

THE WINTERBOURNES NEIGHBOURHOOD PLAN



2019-2026
MADE - May 2021

Contents

Chapter 1	Introduction	3 - 4
Chapter 2	Landscape & countryside	5
Chapter 3	Housing	6 - 11
Chapter 4	Community facilities & services	12
Chapter 5	Recreation & open spaces	13 - 16
Chapter 6	Infrastructure & Transport	17 - 18

Appendices

Appendix 1	Housing Site Assessments
Appendix 2	Local Green Space Assessments

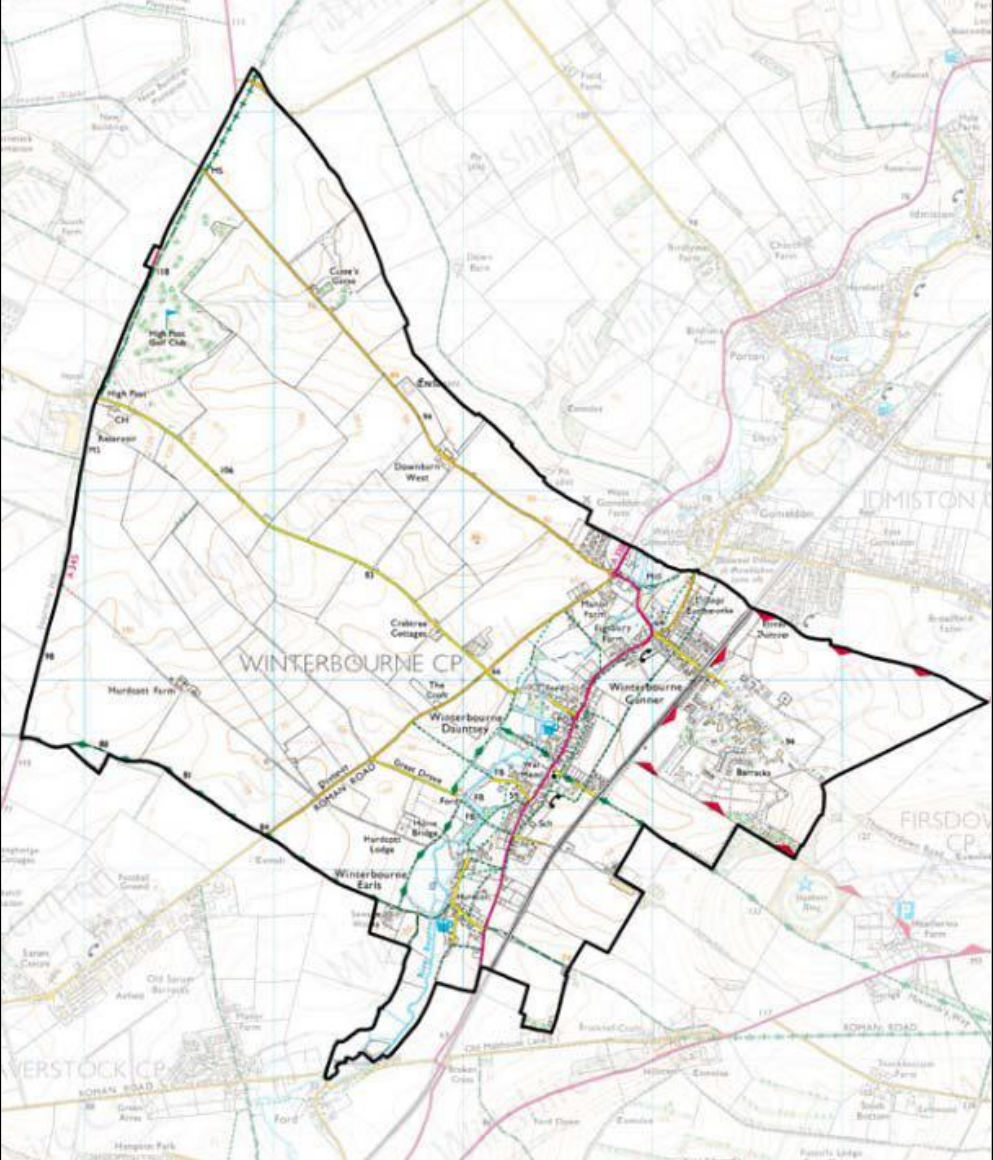
Chapter 1 – Introduction

1.1 About the Neighbourhood Plan

Neighbourhood Planning is a central government initiative, introduced under the Localism Act 2011, with the aim of empowering local communities to use the planning system to promote appropriate and sustainable development in their area.

Representatives from Winterbourne Parish Council and the local community have joined together to form The Winterbournes Neighbourhood Plan Steering Group. The aim of the Group was to consult with local residents, groups and bodies, as well as gain advice from planning experts, and within the context of the National Planning Policy Framework (NPPF) and the adopted Wiltshire Core Strategy, devise a Neighbourhood Plan for The Winterbournes designated area.

The Winterbournes Neighbourhood Plan area, as shown below, covers the whole of the parish administrative area and was designated by Wiltshire Council on 9 December 2015.



This Plan provides a vision for the future of our area and sets out clear planning policies to realise this vision. These policies have regard to national planning policy and advice; and are in conformity with local strategic policy, as set out in Wiltshire’s adopted Core Strategy. The plan period during which time the policies of this Neighbourhood Plan will apply is 2019-2026, which is consistent with the end date of the adopted Core Strategy.

Core Policy 4 (Amesbury Community Area) of the adopted Core Strategy sets out how housing will be delivered within our community area. The policy designates The Winterbournes as a ‘Large Village’ where it may be expected that some of the indicative housing numbers for the community area are provided in accordance with Core Policies 1 and 2 of the Wiltshire Core Strategy. Our Neighbourhood Plan will provide local policies that reflect the community’s wishes with respect to the location of new housing and their general design.

In support of this Neighbourhood Plan, there are a number of key documents that comprise its ‘Evidence Base’. These are technical documents, typically assessing options for development and related matters, which explain what options were considered for the future of The Winterbournes. These are:

- Appendix 1 – Housing Site Assessments
- Appendix 2 – Local Green Space Assessments

1.2 Vision Statement

The over-arching vision for how The Winterbournes should be regarded by 2026 is:

“The Winterbournes will still be an inclusive village community conserving and enhancing its natural and built heritage whilst promoting a safe, family friendly and invigorating environment enabling growth and quality of life for all, including both the young and the elderly. The Winterbournes will continue to flourish as three conjoined villages, together with Hurdcott, in a rural setting that will offer the advantages of easy access to the cities of Salisbury, Winchester and Southampton. Local developments will have been carefully managed so as not to disrupt the heart and character of the community. Overall, The Winterbournes will be a sustainable, vibrant and thriving community in harmony with its environment.”

1.3 How this Plan is organised

The Plan is divided into major sections based on theme topics and objectives which are:

- Landscape & countryside
- Housing
- Community facilities & services
- Recreation & open spaces
- Transport & Infrastructure

Chapter 2 - Landscape & countryside

2.1 Countryside Objectives:

- Care for and protect the most valuable and versatile farmland.
- Retain The Winterbournes as three villages of Winterbourne Gunner, Winterbourne Dauntsey and Winterbourne Earls with a distinct identity sitting in a rural setting.
- Preserve Hurdcott, with its historical identity as a separate hamlet.
- Retain and enhance the character and appeal of the existing conservation areas and unique assets of the parish, including the water meadows and the wildlife that thrive there.
- Protect the countryside, and access to it, surrounding The Winterbournes from inappropriate development.
- Protect public green spaces.
- Prevent development which has harmful impacts in terms of flooding, including from river, groundwater and surface water drainage.

These objectives will be achieved through the implementation of existing Wiltshire Core Strategy policies, notably including Core Policy 1 (Settlement Strategy), Core Policy 51 (Landscape), Core Policy 52 (Green Infrastructure), Core Policy 57 (Design), Core Policy 58 (Historic Environment) and Core Policy 67 (Flood Risk), as well as through the policies of this Neighbourhood Plan which will include the sensitive allocation of new housing sites and the designation of Local Green Space for protection from development.

Chapter 3 – Housing

3.1 Housing needs

The Wiltshire Core Strategy, which was adopted by Wiltshire Council in January 2015, the Wiltshire Housing Sites Allocations Plan adopted in February 2020 and the saved policies of the Salisbury District Local Plan, adopted in 2011, as listed in Appendix D of the Wiltshire Core Strategy, provide the current Development Plan for our area. Core Policy 4 specifies the indicative number of new homes required in the Amesbury Community Area for the period 2006-26. Our Parish is located in the rural part of the Amesbury Community Area where there is an indicative requirement of 345 new homes over the plan period. The policy identifies the most sustainable locations in the rural area as being the five named ‘Large Villages’, of which The Winterbournes is one, although there is no prescribed breakdown as to how the new homes will be distributed. As such, local communities through their Neighbourhood Plans may determine what they see as appropriate within the villages.

Since the adoption of the Core Strategy, the latest indicative number of houses required in the rural part of the Amesbury Community Area has fallen to 90 as additional new houses have been built (Housing Land Supply Statement August 2019¹).

In addition to the Core Strategy requirements, The Winterbournes Parish Housing Needs Survey² published in January 2016 identified the need for 9 affordable homes, and in our area Wiltshire Council requires that 30% of all new housing on sites of 10 dwellings or more should be affordable. Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market

3.2 Housing Objectives

- Respond to the housing needs and Wiltshire Council requirements of The Winterbournes and Hurdcott through sympathetic development on infill and appropriate greenfield sites.
- Seek to extract the maximum community benefit from these houses.
- Promote a mix of dwellings, through affordable housing, to enable young first-time buyers, the single and the elderly to remain in the village.
- Ensure all new development respects the character of The Winterbournes & Hurdcott, including its Conservation Areas which comprises three sub-areas that cover the villages of Winterbourne Gunner, Winterbourne Dauntsey and Winterbourne Earls.
- Ensure that historic buildings and their settings remain protected.
- Prevent harmful impacts of flooding and reduce flood risk where possible, by requiring all new housing development in the Parish to be accompanied by a proportionate drainage strategy (and flood risk assessment where required by national policy and guidance).

¹ <http://www.wiltshire.gov.uk/spp-housing-land-supply-statement-2018-published.pdf>

²

<https://cms.wiltshire.gov.uk/documents/s149246/HSG08TheWinterbournesParishHousingNeedsSurveyReport.pdf>

- Prevent harmful impacts to the River Avon Special Area of Conservation through new housing development being phosphate neutral.

3.3 Number of New Homes

A large majority of residents wish to avoid major new housing developments in The Winterbournes which would lead to a significant change in the character of the Village or the creation of village sprawl.

However, there is a general desire for a modest level of growth, to support local housing needs and provide affordable housing, through the provision of smaller well distributed sites. Consequently the Neighbourhood Plan **proposes a total of 15 houses** in the site allocations detailed below.

With regards to affordable housing numbers the site allocations would result in approximately **4 affordable dwellings**. Therefore the delivery of the remaining affordable housing need (5 dwellings) is reliant upon a rural exception site³, as may be allowed for under Core Policy 44 of the adopted Wiltshire Core Strategy.

Land between Glebe Hall and Winterbourne Primary School

Map 1 – Allocated housing land for Land between Glebe Hall and Winterbourne Primary School



Character Assessment

- The site is situated on elevated ground in relation to the main village road and dwellings in between.
- There are glimpsed views into and from the adjacent Conservation Area, including the church.

³ <http://clhtoolkit.org/planning/rural-exception-sites>

- The site contributes to the rural setting of the village in glimpsed views from Glebe Hall and St Michael's House but otherwise, it is of low prominence.
- To the west of the site dwellings are modern single storey bungalows, although to the north dwellings are of a more traditional appearance.

Policy 1 – Site Allocation: Land between Glebe Hall & Primary School

The site is allocated for around 13 dwellings subject to the following site specific criteria:

- a) The development will be contained within the area edged red shown on Map 1.
- b) Vehicular access to the site is to be taken from Earls Rise and should be a minimum width of 5.5 metres to accommodate two way traffic and parked vehicles (which are likely to result from the Primary School), plus a 2 metre wide footway.
- c) Due to the archaeological sensitivity in the vicinity of the site, any accompanying application for planning permission should be supported by a proportional archaeological evaluation.
- d) Due to the proximity of the site to potential sources of noise including the Glebe Hall and Primary School, the development should be informed by a proportional noise assessment so that suitable mitigation can be incorporated where appropriate.
- e) The development will accord with the following design principles:
 - i) The development should work with the contours and levels of the site, fitting buildings into the surrounding landform and skyline, minimising the need for significant underbuilding or engineering so as to avoid overly visually dominant structures.
 - ii) Dwellings should be predominantly single storey, particularly on the higher parts of the site, so as to not appear overly dominant in relation to existing development along the A338. There may be scope for two storey dwellings towards the lowest northern part of the site, provided these do not harmfully overlook or overbear upon existing adjoining dwellings.
 - iii) Utilise high quality natural, local vernacular materials such as brick, flint, stone, slate and clay tile, to complement the adjoining Conservation Area.
 - iv) Introduce appropriate landscaping that complements and reinforces the rural character of the site, including additional tree and hedge planting to screen the north-east boundary with the Conservation Area; and new native hedgerow planting to the south-east boundary in order to enhance the local green infrastructure network for the purposes of biodiversity.
 - v) Provide a safe crossing point for the existing footpath at the top of Earls Rise, which gives appropriate inter-visibility of pedestrians and provides a contrasting surface treatment.

Land on The Portway

Map 2 – Allocated housing land for Land on The Portway



Character assessment

- The site has a strong rural character, being surrounded on two sides by open fields. The existing development is well screened from the village approach (south-west).
- The dwellings adjoining the site to which the development relate have the following characteristics:
 - All detached bungalows, some with roof conversions/dormers.
 - Have a generally modest and simple appearance.
 - All have individual designs, some gabled roofs, some hipped roofs, roof orientated in different directions, some rendered, some red brick, some red brick and render, but mainly slate roofs.
 - All follow a similar building line set back from the road with relatively long rear gardens.

Policy 2 – Site Allocation: Land on The Portway

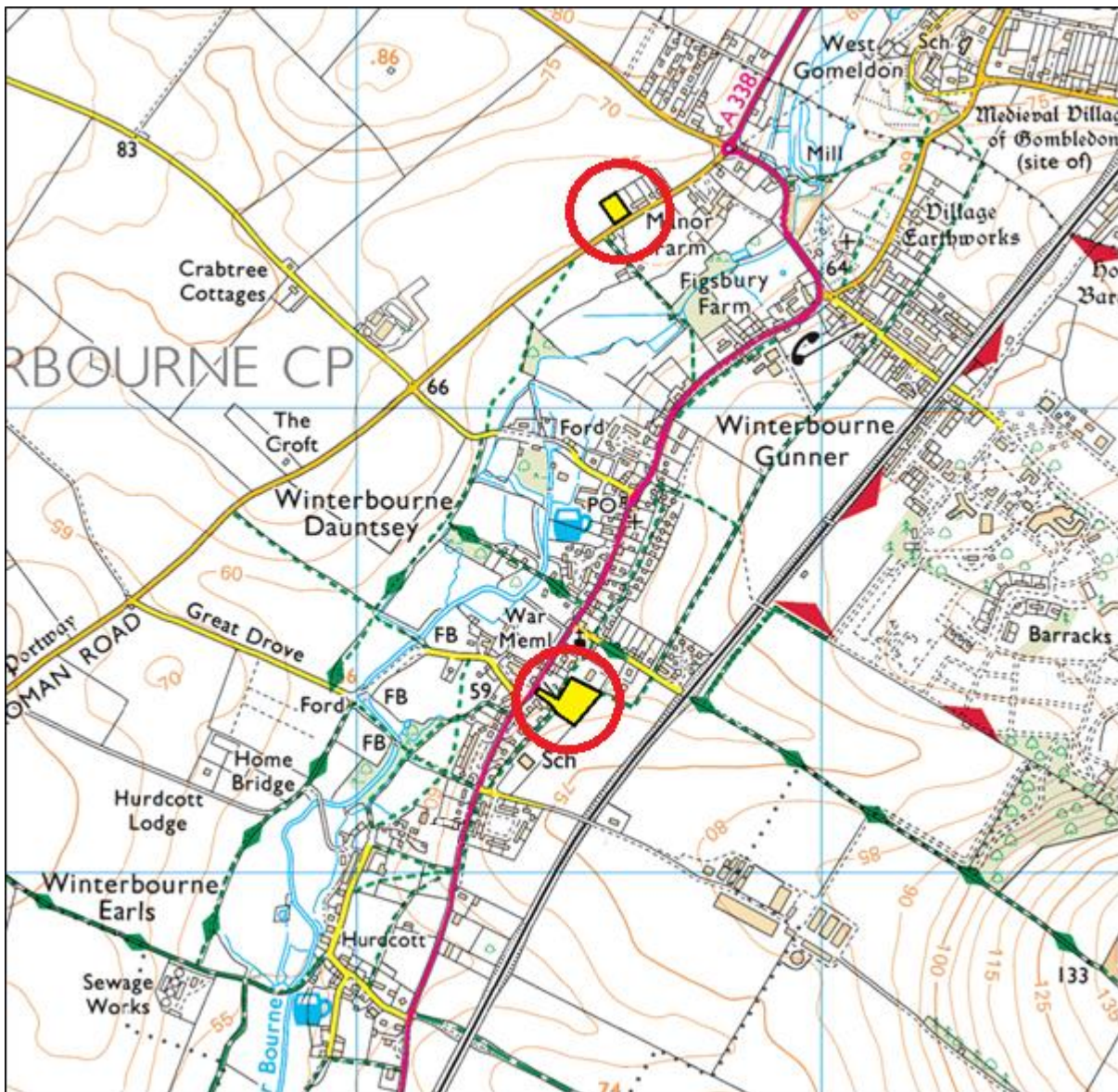
The site is allocated for 2 dwellings subject to the following site specific criteria:

- a) The development will be contained within the area edged red shown on Map 2
- b) The development will accord with the following design principles:
 - i) Follow a similar building line, not closer to the road than existing dwellings.
 - ii) Replicate the relatively narrow plot widths of the existing dwellings in the row.
 - iii) Not be significantly greater in height, certainly no two storey dwellings (1 ½ storey max).
 - iv) Have individual designs and differing roof orientations/configurations so that the new development does not appear uniform.
 - v) There may be scope for differing styles and materials but all dwellings should generally have a modest and simple appearance.
 - vi) Native hedgerow planting to the south-west and north-west boundaries, in order to screen development from the south-west approach on The Portway and enhance the local green infrastructure network for the purposes of biodiversity.

Summary of site allocations

Site allocation	Number of houses
Land between Glebe Hall and Winterbourne Primary School	13
The Portway	2
Total	15

Map 3 – Overview of housing site allocations



Chapter 4 - Community facilities & services

4.1 Introduction

For a community of 1,238 residents and 540 households, The Winterbournes is fortunate to enjoy a number of community facilities and services. The Parish Council seeks to ensure that they continue to meet the needs of the community. The village has:

- A centrally located Post Office and Village Shop⁴, which for many villagers are considered to be essential to the sustainability of The Winterbournes. It is generally considered that the Store is constrained by its small size and the lack of parking facilities. The current owners feel that the village 'needs a larger store on the main road (A338) so that it remains competitive and viable'. At this time, there are no known alternative sites.
- The Glebe Hall, a substantial village hall, which is available for private hire and provides the focal point for the community in providing a home for many community organisations such as the Scouts, Cubs, Beaver and Rainbow Groups, The Bourne Valley Historical Society, Horticultural Society and the Newbourne Players.
- Winterbourne Earls Primary School.
- Bourne Valley Nursery School.
- St Mary's Church, St Michael's Church, Methodist Church and Hall (home to Club Friday and Bourne Valley Tuesday Club).
- The Winterbourne Arms and The Black Horse (Hurdcott) public houses.
- Mobile library.
- The village also has a number of local business which serve some of the needs of the local community, including Winterbourne Motor Company (providing vehicle servicing, repairs, and a range of used cars for sale); Riding Stables (Hurdcott); Figsbury Flowers (selling a variety of plants and shrubs).
- The outdoor recreation facilities of the village are dealt with separately in Chapter 5.

4.2 Objectives

The long term aspirations of the Parish Council are the following:

- To safeguard all existing amenities within the Parish including the Glebe Hall, the Village Shop and Post Office, the two Public Houses, Nursery School, Winterbourne Primary School, and the three churches. The Wiltshire Core Strategy already includes appropriate policies for the protection of rural services and community facilities (Core Policies 34, 48 and 49).

⁴ The current owners of the village shop are due to cease operating the business at the end of November 2019, and there are no prospective operators lined up to continue the business. Consequently the village will have no shop or post office in the short term, and the long term future is uncertain. There has been no planning application at the time of writing to change the use of the shop. Measures are in place to secure a mobile post office nearby in Winterbourne Dauntsey, operating two days a week from January 2020. In addition, the Parish Council is assisting the community in finding transport to other nearby shops, and alternatives such as the delivery of milk and newspapers.

Chapter 5 - Recreation & open spaces

The Winterbournes include a number of recreation and open spaces which are well valued by the local community. These spaces represent vital recreational and sporting facilities within the villages and are to be protected against development or any other change of usage.

Neighbourhood Plans can provide an opportunity for such areas to be protected from development through Local Green Space designations. To be designated as Local Green Space, an area should meet the criteria set out in paragraph 100 of the National Planning Policy Framework (NPPF).

In their responses to the village questionnaire the community identified a number of open spaces in the Parish that they want to retain in their present state and usage. These have been assessed against the NPPF criteria (see Appendix 2) and therefore warrant designation as Local Green Space.

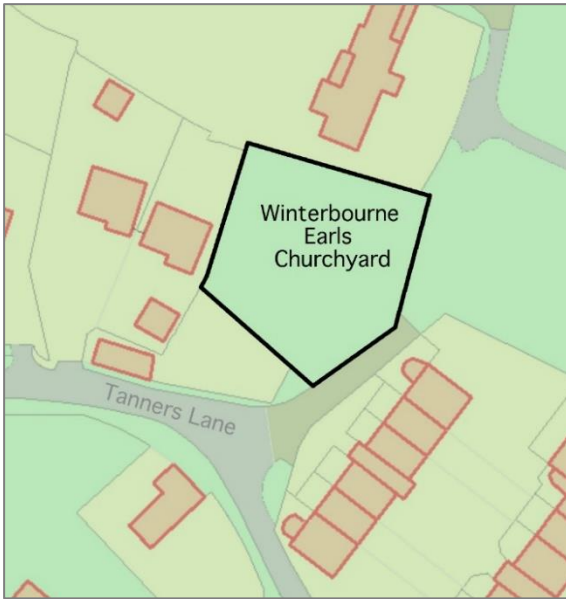
Policy 3 – Local Green Space designations

The following are designated as Local Green Space as shown within the corresponding numbered maps:

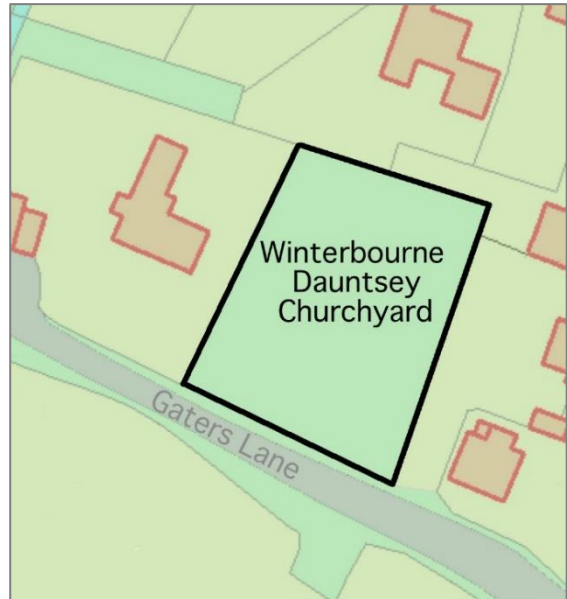
1. Winterbourne Earls Churchyard
2. Winterbourne Dauntsey Churchyard
3. Summerlug Field
4. Glebe Field
5. Glebe Hall Lawn
6. Allotments
7. Amenity Field and Playground
8. Cricket Pitch
9. Land by White Bridge

There will be a presumption against development on Local Green Space except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Local Green Space by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. With regards to the Cricket Pitch, such circumstances could include the upgrading/replacement of the existing cricket pavilion.

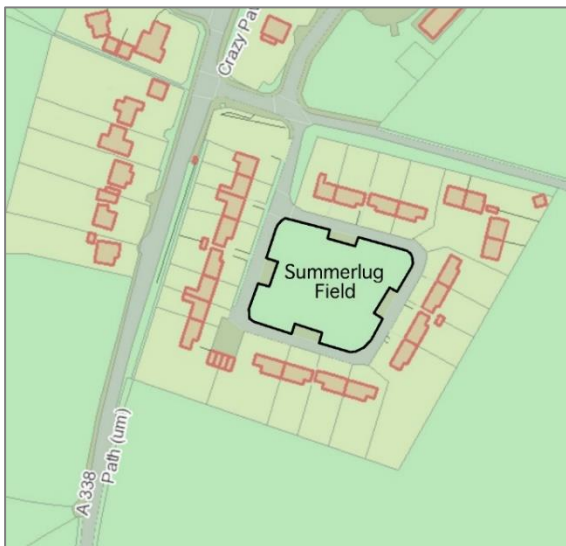
1. Winterbourne Earls Churchyard



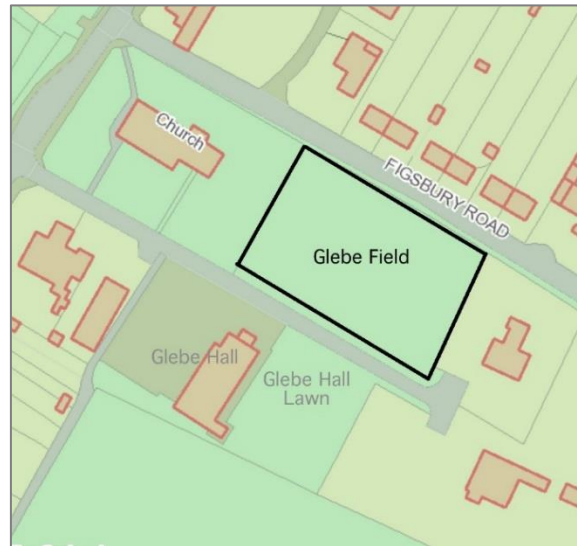
2. Winterbourne Dauntsey Churchyard



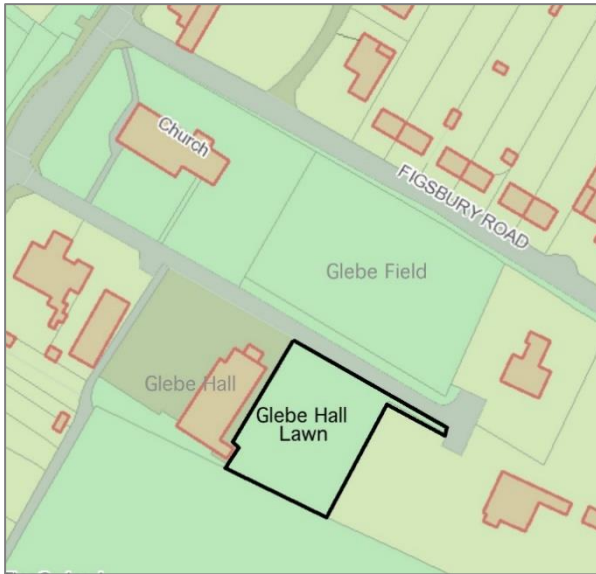
3. Summerlug Field



4. Glebe Field



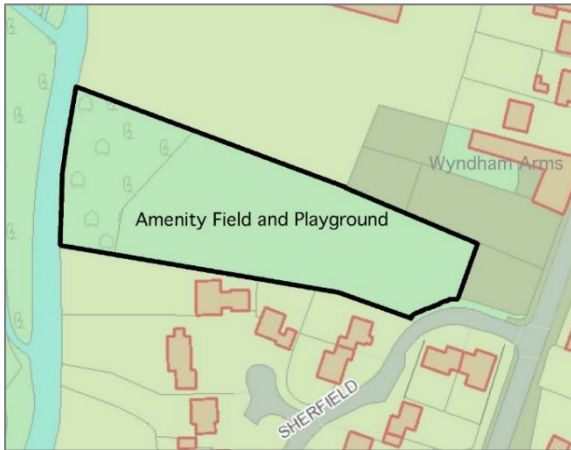
5. Glebe Hall Lawn



6. Allotments



7. Amenity Field & Playground



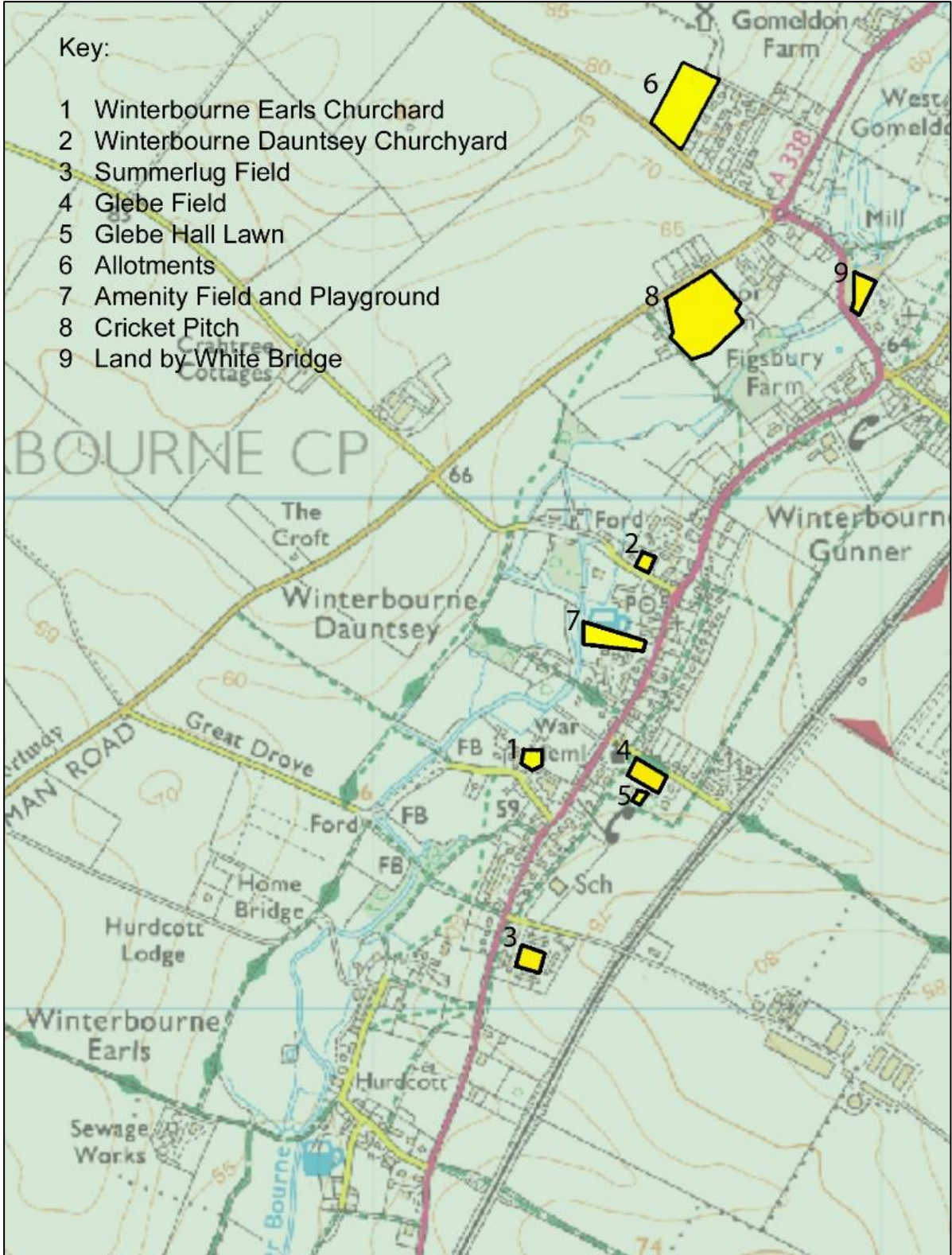
8. Cricket Pitch



9. Land by White Bridge



Map 4 – Overview of Local Green Space designations



Chapter 6 - Infrastructure & Transport

6.1 Background

Many of the infrastructure services in the Parish are not within the control of the Parish Council. These include Highways, Police and Emergency Services, Utilities provision, Public Transport and Health Services.

This section aims to influence a limited number of topics where community support is demonstrated for improvements to enhance resilience and sustainability.

The Wiltshire Core Strategy requires certain new developments to make contributions towards infrastructure, known as the Community Infrastructure Levy (CIL). Whilst the majority of these contributions will be pooled for County infrastructure themes, a small portion will be made available directly to the Parish. One of the benefits to adopting a Neighbourhood Plan is that the portion made available to the Parish increases from 15% to 25%. These CIL contributions will be utilised to support local infrastructure projects.

6.2 Reducing Flood Risk

There is considerable concern in the community that parts of the village could be badly flooded in the event of extended periods of heavy rain, and the village questionnaire confirms that a number of properties and/or their surrounding land and accesses have been flooded. Many comments also showed concern for standing water on roads after periods of heavy rainfall, and the lack of regular drainage ditch clearing.

Whilst not being able to control the natural events that may lead to severe flooding, the Neighbourhood Plan seeks to mitigate the flood risk in the Parish, particularly in the residential areas, through effective management of man-made and natural drainage infrastructure. Wiltshire Core Strategy Core Policy 67 Flood Risk deals with this issue.

- Planning and maintaining a resilient drainage system to mitigate the risk of flooding, and to implement Sustainable Drainage Systems in known problem areas is supported by Wiltshire Core Policy 67.

6.3 Road and Pedestrian Safety

A338 traffic is the dominant issue concerning the community now and for many years in the past. Given that most of the villages that make up the Parish are in the form of a 'ribbon development' along this main road, this is understandable. There are however substantial concerns that the volume, weight and speed of traffic has been increasing, and this is having a detrimental impact on life within the Parish.

The most urgent traffic issue to be addressed is the parking of cars on the A338 near the junction with the road leading to the school. During term time this causes severe congestion and is a significant safety concern.

- Improving road and pedestrian safety in the Parish by careful planning of new developments and implementing measures to mitigate road safety hazards is supported by Wiltshire Core Policy 61.

Policy 4 – Expansion of Winterbourne Primary School

Any development proposal of the school which results in an increase to pupil and/or staff numbers shall be supported by a Travel Plan to demonstrate how the development will either:

- i) not exacerbate existing on-street parking problems on the A338; or
- ii) provide appropriate mitigation measures, such as improved dedicated parking and drop off / pick up facilities, to limit on-street parking problems on the A338.

Guidance on producing travel plans is set out in Wiltshire Council's Smarter Choices Strategy⁵, which is soon to be updated with a Supplementary Planning Document on Travel Plans.

6.4 Pedestrian and cycle links – community aspirations

Whilst the majority of residents agree that footpaths within the Parish meet the community's needs, there is a desire to improve pedestrian links between Hurdcott and The Winterbournes, and also support for a safe cycle route through the village and connecting to Salisbury and Porton.

Wiltshire Council and Sustrans are examining the feasibility of such a cycleway⁶, which broadly makes use of existing quieter roads, tracks and bridleways. Many improvements would be required to the surface, width and crossing points of these routes. This is a long term project, with some improvements dependent upon individual landowners. The Parish Council will support such improvements, and where possible positively influence new development proposals adjacent to the route to help facilitate this.

- Maintaining a safe network of access for pedestrians, cyclists, motorists and horse riders throughout the Winterbourne, and improve cycle links to Salisbury and other local employment/service centres is supported by Wiltshire Core Policy 52.

⁵ <https://pages.wiltshire.gov.uk/ltp3-smarter-choices-strategy.pdf>

⁶ <http://www.wiltshire.gov.uk/downloads/5615>