (26) or Strongly Disagree (24). Regarding "affordable" houses (2/3 bedrooms), a marginally unfavourable response overall of 2.91 included 26 people ticking Strongly Disagree but a sizeable minority of 19 ticking Strongly Agree. Similarly the overall acceptability of building new homes at all appears marginally favourable at 3.34 but while 26 people ticked Strongly Agree, there are 19 who Strongly Disagree.

There is clear rejection of building large (4 bedrooms plus) homes and few people actively agreeing to specialist retirement homes but there is not a majority actively in favour of any particular type of housing, so how can this circle be squared? Medium-sized houses (2/3 bedrooms) are most favoured (3.15 with 49% agreeing) with low-cost houses (2/3 bedrooms) close behind (3.12 with 44% in agreement)".

Q.22 Any new property must have off-street parking for at least two vehicles. - 73% agreed

The alternative of developing more large and expensive housing would also begin to change the social mix of the parish in a way that the community does not support.



## Appendix B. Design Policy Evidence

The former Kennet District Council produced a Conservation Area Statement (CAS) and Wootton Rivers Parish Council prepared a Village Design Statement which was adopted by the former Kennet District Council in 2005 (See references).

From the Questionnaire for the Wootton Rivers VDS, for which there was a 75% response, 81% of residents felt that the nature of additional housing should be in sympathy with the existing character and architecture of the village.

In the 2015 Wootton Rivers NDP Questionnaire, Housing Development was rated the second most important of the five question headings:

Q.9 New houses should not be significantly at odds with the current look of the parish. 89% agreed.

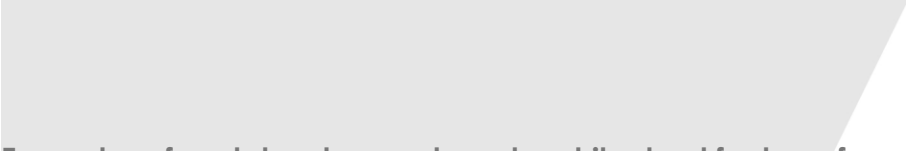
Q.8 Changes to existing properties should not substantially alter how they currently look and historical features should be retained. 80% agreed.

**Descriptions of the key features which form part of the essential character and charm of the village are described throughout the CAS and VDS documents. In summary, the main building elements and features which characterize the village and its historic architecture are: -**

- A significant proportion of thatched houses and cottages built of brick and timber frame, often with gable ends on to the street.
- The predominant use of mellow red brick in Flemish bond with occasional dark iron and salt glazed headers.
- The use of other local materials including chalk stone, flint, sarsen stone, red clay tiles/ tile hangings and timber weather boarding.
- Lime mortar.
- Steep pitched roofs.
- The extensive use of wheat straw thatch with plain flush ridges - today mainly as combed wheat reed thatch but also a few remaining examples of the long straw style which is traditional to the area.
- White or pale pastel coloured timber framed windows with small panes or single glazing bars, together with later 19<sup>th</sup> century sashes without glazing bars.
- Low brick garden walls, picket fences, iron railings and hedge boundaries.
- Gravel drives and soft verges with no road markings.
- Occasional views to the countryside

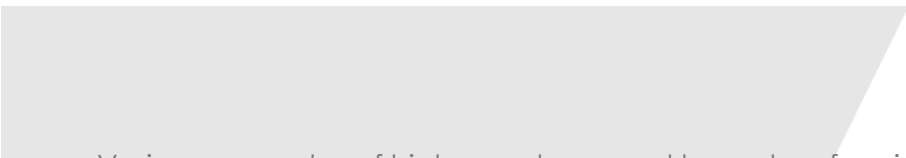
The Conservation Area Statement draws attention to the importance of these elements and features and the VDS expresses views on protecting the parish and controlling any changes or future potential development.

“Developers, the Parish Council and the Planning Authority, should be in consultation to ensure that new houses will conform to the standards reflected in the VDS and the Conservation Area Statement. This would be an example of the best practice approach to achieve the wishes of the community for the benefit of the Parish”.



**Examples of past developments and architectural features from more modern constructions and alterations which do not represent this best practice approach and should ideally be avoided in future are:**

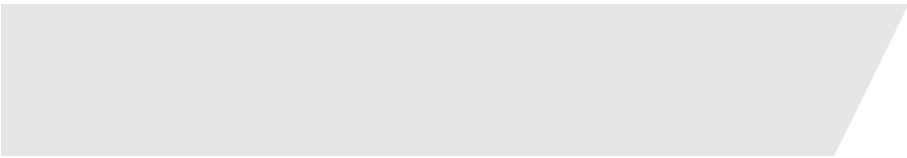
- The most recent development involved three new houses of very similar design, using identical materials and shallow-pitched blue-tiled roofs. The part-brick and timber cladding materials are considered appropriate for the parish but in order to break up the uniformity it would have been preferable, for example, to see some contrasting red clay roof tiles and tile hangings along with white painted window frames for one or two of the properties.
- The extensive use of imported materials which do not conform to the vernacular, such as Cotswold stone.
- Numerous examples of new blue slate style roof coverings instead of the use of more traditional red clay roof tiles.
- Painted external brickwork and, in some cases, sarsen stone/flint masonry, either for limited weatherproofing or to mask/blend in subsequent modern alterations. This is generally considered bad practice for period properties and is also at odds with the predominance of mellow red brick.
- The over-development of sites without any gaps in between, effectively blocking out all views of the countryside beyond.
- Breaking with the tradition of the village's linear development by building behind or beyond the cottages which front the main street, as in the case of Somerset Cottages and South Bank. These developments involved repetitive styles which did not blend with the architectural character of the Parish in terms either of design or choice of materials. However, the subsequent alteration of a number of the South Bank houses in recent years has certainly helped to break down the uniformity and integrate some of these properties with the general character of the village. Two of the houses at Seymour Rise (The Skylark and The Kingfisher) along with the bungalow (Phoenix) behind Wicks Barn House, the former vicarage (St Andrews House), two houses by the Royal Oak (Willowbrook House and Shelton House) and the Royal Oak B&B guest house are other examples of modern developments behind or beyond the traditional building line. A number of these have obstructed previously clean views to the open countryside.
- Patchwork quilts of differing modern window styles within the same property, including large picture windows without any glazing bars.
- The replacement of traditional window frames with modern UPVC designs that include opening quarter-lights.
- Dark brown painted window frames of which there are numerous examples throughout the village.

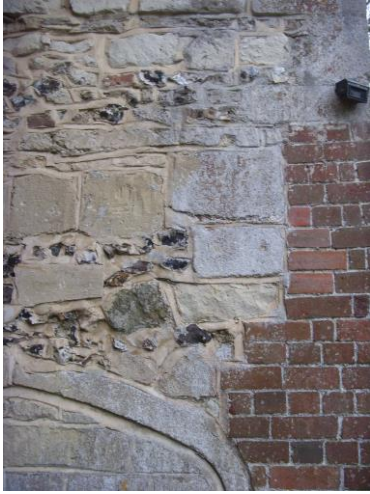
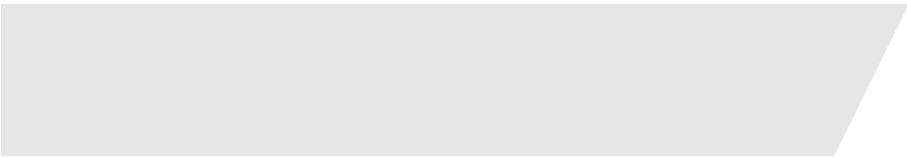
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- Various examples of high wooden-panel boundary fencing and extended brick walling, with large wooden gates, all of which are regarded as incongruous in a village where open views are both traditional and highly valued.

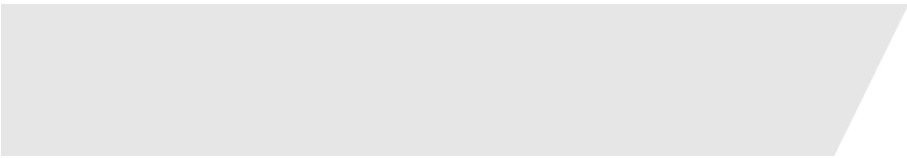
Examples of typical building materials used in the village are shown below:

## Examples of Typical Building Materials







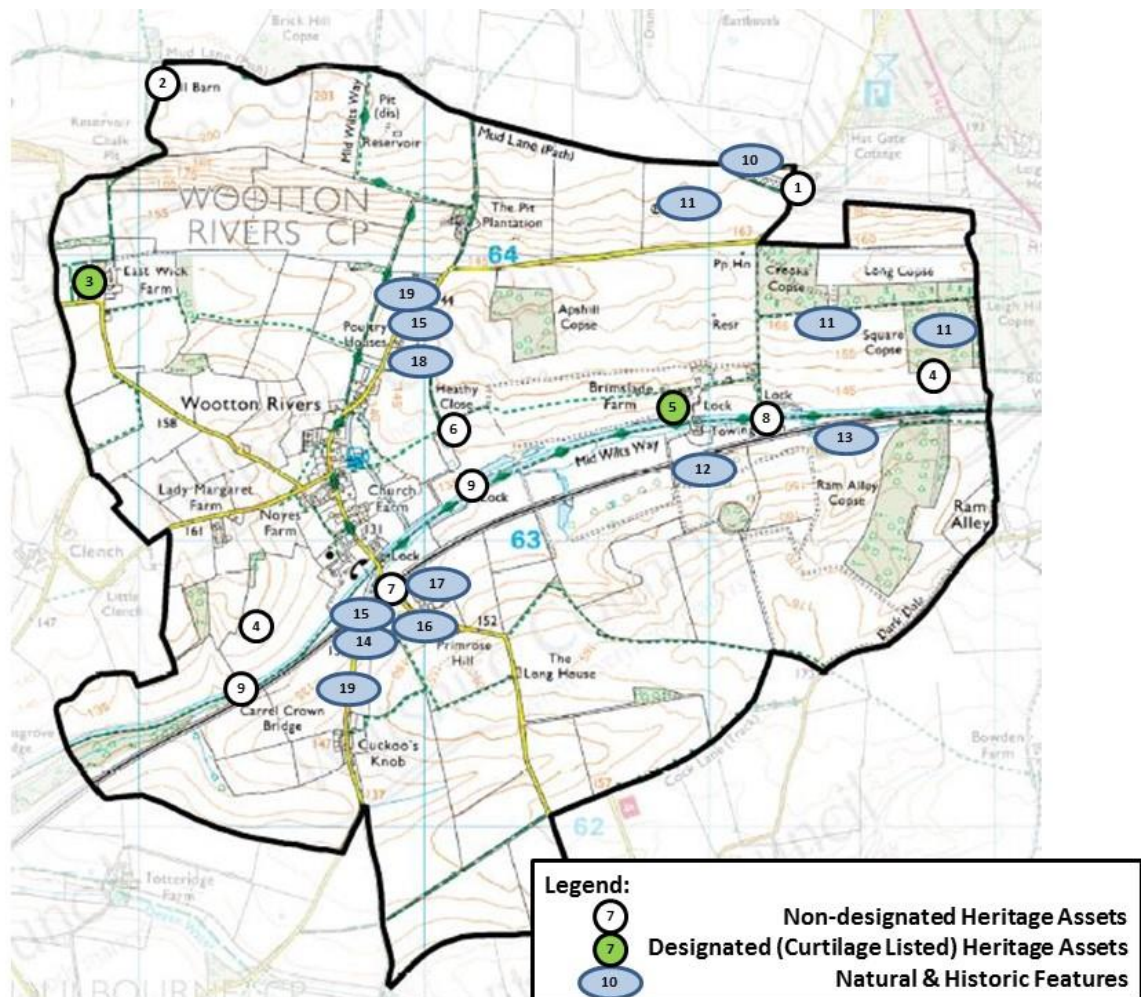


## Appendix C. Non-Designated and Designated (Curtilage Listed) Heritage Assets and Unprotected Parish Features

The Conservation Area has additional controls to protect the nature and character of the physical and natural environment within it. The following is a list of architectural, historic and natural features of significance within the parish as a whole which are worthy of special mention and as such are important to retain and/or be afforded particular respect in any future development proposals. Collectively they contribute to the wider village heritage environment that it is considered essential to protect and enhance.

### Designated (Curtilage Listed) Heritage Assets Outside the Parish Conservation Area

The following buildings fall within the curtilage of listed buildings and therefore have formal status as curtilage listed buildings which receive similar scrutiny as listed buildings when considering development which affects them. Other curtilage listed buildings may be identified on a case by case basis through the assessment of planning proposals.



Working from the outer Parish boundaries towards the heart of the village (numbers correspond to map):

3. Two brick farm buildings at East Wick.
5. A group of old one and two-storey brick farm buildings at Brimslade with interesting gables, windows, stone corner features and pantiled roofs.



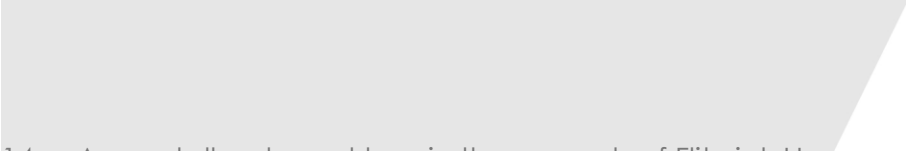
## Non-designated Heritage Assets outside the Parish Conservation Area

1. The remains of a disused railway bridge near Hat Gate was one of two bridges serving separate railway lines between Marlborough and Burbage. Although the other bridge was removed about five years ago, for structural reasons, the remaining bridge is of more robust construction with superior quality engineering bricks and additional architectural detail in the way of stone quoins. Hopefully, even with minimum maintenance over the next 10 years, there will be no need to remove this remaining structure.
2. Hill Barn.
4. At least two brick and concrete WWII pillboxes; a small one almost totally hidden on the southern edge of Square Copse and another unusually large FW3 series pillbox overlooking the canal near Carrel Crown Bridge which was designed for two anti-tank gun emplacements. The larger pillbox has chamfered upper edges which enabled it to be disguised as a haystack under a wooden thatching frame.
6. Heathy Close brick and blue slate barns.
7. The main railway bridge in the village of dark blue/grey engineering brick and stone construction.
8. A canal cottage at Brimslade with pantiled roof.
9. A number of brick and stone canal bridges and locks.



## Natural and Historic Features outside the Parish Conservation Area

10. A small nature reserve near the disused railway lines at Hat Gate.
11. Tumuli (3 in all) as shown in the north-east corner of the parish map.
12. A group of 5 sweet chestnut trees (as recorded on the Woodland Trust Tree Register and candidates for Veteran Tree Management) on the south side of the railway line at Brimslade, the most prominent of which having a girth of c.35 feet and possibly one of the oldest and largest in the country. These trees are also likely to be of some historic significance and possibly formed part of one of the grand estates and deer parks in the area, dating back to Tudor times.
13. A relatively large lake used by an angling club at Brimslade.

- 
14. A very tall redwood tree in the grounds of Flitwick House.
  15. Two small copper beech trees near Bank Cottage and another large one on the boundary of Flitwick House.
  16. An extremely tall Aspen in the grounds of Struggles.
  17. The prominent pink horse chestnut tree and bench at the road junction by the railway bridge in the village.
  18. A substantial oak tree in the garden of Nettlebank House.
  19. Various large oak trees on the opposite corner to Bank Cottage and above the deep cutting up to Cuckoo's Knob.

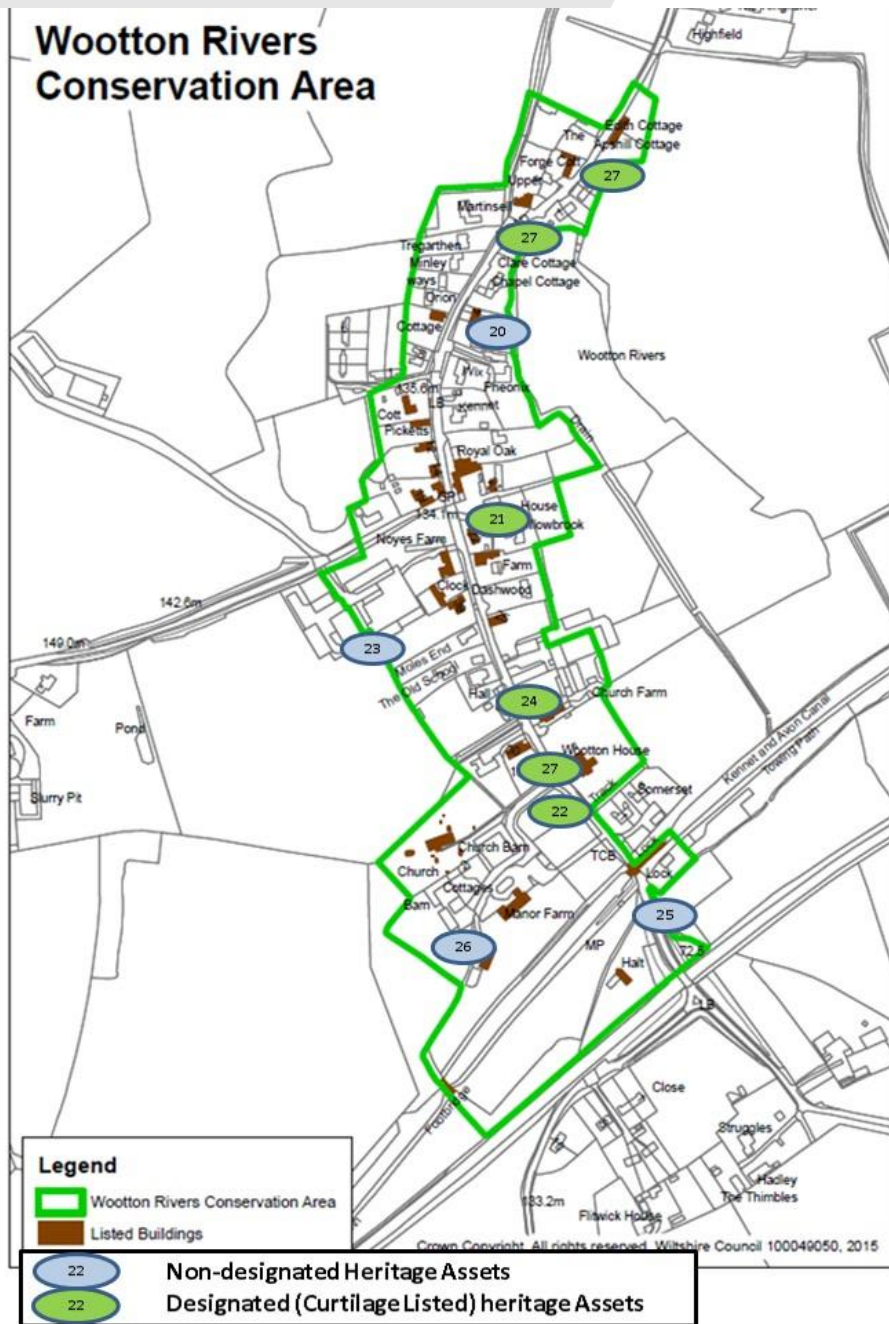
**Designated (Curtilage Listed) Heritage Assets Within the Parish Conservation Area (see map below)**

The following buildings and assets fall within the curtilage of listed buildings and therefore have formal status as curtilage listed buildings which receive similar scrutiny as listed buildings when considering development which affects them. Other curtilage listed buildings may be identified on a case by case basis through assessment of the planning proposals.

21. The cob-walled and thatched barn belonging to the Royal Oak is a candidate for specific listing as a rare building of particular architectural and historic interest.
22. The thatched barn belonging to Wootton House, with initials carved into the roadside gable, is a building of some significance to the village and deserving of special mention and protection.
24. The appearance and character of the Church Farm timber framed/clad buildings and yard are very important to the existing character of the village and are deserving of particular respect and attention in any future development proposals.
27. Various old brick garden walls, some with flint and/or half-round coping bricks, from Wootton House to Church Farm and on to Vale Cottage at one end of the village and in front of Primrose Cottage, Apshill Cottage and around Upper Farm House at the other end of the village. However, the original gateways have been bricked up at Apshill Cottage and Upper Farm House and some other walls have been increased in height.

**Non-designated Heritage assets within the Parish Conservation Area (see map below)**

20. The old chapel with cast iron roadside gate and fence.
23. The brick and blue slate single storey farm building at Noyes Farm.
25. Lock Cottage.
26. A number of converted barns and outbuildings formally belonging to Manor Farm House.



Photographic examples of these Non-Designated and Designated (Curtilage Listed) Heritage Assets, structures and features are shown in Appendix K.

## Appendix D. Development Providing Employment, Services and Facilities Policy Evidence

There is clear evidence, from recent changes at Brimslade Farm, that non-residential development can be successful within the parish:

- Existing farm buildings and facilities have been retained and adapted into business units at Brimslade Farm.
- A range of activities have developed to make use of the redundant farm buildings and farm land available for recreational use such as:
  - Clay pigeon shooting
  - Corporate training exercises
  - Off-road driving skills courses
  - Controlled game shooting

The existing small businesses operating at Brimslade are as follows:

- Planning permission approved to convert a farm building for the Gunsmith business to expand, create more employment and eventually offer a training capability.
- Bagman Ltd. Marketing rucksacks; two employees
- Richard Turner Co. Tree Surgeon; three employees.
- Simon Benney: Use of storage facility
- Michael Mortimore: Use of storage facility
- Neat Space Ltd: Workshop with storage based at Brimslade with mobile workforce.

All the activities are served by a good access road, with good parking and secure facilities. The parish is not disadvantaged or disturbed by these activities and any reasonable expansion within the confines of the Brimslade complex would be unlikely to cause problems, provided that they comply with the above policy.



## Appendix E. Streetscape Evidence

84% of respondents to the NDP 2015 Questionnaire agreed that “road edges should be natural rather than formal (ie kerbs and pavements)”. 82% agreed that “Mature trees and hedges should be protected, other than in exceptional circumstances” and 77% agreed that “current walls, fences, railings etc should remain as they are and be well maintained”. There was low support (26%) for “more/better street lighting”.



Photograph showing street scene in late 1800s; particular note of the footpath to the right of the road.

Photograph showing a similar area of the village in 2015 showing the extended grass verge where the old footpath was located.



Photograph showing the modern 'kerbed verge' near South Bank; one of the few in the village

## Appendix F. Recreational Green Space Policy Evidence

**The Recreation Ground:** It is clear that existing services from the recreation ground are greatly valued by parishioners, as evidenced in their responses to the NDP questionnaire and by their usage of the facilities, which they wish to continue. They offer a focal point for leisure and physical exercises, which also helps to create a spirit of community and social cohesion.

The recreation ground provides the only dedicated, free resource in the parish for play, sport and general recreation and, as such, should be protected (as stated in policy). Its value to the village was fully endorsed in responses to the questionnaire, with 90% of respondents regarding it as an important parish resource and only 2% disagreeing. It is used regularly for a wide variety of activities, particularly by the children in the village, and is in use almost every weekend, many summer evenings and on most days during the school holidays.



The provision of play equipment for young children and teenagers including swings, slides, roundabouts, see-saw, play houses, a cricket net, junior football pitch, a rugby practice post, a golf net, netball frame and various assault course climbing apparatus, means that it provides leisure and recreation for a very broad age range of children through to adults including seniors.

- The Recreation Ground will remain in its established and central position within the existing grounds, which offers sufficient level and open space to facilitate the range of leisure and recreation for all age groups within the parish. It is a safe and secure area for children, away from the village main roads and screened and visible by neighbouring houses, bordered by trees and hedges.
- The facilities will be maintained in accordance with the original lease agreement and also in compliance with current Health & Safety standards, as appropriate.
- The alternative site at St. Andrews proposed by Savills, is too small, sloping and unsuitable and could not adequately accommodate the design and layout of the current site. It is also bordered by two of the main village roads with the consequent risk to children entering and leaving the park. There are no proper parking facilities available in that area and on-road parking would create potential hazard.

**The Allotments:** There has been a steady rise of interested tenants from 2007. The allotments are privately owned and the current annual rents reflecting this are nominal in value. There are no facilities that you might expect to find on Council operated allotments, thereby increasing the overall costs of rentals.

It is clear that the allotments are important to the community and offer an amenity always in demand and enjoyed by those with a keen interest in and enthusiasm for seeking to grow their own food.



The allotments offer an opportunity to partake in a healthy and educational activity rewarded by the 'fruits' of their labour from the processes involved, in a country garden environment, with similarly minded people.

Both the Recreation Ground and the allotments should therefore be a protected Green Space area for the benefit and use of the community and the case is clearly supported by Planning Law as stated below:

The NPPF (Section 8, Para 74) states "Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss."



**Recreation Ground evidence:**

Marlborough  
Wiltshire SN8 4NH  
Tel: 01672 810988 Phone/Fax: 810760  
Email: [tonymcgarry@talktalk.net](mailto:tonymcgarry@talktalk.net) or [christinemcgarry@talktalk.net](mailto:christinemcgarry@talktalk.net)

17<sup>th</sup> October 2007

Ms Kate Davis  
Grants and Lottery Officer  
Browfort  
Bath Road  
Devizes  
Wiltshire SN10 2AT

Dear Ms Davis,

I received your letter today confirming that the grant award has been increased to £3200 for our Recreation Project - Play Area at Wootton Rivers. This together with the SOLVE award of £500 will enable us to proceed with procurement and installation of the new equipment which will greatly enhance the facilities within the Parish for all the children their friends and visitors for their benefit and enjoyment.

I have copied the letter to the Chairman of the Parish Council who are responsible for the recreation area and appointed me to project manage this task and I confirm that we will provide invoices and maintain records of expenditure incurred to procure and install the equipment covered by the award.

We will also ensure that due recognition is given to the generous donation by KDC in any publicity associated with the project and I look forward to receiving the award cheque in due course.

May I thank you for your kind consideration of our application and for the very significant award which will greatly improve facilities available for all ages within the Parish and give them recreation, exercise and fun!, for many years to come.

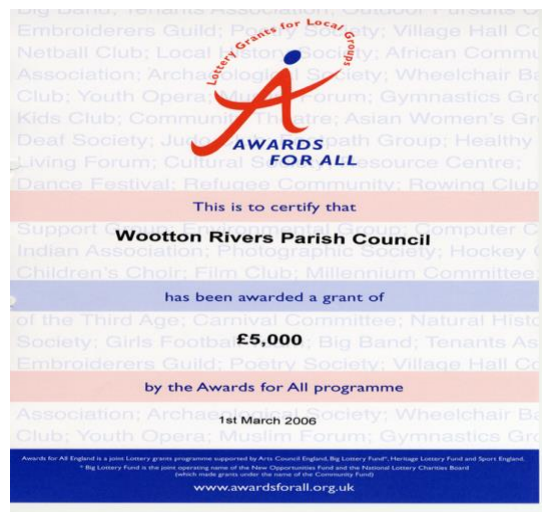
Sincerely,

Tony McGarry  
Cc Chairman of Wootton Rivers Parish Council

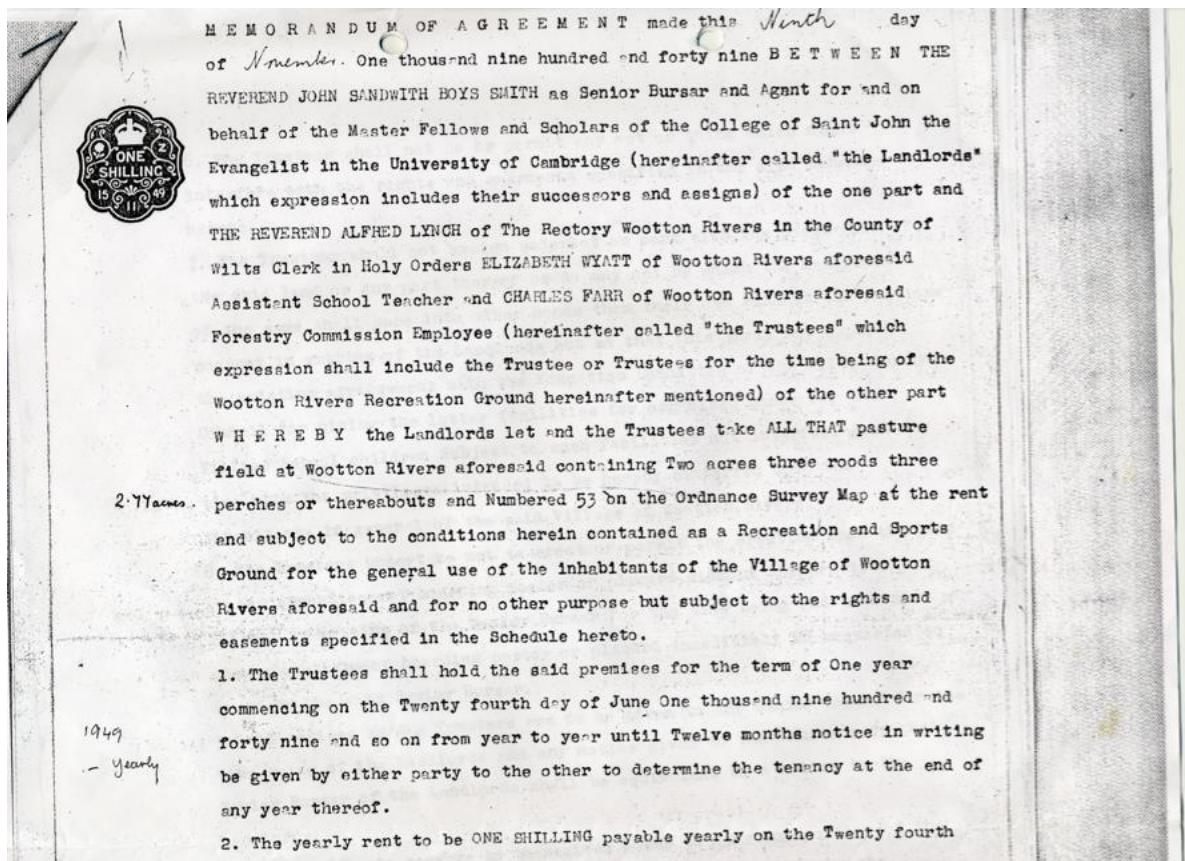


Lottery Award for  
Equipment:

recreation Ground

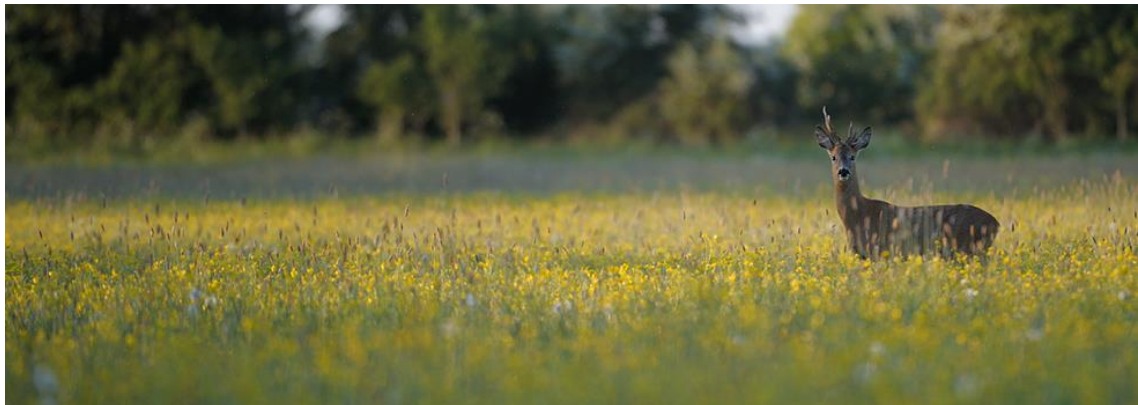


Original Lease (extract) from St Johns College Cambridge, for Recreation ground:



## Appendix G. Physical Environment and Biodiversity Evidence

NDP 2015 Questionnaire – respondents rated looking after the environment as the most important of five issues. 94% agreed that "we should enhance nature conservation locally". 68% of respondents agreed that "we should encourage renewable energy to combat climate change, without detrimental effects".



**From:** "Wyatt, David" <[David.Wyatt@wiltshire.gov.uk](mailto:David.Wyatt@wiltshire.gov.uk)>

**Subject: RE: Wootton Rivers visit**

**Date:** 15 January 2016 13:30:27 GMT

**To:** Anthony McGarry <[tony.mcgarry@btinternet.com](mailto:tony.mcgarry@btinternet.com)>

Dear Tony

Many thanks for your time and effort to provide the tour for me, it was truly appreciated with particular interest in the Chestnuts. I am happy to provide some comments that you may use for the finalisation of the NDP if it helps.

From my own observations and the small amount of time given to make any assessment I feel that the intrinsic landscape character of WR are the approaches to the village with steep sided banks along the narrow lanes with large Oaks either side probably planted to create enclosure for the fields and modernising of agricultural techniques.

This very character is essential to the overall outlook and verdant feel one has when entering the sheltered village and the fact that many of the properties are hidden from many views taken from outlying areas.

The quintessential English landscape is encapsulated here and many of the important trees that are at the core of the parish help to make it a valuable setting. Whilst I felt that a proportion of the village trees are somewhat lower in arboricultural value individually, they all contribute significantly to the character of the village and parish as a collective and therefore are worthy of some protection which can be found within the conservation area.

It was duly noted that some of these internal trees are worthy of further consideration and in the near future could well be assessed for preservation order protection subject to delicate consultation with owners and the parishioners alike. Placing a TPO on a privately owned tree can sometimes be fairly emotive and with this in mind, care and consideration should be at the forefront post protection.

The number of trees situated outside of the conservation area, again, the above applies and every tree would need to be carefully assessed under its own individual merits with particular attention to trees that for some reason yet unknown, may fall under proposed development land or change of ownership. For example the Oaks situated on the steep banks of the lane leading to Hat Gate. If this land came on to the market for development, the trees may need to be considered for protection before any plans are submitted. Bearing in mind that mature Oak trees close to any built structure can influence the design layout of the development and also the movement of water during dry periods of the year, therefore influencing the foundation design and adding considerable cost to this by way of foundation depth in excess of 3-4m.

I see no justification in placing field trees or hedgerow trees under protection unless there is a clear threat to them and also for the reason that many farmers may need to trim the lower branches up to a height that would allow their machinery to carry out the very work they need to exist. I have found in my experience that many farmers maintain their trees in a basic way however, it is somewhat efficient in the way they carry out this work.

The trees at Brimslade Farm are exceptional trees and are certainly worthy of note to the Ancient Tree Forum and placed under Veteran Tree Management. Their value to the environment in terms of ecology and local wildlife is difficult to imagine. The Sweet Chestnuts in particular are worthy of additional protection partly because of the possible future change of ownership. It is worth considering the trees national importance and for this reason further consultation and possible site visit with the Ancient Tree Forum appears to me as a must. At this stage, further historical information and research would need to be collected. The trees may already be noted with this forum, so contacting them is certainly a way forward before any protection is afforded to them.

One of the fundamental qualities of this area, is the tunnel effect of the linear type 'woodlands' that border the lanes and bridalways of the parish, these trees may come under the management of WC and are therefore afforded protection.

On a final note, I am not entirely sure whether I am supposed to provide these comments for you seeing as it WC who will be adopting the NDP, but you are welcome to edit, delete or disregard them as you see fit. Should you need any additional comments, I would be happy to do this. Once again thank you for the tour, it was worth the time and effort and I will definitely be returning soon to explore the area with more time allotted.

Regards

David Wyatt  
Arboricultural and Landscape Officer  
Development Services  
Economic Development and Planning  
Wiltshire Council  
email: [David.Wyatt@wiltshire.gov.uk](mailto:David.Wyatt@wiltshire.gov.uk)  
Tel: 03004560100 Ext: 16762

## Appendix H. Communications Evidence

### Questionnaire Feedback

89% of the questionnaire responses said that the mobile phone signal should be much stronger.

87% of the questionnaire responses said that broadband should be much faster.

When asked to specify the most important services, 23 people wrote Broadband and 5 people wrote Mobile. Current national broadband speed average from Ofcom (<http://medua.ofcom.org.uk/news/2015>) - Feb 26th 2015.

Government targets broadband speeds: source

<http://researchbriefings.files.parliament.uk/documents/SN06643/SN06643.pdf>

Figures on parish internet speeds have been provided by Parish Broadband Coordinator, Rob Mitchenall, who has conducted an informal survey of internet speeds across the parish.

[www.opensign.com/coverage-maps/UK/](http://www.opensign.com/coverage-maps/UK/) provides mobile coverage information from consumers rather than mobile phone companies. It shows that Vodafone is the best provider for Wootton Rivers but that even Vodafone offers significantly less coverage than the UK average (specifically it quotes -79% better than the UK average).

David Butler who farms much of Wootton Rivers reports that all his farm workers are on Vodafone and they receive a signal strength of 1 to 2 bars maximum and calls often cut out or are garbled.



## Appendix I. Parish Services Evidence

### Existing Services

It is clear that existing services from the recreation ground, church, village hall, allotments and pub are greatly valued by parishioners, (both from their responses to the NDP questionnaire and by their usage of those services), and that they wish them to continue. They are felt by many to be the things which help to create a spirit of community and social cohesion and the first three are strongly supported by local volunteers, reflecting this commitment to the village/parish community. On the reasonable assumption that a significant proportion of the costs of each of these sites is fixed, there must also be a good case for enhancing the services, as long as any additional service is in response to demand or need from the parish community.

The recreation ground provides the only dedicated, free resource in the parish for play, sport and general recreation and, as such, must be protected (see Recreational Green Space above). Its value to the village was fully endorsed in responses to the questionnaire, with 90% of respondents regarding it as an important parish resource and only 2% disagreeing. It is currently used regularly for a wide variety of activities, particularly by the children in the village and is in use every weekend, many summer evenings and on most days during the school holidays. The provision of play equipment for young children, a cricket net, football and rugby posts and a golf net, means that it provides recreation for a broad age range.

The church holds regular Sunday services and is full for the main seasonal occasions of Easter, harvest festival, the carol concert, Christmas Day and Mothering Sunday. It is largely maintained by local volunteers (churchwarden, secretary, organist etc.) and is highly valued by the parish for weddings, baptisms and funerals. It is also used occasionally for secular events such as the annual Summer Song classical concert, which is always a sell-out.

The village hall is the core of community activity and was rated an important parish resource by 91% of questionnaire respondents, with only 3% disagreeing. It has had an impressive 115 bookings in the last year and also regularly loans equipment for other village events, in return for a donation. Bookings range from the regular art class, monthly Parish Council and AGMs for local groups, to youth and painting workshops, children's parties and regular social events, including the Harvest Supper, Casino Night, summer barbecue and Christmas Fayre, all of which are well supported and profit-making. The facility is managed by the Village Hall Management Committee (all dedicated volunteers) on behalf of the Parish Council. The committee is responsible for the general maintenance of the hall both internally and externally. In addition to monies raised to cover these general 'running costs', in excess of £100,000 has been raised over the last ten years through, Grants, Awards and fundraising ventures to greatly enhance the village hall for the benefit of the community.

The allotments are well used and provide a level of self-sufficiency and community provision, though the questionnaire made it clear that there was not a demand for more allotment space.

The Royal Oak pub has run as a successful business for more than thirty years under the current owners, providing bar food, more formal dining, wedding receptions and a B&B, as well as acting as a social centre for many in the local community and providing significant employment for local people. A specific question regarding the pub was not asked in the questionnaire but a significant number of people mentioned it as an important resource, with

most feeling that it could be further improved and more fully utilised. The village has some prospect of controlling the pub's development directly, as it has been registered by the Council as a "designated community asset", so may potentially be jointly owned by members of the parish community at some point within the period covered by this plan.

### **Additional Services**

When asked in the questionnaire whether "The parish should encourage the provision of more services.", 59% of respondents agreed and none disagreed, though some concerns were expressed about the possible implications of some service improvements e.g. a better 'phone signal would not justify the erection of an unsightly mast locally. Most suggestions for additional services related to further improvement of the existing facilities, such as a tennis court and barbecue facility at the rec and the return of a playgroup at the village hall.

The pub particularly is seen by many as offering the potential to be more of a "parish hub", with suggestions to use it as a parcel and/or grocery delivery point (some people already collect newspapers from there) or tea room. The provision of basic grocery items clearly has the potential to prevent some car journeys and could be delivered through an ordering service from local suppliers, "village vending" machine or other means. Another suggested use of the pub is to provide a meals-on-wheels service, reflecting the concern of a number of questionnaire respondents that the oldest people in the parish are not well supported by it.

Better public transport and/or a volunteer-delivered transport service were also proposed as a support for older people, as was the provision of homecare locally. With nearly 10% of the parish population (22 people) aged over 75, this is certainly a group which requires particular attention when looking at future parish services.



## Appendix J. Traffic and Transport Evidence

There is clear evidence from previous experience in this parish and action taken in comparable small, rural communities that increases in the volume and average speed of vehicles can be prevented and/or mitigated. Clear route and speed guidance for agricultural vehicles and HGVs has often been effective, as have changes to the road surface to highlight hazards, highlighting of village features to attract driver attention and other traffic calming measures.

Supporting evidence has been gathered through emails with Wiltshire Council Town Planning department and cross referencing against the Local Transport Plan. We have considered publications such as the Hamilton Baillie 'Traffic in Villages' document that provides some ideas and guidance for aspirational aspects of the policy listed below. Finally we have taken account of comments made in the Village NDP Questionnaire of 2015. Comments from this survey covered several themes:

- Concern about speed of vehicles through the village (64% agreed that it should be reduced)
- Concern about damage to kerbs and verges
- Concern for those residents who don't drive
- Maintaining the traditional 'feel' of the village through proactive management of signs and road markings

Some specific comments included:

- "Farm tractors should have speed restrictions and take care of verges and mess on roads"
- "All access roads to WR need passing points for 2 vehicles (minus potholes) Existing pass points need clearing/ improvement"
- "More organised public transport schedules please".
- "Reduction of delivery vehicles through Parish use of a "One Stop" delivery/collection point"
- "Real efforts to reduce street furniture and road signs"
- "I would like the road from the village to the main Burbage road, widened with defined 'pull ins' for passing 4 x 4's. The road system should be kept cleaner and free of mud. large machines damaging the verges may be the cause of this problem"
- "We should do everything possible to make the village a 20mph zone. The road is essentially a footpath between the canal/pub and other walking routes and it is not well lit. Local residents are usually very sensible but through traffic comes through at well beyond 40mph, the winding lane near Bank cottage is dangerous at 30mph".
- "Something must be done about the volume of traffic on roads into the village e.g. discouraging through traffic or improving roads".
- "Installation of mirrors on bends in the road (e.g. Banks Cottage bend) Warning signs on approach to bends for traffic especially tractors, lorries etc.".

### References:

-Hamilton Baillie Report "Traffic in Villages – Safety & Civility for Rural Roads": [www.hamilton-baillie.co.uk/files/publications/50-1.pdf](http://www.hamilton-baillie.co.uk/files/publications/50-1.pdf)

-Wiltshire Council Transport Policy:

<http://www.wiltshire.gov.uk/council/howthecouncilworks/plansstrategiespolicies/transportpoliciesandstrategies/localtransportplan3.htm>

## Aspirations

Given the nature of several of the comments and the fact that much of the policy is driven by Wiltshire Transport policy and strategy, there are several 'aspirational' areas that should be taken into account when considering these wider policies:

- There is a desire to remove road markings across the entire area, as and when road repairs are made, to increase driver concentration.
- To incorporate a blend of colour changes, possibly cobbles/ setts inlaid at certain points, to reduce speed and raise concentration, at places where hazard risk increases (northern bottleneck, Brimslade junction and straight)
- To highlight specific village features (postbox, bridge, etc) and ensure that they are emphasised by painting and other tactics, so that they are noticed and thereby act as traffic calming features
- Speed limit must be reduced in populated areas (consider 20mph on main street) and limited to 30mph on the country lanes across the parish.



**Blind corners, narrow lanes, overhanging trees causing loss of light and high banks, all pose hazards for road users.**



## Appendix K. Examples of unlisted but character features

### Barns



Cob walled barn in courtyard of The Royal Oak



Barn and outbuilding at Heathy Close



Cob wall of barn at Royal Oak



Church Farm buildings



Vale Cottage garage barn in centre of village



Barn in grounds of Church Farm



Hill Barn near Mud Lane



Wootton House barn/ garage



Brimslade farm buildings



Brimslade farm buildings



Church Farm buildings



Brimslade Farm buildings



Brimslade Farm buildings



Brimslade Farm buildings



Brimslade Farm buildings



Noyes Farm



Water pumping station



East Wick Farm buildings



East Wick Farm house and buildings



Noyes Farm



Church Farm buildings



Brimslade Farm buildings



Brimslade Farm buildings



Brimslade Farm buildings

## Walls of brick, flint and Sarson Stone



Church Farm



Wootton House



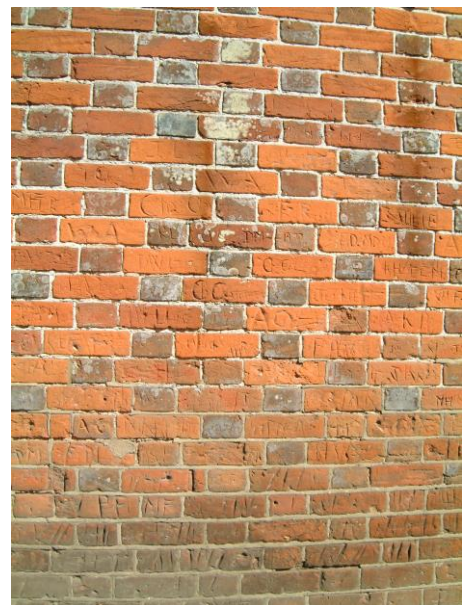
Rose Cottage



Wootton House



Apshill Cottage



Wootton House Initials in wall

## Bridges and Locks



Remains of two railway bridges at Hat Gate



Main railway bridge in village centre



Main canal bridge



Brimslade Lock



Wootton Lock



Brimslade Lock and canal bridge



Second Brimslade lock and canal bridge



Canal bridge and lock near Heathy Close



Canal bridges west of the village



## Residential Properties



The Chapel



Lock Cottage



Manor Barn Cottages



The cottage at Brimslade Lock



The Young House outbuilding



## Landscape



Pewsey Vale and the village from Martinsell Hill



Railway cutting through the village



The village and Martinsell Hill



WW2 anti-tank pillbox



Fishing lake at Brimslade



The Green Man on Mud Lane



View of Martinsell Hill from the village

## Trees



Redwood tree at Flitwick House



Sweet Chestnut tree at Brimslade



Village oak



Sweet Chestnut trees at Brimslade



Pink Chestnut tree and bench by the railway bridge



Sweet Chestnut trees at Brimslade

## Appendix L. Glossary of Terms

1. **AONB** Area of Outstanding Natural Beauty
2. **CAS** Conservation Area Statement
3. **CIL** Community Infrastructure Levy: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
4. **HGV** Heavy Goods Vehicle
5. **HRA** Habitat Regulations Assessment
6. **In-fill** In-fill is defined as the filling of a small gap within the village that is only large enough for one dwelling
7. **LDF** Local Development Framework
8. **NDP** Neighbourhood Development Plan
9. **NPPF** National Planning Policy Framework – ‘The Framework’ sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.
10. **NPSG** Neighbourhood Planning Steering Group
11. **SA** Sustainability Appraisal – A contextual appraisal of the circumstances and socio-economic background to a neighbourhood. Covers factors which are outside the scope of an SEA (see below).
12. **SEA** Strategic Environmental Assessment – a possible component in the consultation stages prior to any decision on whether to proceed with the Neighbourhood Plan. The SEA covers only environmental factors associated with and impacting on the planning process.
13. **SAC** Special Area of Conservation (part of the HRA)
14. **SR** Scoping Report
15. **SPA** Special Preservation Area
16. **VDS** Village Design Statement
17. **WCS** Wiltshire Core Strategy
18. **WC** Wiltshire Council

## Appendix M. Reference and Source Documents

- A. Pewsey SEA Report,
- B. Burbage SEA Scoping Report
- C. Neighbourhood Planning Guide – Wiltshire Council 'Locality' Roadmap & Neighbourhood Planning Guide
- D. Wiltshire Core Strategy 2026
- E. WCS – Habitat Regulations Assessment
- F. <http://history.wiltshire.gov.uk/community/> National Planning Policy Framework
- G. Wiltshire Infrastructure Delivery Plan 2011-2016
- H. Pewsey Community Area Plan – 2011/12
- I. UK Census – Wiltshire and Burbage Parish – 2011. Wiltshire Biodiversity Action Plan 2008
- J. The Hampshire Avon Catchment Abstraction Management Strategy for Wiltshire 2006
- K. An Air Quality Strategy for Wiltshire 2006
- L. Wiltshire and Swindon Waste Local Plan 2011
- M. Wiltshire and Swindon Minerals Local Plan 2001
- N. Strategy for Historic Environment in the South West 2004
- O. Wiltshire Renewable Energy Action Plan
- P. Wiltshire Strategy for 14 – 19 Education and Training 2005. Wiltshire and Swindon Economic Strategy 2003 - 2008
- Q. AONB Management Plan
- R. Kennet Local Plan 2011
- S. Joint Strategic Assessment for Wiltshire 2012/13
- T. Wootton Rivers Village Design statement 2004
- U. Wootton Rivers Conservation Area Statement 2004
- V. Wootton Rivers NDP Scoping Report 2015
- W. Wootton Rivers NDP Consultation Document 2016

