



---

Lyneham and Bradenstoke  
Neighbourhood Development Plan  
2020 to 2030

---

Made October 2021



Lyneham & Bradenstoke

ΛΥΝΕΧΑΜ & ΒΡΑΔΕΝΣΤΟΚΕ



# Table of Contents

List of Figures	i
Glossary	ii
Foreword	iv
<b>1 Introduction</b>	<b>1</b>
1.1 What is the Neighbourhood Plan?	1
1.2 Preparing the Plan	1
<b>2 The Parish of Lyneham and Bradenstoke</b>	<b>5</b>
2.1 History	5
2.1.1 Lyneham	5
2.1.2 Bradenstoke	6
2.1.3 Preston, Thickthorn and Woodside Cottages	7
2.2 Lyneham and Bradenstoke Today	8
2.2.1 Lyneham	8
2.2.2 Bradenstoke	9
2.2.3 Preston and Thickthorn	9
2.2.4 Woodside Cottages	10
<b>3 Objectives</b>	<b>11</b>
3.1 What Matters Most to our Community	11
3.2 Objectives	13
<b>4 Strategic Aims</b>	<b>14</b>
4.1 Housing Strategic Aims	14
4.2 Business, Employment and Services Strategic Aims	14
4.3 Leisure, Recreation and Open Space Strategic Aims	14
4.4 Getting Around Strategic Aims	14
<b>5 Housing</b>	<b>15</b>
5.1 Housing Strategic Aims	15
5.2 Housing Goals	15
5.3 Housing - Context	15

Policy 1: Small Scale Residential Development	16
Policy 2: Design	17
<b>6 Business, Employment and Services</b>	<b>19</b>
<hr/>	
6.1 Business, Employment & Services Strategic Aims	19
6.2 Business, Employment and Services Goals	19
6.3 Business, Employment and Services Context	19
6.3.1 Business	19
6.3.2 Health Services	20
Policy 3: Brownfield Employment Development	20
Policy 4: Social and Medical Facilities	20
<b>7 Leisure, Recreation and Open Space</b>	<b>21</b>
<hr/>	
7.1 Leisure, Recreation and Open Space Strategic Aims	21
7.2 Leisure, Recreation and Open Space Goals	21
7.3 Leisure, Recreation and Open Spaces Context	23
Policy 5: Sports Facilities	24
Policy 6: Local Green Spaces	24
1. The Green, Lyneham	26
2. Recreational Field at Pound Close, Lyneham	27
3. Webbs Court Green Space, Lyneham	28
4. Bakers Field Green Space, Lyneham	29
5. Lancaster Square Green Space, Lyneham	30
6. Victoria Drive Green Space, Lyneham	31
7. Recreational Field at Bradenstoke	32
8. Dog Walking Field at Bradenstoke	33
<b>8 Getting Around</b>	<b>34</b>
<hr/>	
8.1 Getting Around Strategic Aims	34
8.2 Getting Around Goals	34
8.3 Getting Around Context	34
Policy 7: Safe and Sustainable Travel	35
<b>9 Summary</b>	<b>36</b>
<hr/>	

# List of Figures

Figure 1 – Lyneham and Bradenstoke Parish Neighbourhood Designated Area / Parish boundary .....	3
Figure 2 - Lyneham Settlement Boundary (February / March 2020) .....	4
Figure 3 – St Michael and All Angel’s Church .....	6
Figure 4 - Bradenstoke Abbey .....	7
Figure 5 - Age Distribution of population (Ref: City Population).....	8
Figure 6 - Small Housing site support.....	11
Figure 7 - Range of Leisure / Recreation Facilities suggested by respondents..	12
Figure 8 - Map of Conservation Area .....	18
Figure 9 - Map of Public Rights of Way .....	22
Figure 10 – Lyneham and Bradenstoke Parish Local Green Space .....	25

# Glossary

**Affordable Housing (Wiltshire Council definition)** - Affordable housing is provided to meet the needs of a wide range of households with a local connection to the community, whose needs are not met by the market. Eligibility is based on local incomes and local house prices. Affordable housing includes homes for rent at below market rent levels, shared ownership (also known as part buy/part rent), shared equity, discount market sale or other similar low-cost home ownership options.

**Biodiversity** - The range of wildlife in an area of land.

**Brownfield Development** – See Previously Developed Land.

**Clinical Commissioning Group (CCG)** - Clinical Commissioning Groups (CCGs) were created following the Health and Social Care Act in 2012, and replaced Primary Care Trusts on 1 April 2013. They are clinically led statutory NHS bodies responsible for the planning and commissioning of health care services for their local area. As of 1 April 2019, there are 191 CCGs in England.

**Green Space** - Amenity and natural green spaces including informal recreation spaces, green spaces in and around housing, domestic gardens and village greens, woodlands, urban forestry, scrub, grasslands (eg downlands, commons and meadows), wetlands, open and running water, wastelands and derelict open land and rock areas (eg cliffs, quarries and pits).

**Greenfield Land or Sites** - Land (or a defined site) usually farmland, that has not previously been developed.

**Infill** - The process of developing vacant or under-used parcels within existing urban areas that are already largely developed.

**Infill Development** - The development of a relatively small gap between existing buildings.

**NPPF** - The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

**Open Space** - All open space of public value, including not just land, but also areas of water which offer important opportunities for sport and recreation and can act as a visual amenity.

**Previously Developed/Brownfield Land and Sites** - Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**Sustainable Transport Modes** - Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

**Sustainable Travel** - Sustainable and active travel means making journeys by healthier, more environmentally-friendly modes, such as walking, cycling, or public transport.

**Village Settlement Boundary** - The Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined settlement boundaries. In simple terms, a 'settlement boundary' is the dividing line, or boundary between areas of built/urban development (the settlement) and non-urban or rural development – the open countryside.

**Wiltshire Core Strategy (WCS)** - The WCS Development Plan Document ('the plan') was formally adopted on 20 January 2015. The plan provides a positive and flexible overarching planning policy framework for Wiltshire for the period up to 2026.

# Foreword

The parish of Lyneham and Bradenstoke is, we think, a special place in which to live, with a unique heritage and a positive future. On behalf of the Steering Group we are very pleased to now present our Neighbourhood Development Plan to 2030. This plan sets out a vision for the Parish of Lyneham and Bradenstoke together with the supporting policies that reflect the thoughts and views of local people that have expressed an interest in the future of their community. If you contributed to any of the public consultations carried out to date then we especially thank you for your efforts and for providing us with the necessary evidence upon which this document is based.

Communities across the country are taking the opportunity to develop plans that they consider to be the best option for them by utilising the Neighbourhood Planning regime that is outlined in the Localism Act 2011. In our community it is the Parish Council that is the Qualifying Body. They are taking the lead in this process and the Steering Group that was established by them consists of Councillors and interested community members, along with support of an Officer from the Wiltshire Council Spatial Planning department.

The purpose of this Steering Group is, ultimately, to deliver a Neighbourhood Development Plan that is for the community and incorporates their relevant wishes expressed in the Survey. We always value any input from the community at any stage in the process. The personal opinions of SG members have no bearing on how the Neighbourhood Development Plan is compiled and any documents used in Neighbourhood Development Plan preparation will be retained as evidence. The current members of the Steering Group are; Stephen Andrews, Cllr Frank Ball, Patsy Golding, Michael Hunt, Sue Hunt, Nigel Nunns, Stevie Palmer and Keith Webster. The Steering Group would like to thank former members Darren Hewitt, Justin Wright and Richard Marshall for their significant contribution to the process.

Our community has been involved in this process for quite a while and there have been quite a number of individuals that have contributed to this, and the previous incarnations of the Neighbourhood Planning process and we would like to thank those people as well. The Steering Group has worked with the support of Lemon Gazelle Community Interest Company, adding a further layer of professionalism. We would like to thank them for their support and advice throughout this process.

This document, once adopted and 'Made' by Wiltshire Council, will provide a robust plan to take our community to 2030. Once the strategic view has been formulated by Wiltshire Council that looks out to 2036 this plan will need to be revisited. This will be the responsibility of the Parish Council and may involve convening another steering group to amend this document to reflect the new information.

We hope that you will find this document interesting and informative.

**Lyneham and Bradenstoke Neighbourhood Development Plan Steering Group**

# 1 Introduction

## 1.1 What is the Neighbourhood Plan?

---

Introduced as part of the Localism Act 2011, neighbourhood planning gives communities direct power to develop a shared vision for their parish and shape the development and growth of their local area.

The plan is about the use and development of land and may contain a vision, aims, planning policies and proposals for improving our area.

A Neighbourhood Plan gives communities the power to influence the future development, regeneration and conservation of their Designated Area.

Therefore, Neighbourhood Planning gives the Lyneham and Bradenstoke community direct power to develop a shared vision for the Parish and shape the development and growth of the local area. The Regulations are set within The Neighbourhood Planning (General) Regulations 2012. A Draft Plan must meet a set of Basic Conditions before it can be put to referendum and made.

## 1.2 Preparing the Plan

---

In October 2011 the Royal Wootton Bassett and Cricklade Area Board were selected for a pilot scheme to achieve an area Neighbourhood Plan. This proved to be a very difficult project as each town and village concerned had very different issues regarding a Neighbourhood Plan. Over time various communities withdrew from the process. Lyneham and Bradenstoke remained and in January 2016 the Parish Council approved a draft plan to form a chapter in the NEW V (North East Wiltshire Villages) plan.

In February 2016, Lyneham and Bradenstoke Parish Council decided to withdraw from the NEW V process and produce a Neighbourhood Plan for its own Parish. This meant that a new area designation had to be sought; this was granted in December 2016 (Designated Area – Figure 1).

September 2017 saw a steering group established and professional consultants contracted to support the group. The group felt that it was important to produce a robust plan due to the diversity of the Parish, which has four settlements and Ministry of Defence (MoD) Lyneham. 2019 saw the production of the plan, taking into consideration information gathered from the community; particularly the public consultations during 2013, a housing survey 2013 and a major community consultation 2018.

The Steering Group has changed throughout the process but Steering Group Members, at the time of writing, were 2 Lyneham and Bradenstoke Parish Councillors, 7 residents of the Parish (5 from Lyneham, 2 from Bradenstoke), 1 business member and a Church Warden.

Throughout the plan-making process an array of Policy and Strategic documents were used to help guide the Policies and Objectives. Significant amongst these were:

- **Development Planning**  
Wiltshire Core Strategy (WCS), January 2015  
Wiltshire Housing Sites Allocations Plan (WHSAP) (adopted February 2020)

Saved policies in the North Wiltshire Local Plan 2011

Lyneham and Bradenstoke NP: Wiltshire Council comments (Regulation 14)

- **Emerging Plans**  
Wiltshire Local Plan Review (Early stages - Regulation 18 consultation carried out November / December 2017 and Winter 2021)
- **Other relevant policy**  
National Planning Policy Framework (NPPF), February 2019  
Planning Policy Guidance (PPG)

Lyneham and Bradenstoke Neighbourhood Plan Steering Group also acknowledges the settlement boundary, as revised through the Wiltshire Housing Site Allocations Plan (adopted February 2020) (Figure 2)

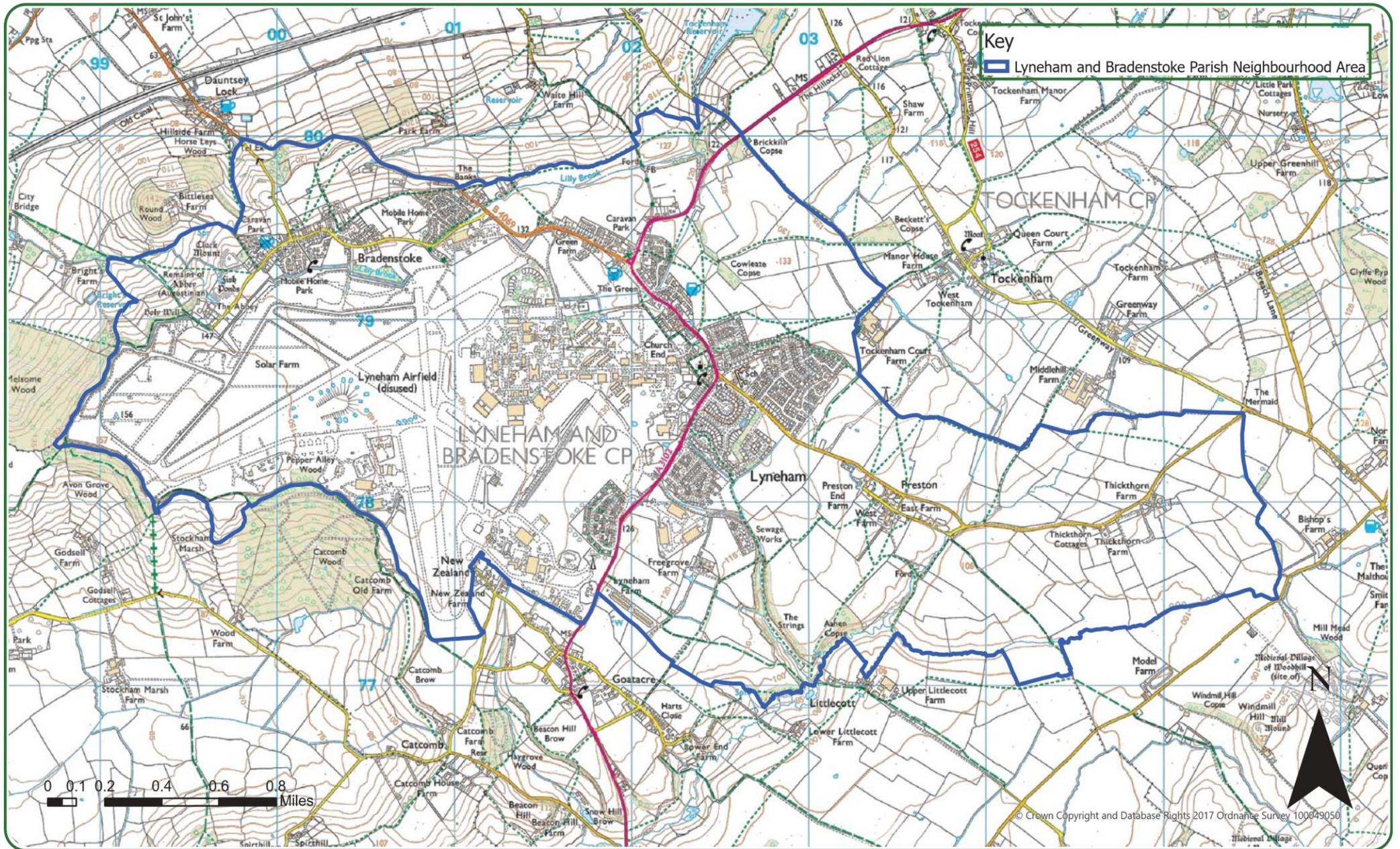
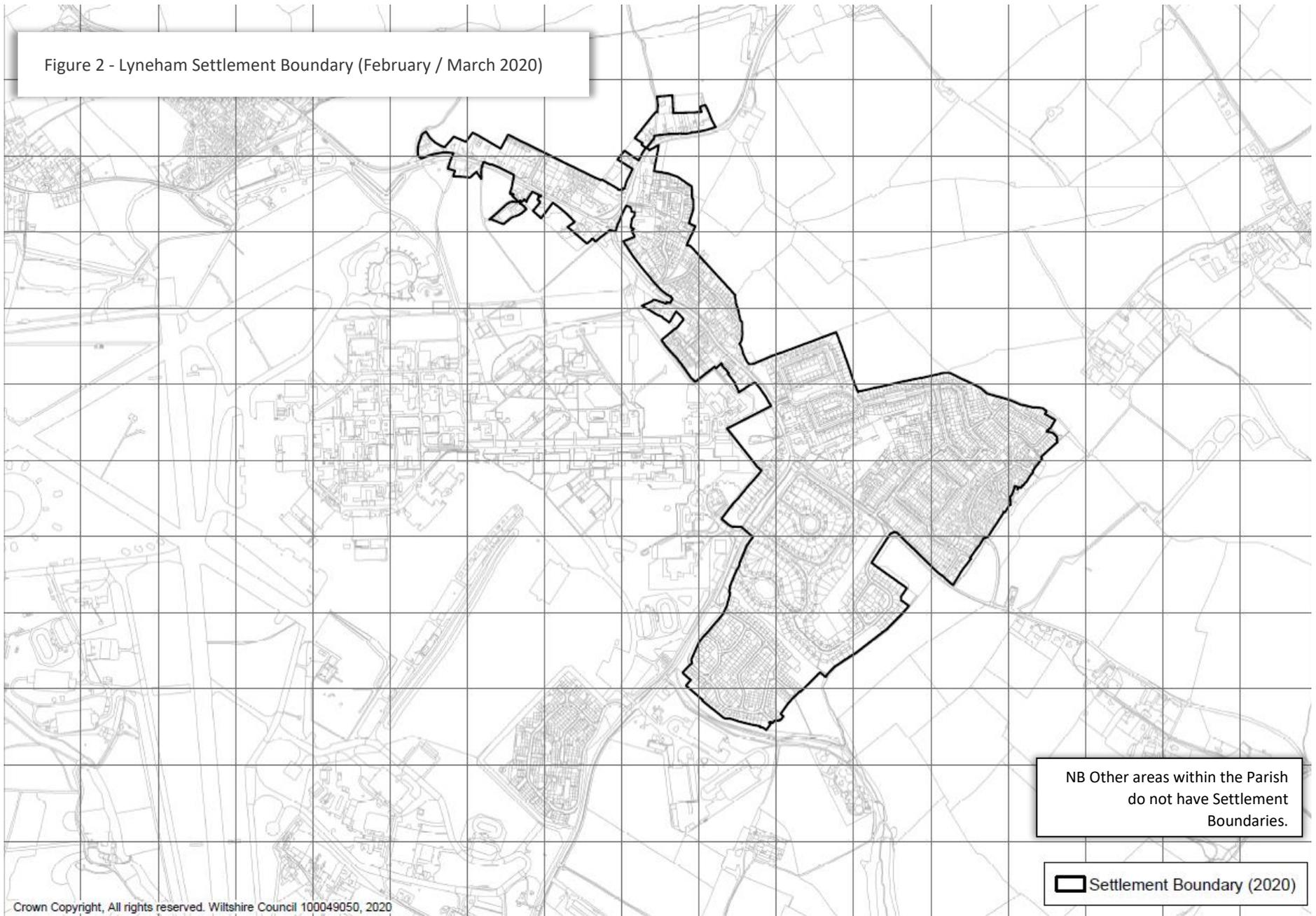


Figure 1 – Lyneham and Bradenstoke Parish Neighbourhood Designated Area / Parish boundary

Figure 2 - Lyneham Settlement Boundary (February / March 2020)



## 2 The Parish of Lyneham and Bradenstoke

### 2.1 History

---

#### 2.1.1 Lyneham

---



It is understood that the name “Lyneham” was derived from the Anglo-Saxon name for flax flower, ‘Lyne’ and “hamm” meaning field. Flax was grown in the parish for linen production.

Lyneham is first mentioned in 1224 and was thought to be included in the Domesday holding of “Stoche”.

A church in Lyneham was first recorded in 1182 belonging to Bradenstoke Priory. St Michael’s and All Angels Church dates from the 14th century with restoration to the chancel and nave roof in 1862 - 1865. The position of roads has not changed significantly since the 18th century. The main junction at Lyneham Green is more or less as it was then.

The Methodist Church at Lyneham Green was built in 1934.

A National school was built opposite St Michael’s Church in 1861. A new primary school was built in 1953 and an infants’ school was built nearby in 1965. A recent extension has been added to the primary school.

In 1938, the Air Ministry secured a large area of farmland and Royal Air Force Lyneham was opened. It was a major employer of people in the parish and supported the various churches and chapels. In 1990 a stained-glass window was installed in the south wall of the church to commemorate the 50th anniversary of RAF Lyneham. In 2012 the RAF withdrew and relocated to Royal Air Force Brize Norton and in 2015 the Royal Electrical and Mechanical Engineers (REME) at MOD Lyneham were set up.

St Joseph's Catholic Church in Lyneham was built in 1967 next to the Army, Navy and Air Force's Institute (NAAFI) shop. It was served by the Priest from St Edmund's, Calne or by the Chaplain from RAF Base and was demolished in 2011. The stained-glass windows were relocated to Calne Church. The area previously known as the Memorial Garden has now been opened up and included in the churchyard.

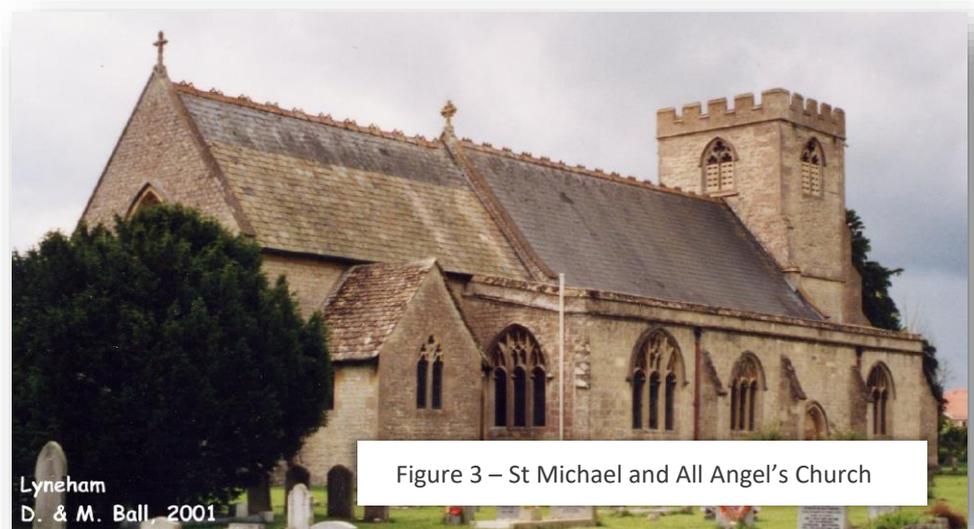


Image courtesy of D&M Ball [http://www.oodwooc.co.uk/ph\\_Lyneham-StMAA.htm](http://www.oodwooc.co.uk/ph_Lyneham-StMAA.htm)

### 2.1.2 Bradenstoke

Bradenstoke was mentioned in the Domesday Book (1086) along with Christian Malford, Kingston Langley, The Somerfords, Purton, Cricklade, Ashton Keynes, Lacock, Royal Wootton Bassett, Tockenham and Clyffe Pypard.

Bradenstoke, in 1086 was known as "Stoche" from Anglo Saxon 'Stoc' (secondary settlement) and probably had a connection with Braydon Forest. In the 12th century "Clack" referred to a large mound near Bradenstoke Abbey and the settlement surrounding it.

Bradenstoke village has changed its name several times. "Clack" was used at one time, hence Bradenstoke-cum-Clack. In 1628 Clack was described as a market town with four alehouses. There were regular and annual fairs held possibly in the Horsefair Lane area. The market cross, to the north of St Mary's Church, is dated around 1345 and was designated as the War Memorial in 1928.

Bradenstoke Priory was founded in 1142 by Walter D'Evreux, Earl of Salisbury, as a priory of Augustinian canons and it would be the 'daughter' house of St Mary's, Cirencester. It became one of a cluster of four monasteries in the area, the other three being Malmesbury, Stanley and Lacock. Over the next four centuries, the Priory became one of the wealthiest religious houses in England, with its chief spiritual and temporal properties being held in Wiltshire, Gloucestershire, Oxfordshire and Dorset. Building works on the Priory would continue until Dissolution in 1539 when the Priory Church was demolished.

The Priory and its estate also included Bradenstoke Farm and Cranley Farm in Lyneham and for many generations was owned by the Methuen family. It was sold in 1863 to Gabriel Goldney who later became MP for Chippenham and a Baronet. Goldney was a benefactor and gave land

for St Mary's Church to be built in Bradenstoke. There are several medieval houses in Bradenstoke, some believed to be guest houses for the Abbey.

In the 1920's William Randolph Hearst bought the Priory and destroyed the buildings, transporting stones etc. to St Donat's and shipped the Tithe Barn to America where it remains crated.

The Baptist chapel (Providence Chapel) was built in 1777 and the Primitive Methodist Chapel was built in Clack in 1825 (converted to a residence in 2016).



Figure 4 - Bradenstoke Abbey

In 1860 a National school was built in Bradenstoke with money from the Broome Charity with contributions from Gabriel Goldney. The school closed in 1966 and the building is now the Village Hall held in trust.

There were two public houses, The Jolly Trooper built in 1640 (now closed) and The Cross Keys Inn (still open to the public) built around 1760.

There are several listed buildings and part of the main street is now a designated conservation area.

### 2.1.3 Preston, Thickthorn and Woodside Cottages

---

Preston is a hamlet 1 mile south east of Lyneham and in 1968 was recorded as having 2 farms (dated to 17th and 18th century), cottages and a Methodist Chapel.

Thickthorn is a hamlet with a small number of cottages and Thickthorn Farm which is Grade 2 listed.

The Woodside Cottages are on the south east side of the MoD Lyneham site and accessed via the hamlet of New Zealand which is in the adjoining parish of Hilmarton.

## 2.2 Lyneham and Bradenstoke Today

The estimated population of the Parish of Lyneham and Bradenstoke for 2017 was 5,533 projected from the 2011 census population of 4,952.

From the estimated 2017 figures gender and age breakdown shows that 45.3% of the population are female and 54.7% are male.

The age distribution of the population, breaks down as follows:

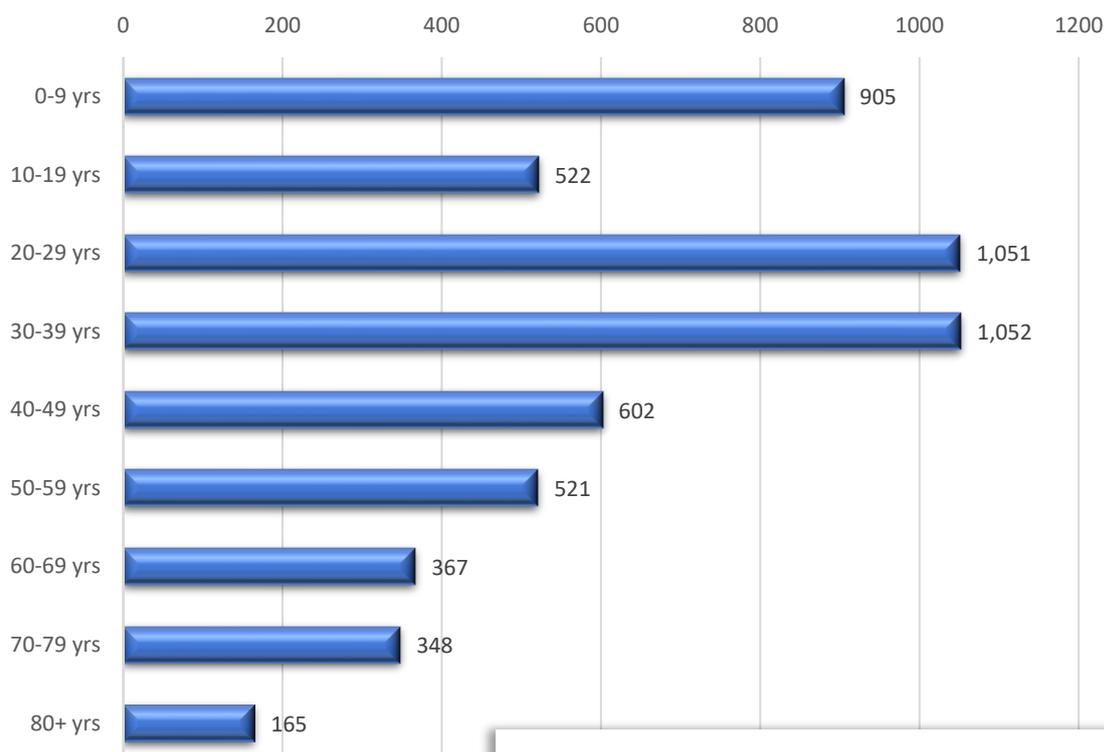


Figure 5 - Age Distribution of population (Ref: City Population)

It should be noted that the higher than national and county figures for age group 20 – 40 year olds is due to military presence in the parish.

As far as military personnel at MoD Lyneham itself, approximate figures from December 2018 show there were 1,400 trainees, 600 permanent staff and 500 military staff in addition to the figures above.

### 2.2.1 Lyneham

The large village of Lyneham lies on the A3102 between Royal Wootton Bassett and Calne, and the B4069 Lyneham to Chippenham road. The Air Ministry established Royal Air Force Lyneham in 1938. The Royal Electrical and Mechanical Engineering Corps took up residence on the former RAF site, now called MoD Lyneham, and continue to employ a number of local people. Military housing in Lyneham is currently in use either by Military personnel or leased to civilians. In the near future (as of Sept 2019) a further 500 personnel and their families are being posted in and there is adequate housing available with no need of civilian tenants being given notice at present. This obviously might change due to MOD requirements.

Lyneham is set in a rural location with surrounding agricultural land and has several Grade II listed buildings. There are two mobile home parks in Lyneham consisting of approximately 140 residences, both with outline planning to expand by a further 22 units already confirmed. Lyneham Primary School is currently undergoing expansion with the building of four new classrooms and there are pre-school establishments to accommodate the increase in military presence. The Phase 1 expansion has now been completed and the Phase 2 has been put on hold. Secondary education is in either Calne or Royal Wotton Bassett. As of November 2020, there were:

<ul style="list-style-type: none"> <li>• 2 Public Houses (1 currently closed)</li> <li>• 4 Fast Food Outlets</li> <li>• 2 Cafes</li> <li>• Barbers</li> <li>• Asian Restaurant</li> <li>• Co-Op Food Shop</li> <li>• Tesco Local Food Shop</li> <li>• Hairdressers / Beauty Salon</li> <li>• 2 Used vehicle outlets</li> <li>• 3 Repair and 2 MOT Garages</li> <li>• Farm Shop</li> <li>• Accountants Practice</li> </ul>	<p>Complex providing:</p> <ul style="list-style-type: none"> <li>• Petrol Station</li> <li>• Post Office</li> <li>• Pharmacy</li> <li>• Convenience Store</li> <li>• Coffee Shop</li> <li>• Florist</li> <li>• Veterinary Practice</li> <li>• Vaping Goods Shop</li> <li>• Tattoo Artist</li> </ul>
---	---

There are several Community Venues including a Village Hall, Library, a Scout and Guide HQ and Church Halls, which are put to good use, and two Churches.

### 2.2.2 Bradenstoke

Bradenstoke is a small settlement, adjoining the northern boundary of MoD Lyneham, the southern boundary together with Lyneham Banks, western border of the Parish is the escarpment forming the southern edge of Dauntsey Vale through which the M4 connects London to Wales.

A portion (the oldest part) of Bradenstoke is included in a Conservation Area (Figure 8, page 17) and within this area is Bradenstoke Priory (remains of) and several Grade II Listed Buildings. There are two well maintained Static Home Parks which provide approximately 90 homes predominantly housing retired members of the community. There is one Public House, two Churches and riding stables in the village. There have been a number of infill developments over the last twenty-five years and the Static Home Parks have expanded the number of sites available during this period.

There is no through road as Hollow Way ends at Abbey Farm/MoD land to the west of Bradenstoke; Clack Hill, the original main road is a 1 in 15 hill, single track and unsuitable for large vehicles.

### 2.2.3 Preston and Thickthorn

These two hamlets lie along Preston Lane, which runs east from the roundabout in central Lyneham on the A3102. The combined population of these two hamlets is approximately 43. Preston is also home to a car valeting service and The Old Brewery, a converted barn, is currently to let as light industrial or a storage unit. Thickthorn Farm (Grade 2 Listed) has conference facilities as well as long, or short, term lease offices.

## 2.2.4 Woodside Cottages

---

There are three cottages which lie on the outskirts of the Hamlet of New Zealand but are included in the Parish of Lyneham and Bradenstoke. The single-track road that allows access to the Woodside Cottages is unsuitable for any large vehicles.

It is important to maintain the identities of individual settlements.

# 3 Objectives

## 3.1 What Matters Most to our Community

The community engagement in 2018 received responses from 366 residents, who made almost 2,000 individual long-answer comments in response to the survey. This positive response provided an excellent set of data to understand the issues the Neighbourhood Plan should aim to address.

Whilst some residents are resistant to development, others believed some growth is necessary to maintain a vibrant community and seek the necessary community services and facilities that new and existing residents will need.

It is necessary to emphasise the degree of opposition to any development on Greenfield sites among the respondents to the 2018 Survey.

Significantly, 261 of 366 respondents chose to state their opposition to large scale developments on Greenfields, despite there being no specific question about such development. There were 4 responses to the question in favour of large-scale development, no matter where it is located. Only one of these explicitly calls for building on Greenfields. The other three mention development larger than 10 houses, which would almost certainly have to be on Greenfield sites, but do not specifically say so. Another three responses may indicate approval for large scale development but are somewhat ambiguous.

The most commonly mentioned services required are medical facilities. There is clearly a desire for local GP provision, but this has been rejected by the Clinical Commissioning Group (CCG) and the NHS England on policy grounds and is therefore unlikely to happen. Because of this every member of the community must travel at least 5 miles to attend their local GP service.

**Would you support the development of small housing sites (up to 10 dwellings) in Lyneham and Bradenstoke to support local needs and provide some community benefits?**  
(Community Survey, 2018)

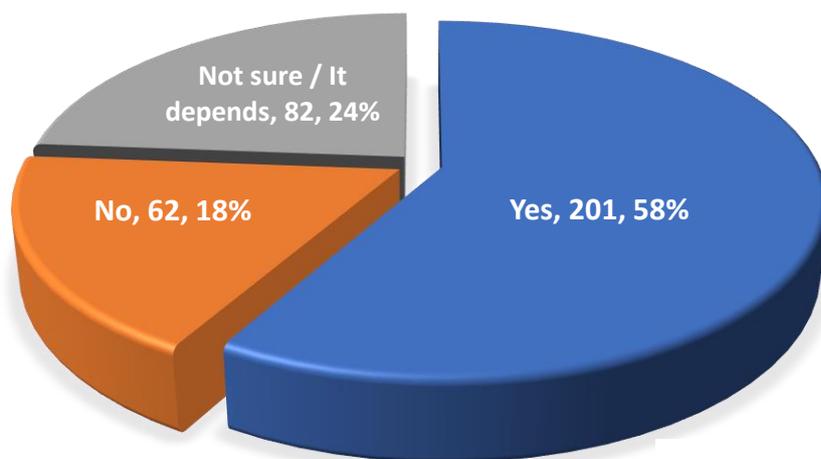


Figure 6 - Small Housing site support

Additional leisure and recreation provision, especially for young people, was supported by many residents, who have ideas about better use of existing facilities and new options, with many suggesting that young people should be involved in the decision making.

**Do you have any ideas about the sort of leisure / recreation facilities that would be appropriate?**  
(Community Survey 2018)

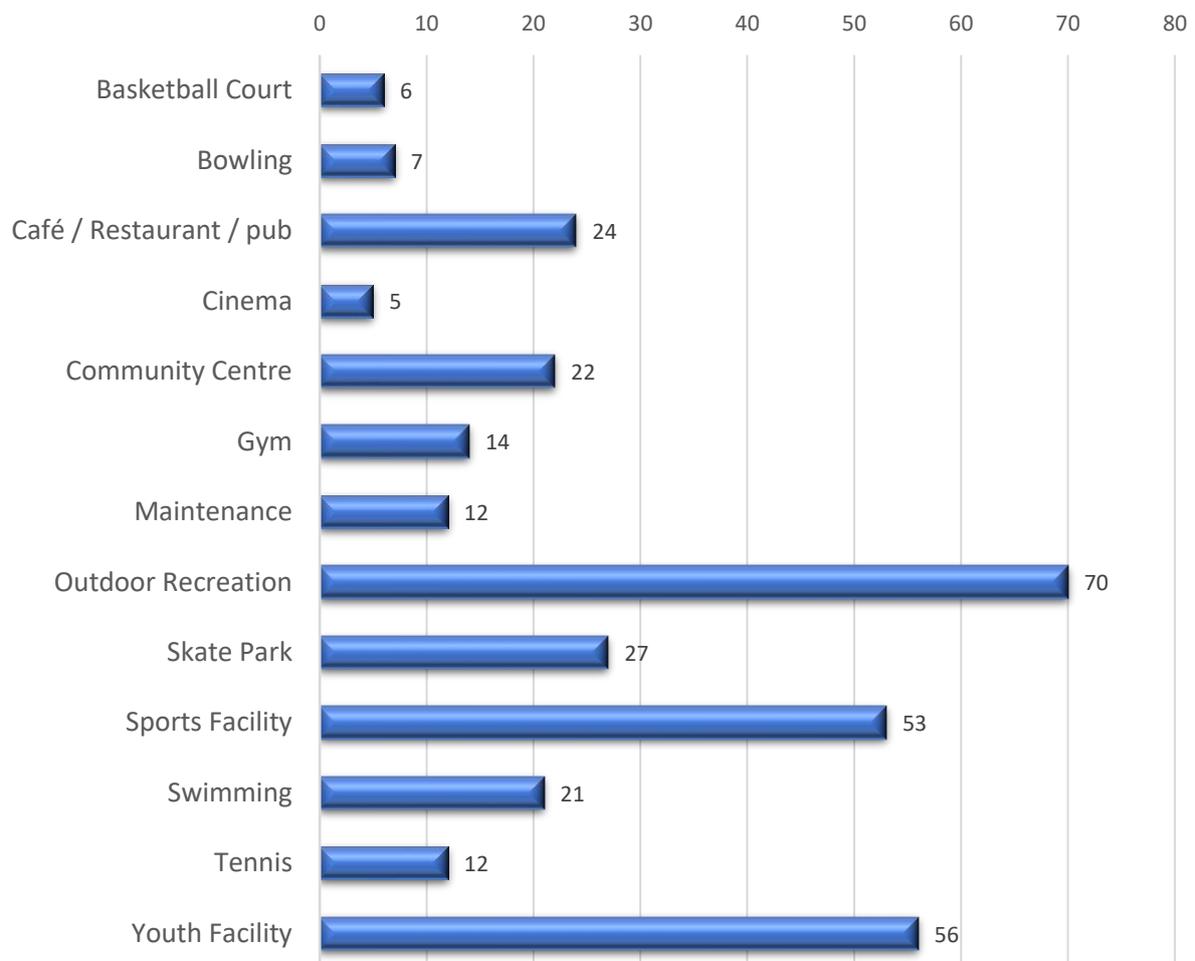


Figure 7 - Range of Leisure / Recreation Facilities suggested by respondents

Transport issues are a concern for residents, especially as walking and cycling do not currently seem like attractive options given the distances, the condition of roads and safety fears within the Parish. Residents are supportive of regular bus services currently available as a sustainable alternative to car travel. The green spaces within and around the villages are highly valued by residents, who wish to see them protected, and have ideas of how they can be improved still further for the benefit of all.

It was from this as well as the Public Consultation in February 2013, The Community Led Plan in March 2014 and the Wiltshire Council Housing Survey in June 2013, the Aims and Objectives for Lyneham and Bradenstoke Neighbourhood Development Plan were formed.

## 3.2 Objectives

---

These specific elements brought up through community engagement and consultation break down into a set of deliverable Objectives:

- To encourage small housing developments, mixed types with some affordable housing wherever possible
- To encourage developments to be built on Brownfield sites
- To encourage the design of developments to be in keeping with existing housing and encourage green technologies
- To encourage infrastructure and utilities to be improved to accommodate any new developments
- To protect the Greenfield areas of the community, rural historic settings and open spaces
- To encourage small business opportunities where feasible to contribute to carbon neutrality
- To fully consider transport concerns
- To encourage the provision of appropriate recreational facilities where feasible

# 4 Strategic Aims

## 4.1 Housing Strategic Aims

---

- The community has indicated in the survey responses that it highly values the greenspace within the Parish and so any proposed development should be accommodated within the available Brownfield areas wherever possible. Greenfield development is to be discouraged unless it can be for a recognised exception or for a specific need that benefits the local community.
- The community are willing to accept some small-scale Brownfield, or infill, developments.
- The plan should influence the design and type of any new developments, in accordance with *Wiltshire Council's Core Strategy Policy 57: Ensuring High Quality Design and Place Shaping*.
- Developments of affordable housing, also bringing vacant or derelict housing back into use, should be encouraged.

## 4.2 Business, Employment and Services Strategic Aims

---

- To encourage the provision of new small business units within the area.
- To encourage the use of Brownfield development for business use and to discourage development on Greenfield unless it can be demonstrated that the development would be for a recognised exception or for a specific need that benefits the local community.
- To provide for the health and employment needs of the local population.
- To reduce the need for motorised transport as a means of commuting to work.
- To encourage a more sustainable approach to business development in the Parish

## 4.3 Leisure, Recreation and Open Space Strategic Aims

---

- To represent the leisure, recreation and open space needs of all members of the community as expressed in the Community Engagement.
- To support residents as far as health, recreation and well-being are concerned.
- To minimise the need to depend on facilities found in other areas.
- To encourage the maintenance of newly created and existing open spaces within the Parish wherever possible.

## 4.4 Getting Around Strategic Aims

---

- To support improvements in road safety
- To encourage reductions in private car use and traffic impact on residents
- To support an increase in, and the use of cycleways, footpaths and public transport facilities within the Parish.

# 5 Housing

## 5.1 Housing Strategic Aims

---

- The community has indicated in the survey responses that it highly values the greenspace within the Parish and so any proposed development should be accommodated within the available Brownfield areas wherever possible. Greenfield development is to be discouraged unless a specific need has been proven to greatly benefit the Community.
- The community are willing to accept some small-scale Brownfield, or infill, developments.
- The plan should influence the design and type of any new developments, in accordance with *Wiltshire Council's Core Strategy Policy 57: Ensuring High Quality Design and Place Shaping*.
- Developments of affordable housing, also bringing vacant or derelict housing back into use, should be encouraged.

## 5.2 Housing Goals

---

- To support small scale brownfield development in accessible locations within the built-up area, especially focusing on the larger settlement of Lyneham.
- To provide quality green space related to new housing developments where possible
- To ensure that the character, scale, appearance and density of new development is sympathetic to the existing villages.

## 5.3 Housing - Context

---

The Wiltshire Core Strategy does not allocate housing development to Lyneham and Bradenstoke, but it is recognised that change and organic growth is likely to continue to take place and therefore it is important to make provision within the Neighbourhood Plan for the type of development that will meet the needs of local people.

In the WCS, Lyneham is identified as a 'Large Village' and has a defined settlement boundary. This settlement boundary has been updated recently through the WHSAP and no further changes are proposed by this Plan. Bradenstoke is identified as a 'Small Village' in the WCS and does not have an identified settlement boundary.

In the 'Large Villages', there is a presumption in favour of sustainable development. In the 'Small Villages', development is limited to infill within the existing built up area where it meets a local need and subject to detailed criteria set out in WCS Core Policy 2.

The community engagement revealed that residents of Lyneham and Bradenstoke were supportive of some small-scale housing in the Parish providing it meets the local needs and offers community benefits. 58% of those who answered agreed that they would support developments of up to 10 dwellings.

Many individuals commented that larger scale development would affect the character of the villages and would almost inevitably result in the loss of green space. The Neighbourhood Plan will not be allocating housing sites, but this document will support small scale development. Wiltshire Council maintain a register of land that the landowners have identified for development. This list is called the Strategic Housing and Economic Land Availability Assessment (SHELAA). The Steering Group have looked at each of these sites and assessed them for suitability against existing

regulations. The outcome from this can be found in the supporting body of evidence that is to be submitted with this document.

Affordable housing is felt to be very important by many people, as is the unique character of each of the villages. Currently (as of 27 June 2019) there are only seven individuals on the Homes for Wiltshire register in need of housing in our community. There are plans to redevelop some social housing within the community that should satisfy this requirement. The provision of a mix of housing types including family accommodation, starter units and sheltered / retirement accommodation is important to residents, many of whom expressed the need for housing for all stages of life. A Housing Needs Survey was undertaken in 2019.

The community has indicated in the survey responses that it highly values the green spaces within the Parish and so any proposed development should be accommodated within Brownfield areas wherever possible before Greenfield development is considered.

The Housing Needs Survey in 2019 did show the need to accommodate 16 Individuals whilst also stating that individual needs are constantly changing. The Pandemic of 2020 is likely to change the dynamic and, therefore, it will be important that the result of this, when the pandemic pans out, will better inform the plan review when this is undertaken, with regard to the affordable/social housing situation.

During the later period of the production of this Neighbourhood Plan, Wiltshire Council, upon appeal, granted permission for 50 dwelling houses on a greenfield Site at Pound Farm, Lyneham. The outline permission incorporates 20 Affordable Housing Units along with 30 Open Market Houses and a Community Building. The outline plan also suggests some green open areas within the development. Although the application, at the time of writing the plan, would seem to aspire to provide some elements of community aspirations and further fulfil demonstrated need in terms of social housing, some green space and community buildings, the proposed development contradicts with the overall findings and recommendations held within this Neighbourhood Plan; with the plan setting down the community aspiration to prioritise brownfield areas and small scale development. This unfortunate permission highlights the importance of the Neighbourhood Plan coming into force. It is hoped that the Neighbourhood Plan can provide better guidance for future permissions utilising the clear aspirations and importance of community evidence.

## Policy 1: Small Scale Residential Development

---

Proposals for residential development of 10 dwellings or less within the villages of Lyneham and Bradenstoke will be supported subject to other policies of the development plan.

Proposals should address local needs for the following types of dwelling:

- Sheltered housing;
- Family housing;
- Smaller properties; and
- Accessible and adaptable housing development flexible to the needs of the elderly or those with disabilities

## Policy 2: Design

---

All new development must demonstrate a high quality of design. Within the plan area a high-quality design means:

- in keeping with existing building styles, scales and materials
- use of high-quality materials, which blend with the existing colours and choices and which are sustainable and fit for purpose
- improving, where possible, walking and cycle connections between Lyneham and Bradenstoke.

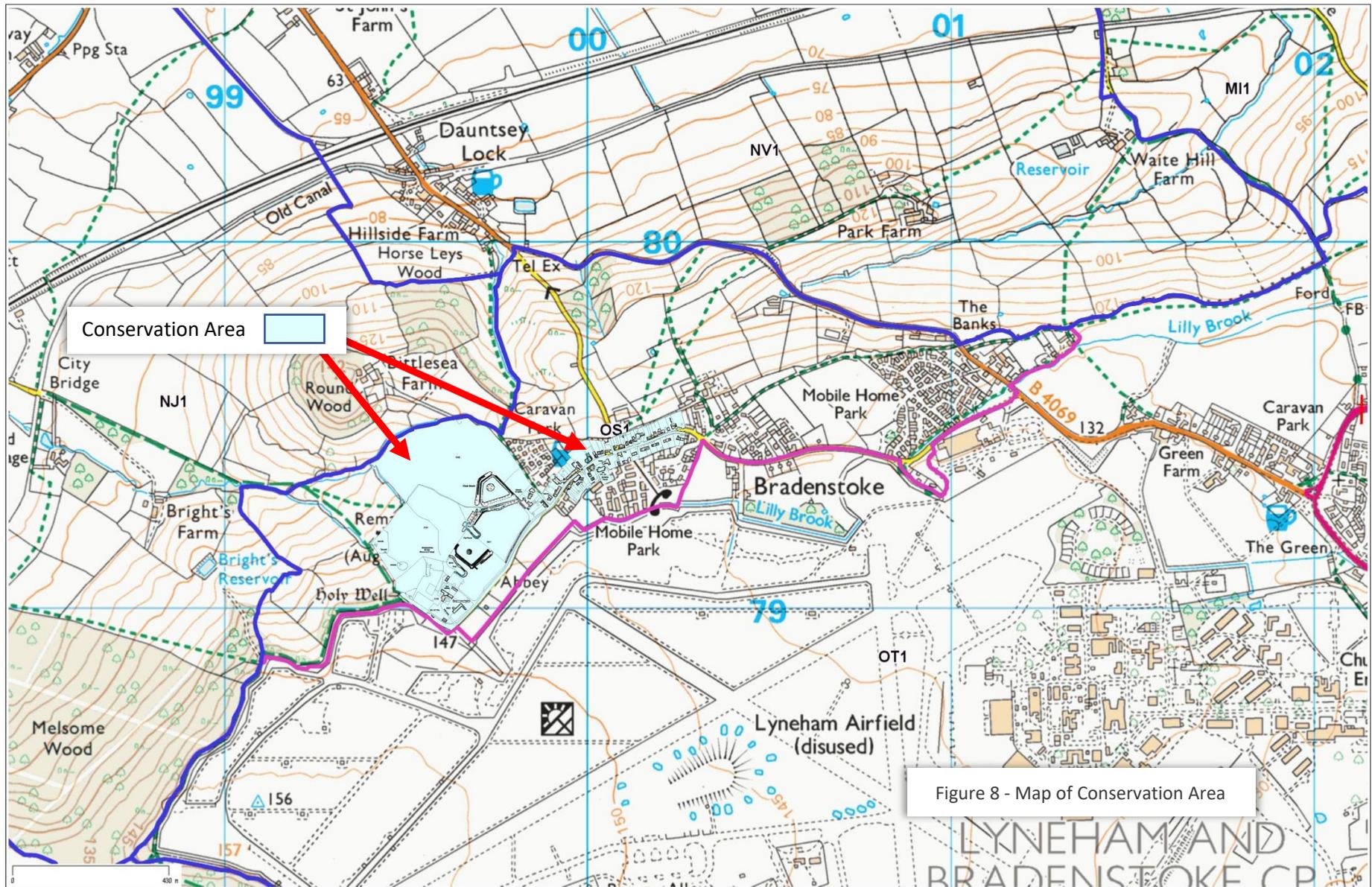


Figure 8 - Map of Conservation Area

Date Created: 5-4-2019 | Map Centre (Easting/Northing): 400277 / 179439 | Scale: 1:13649 | © Crown copyright and database right. All rights reserved (100057357) 2019 © Contains Ordnance Survey Data : Crown copyright and database right 2019

# 6 Business, Employment and Services

## 6.1 Business, Employment & Services Strategic Aims

---

- To encourage the provision of new small business units within the area.
- To encourage the use of Brownfield development for business use and to discourage development on Greenfield unless a specific need has been proven to greatly benefit the Community.
- To provide for the health and employment needs of the local population.
- To reduce the need for motorised transport as a means of commuting to work.
- To encourage a more sustainable approach to business development in the Parish.

## 6.2 Business, Employment and Services Goals

---

- To redevelop redundant sites to provide premises suitable for smaller business use.
- To encourage and provide premises for smaller businesses to move to the area to provide further employment opportunities for the population.
- To ensure any new commercial development takes full regard for traffic and transport implications for the village.
- To encourage the allocation of land for the provision of small businesses and healthcare provision opportunities.

## 6.3 Business, Employment and Services Context

---

### 6.3.1 Business

---

The Parish of Lyneham and Bradenstoke is almost unique in Wiltshire due to the large proportion of residents that are transitory and the number of dwellings that are directly under the control of the MOD, and not Wiltshire Council. The businesses within our community are also heavily dependent on the MOD personnel to be sustainable. It has been recorded that during the period that there was no Military presence in our Parish, 2012 to 2015, there was a 40% drop in revenue.

There is currently little scope for new or expanding businesses within the Parish of Lyneham and Bradenstoke, despite there being support for an increase in commercial opportunities from the community, as evidenced in the engagement. Residents support an increase in small locally-run businesses, and support those already in existence, but felt that lack of suitable premises, transport and parking may be off-putting factors. It is recognised that improving opportunities for people to work close to where they live can play an important part in reducing pollution and traffic congestion issues, with businesses also contributing towards the immediate local economy by providing jobs and services. The sensitive development of opportunities for job creation is therefore important to local people, mindful of the need to balance growth with the possibility of any increase in traffic, especially heavy goods vehicles.

A survey was conducted to look at the available business units within the four settlements of our community and it was noted that there are a wide range of potential commercial property types in relatively large numbers within a 5 - 10 mile radius which aspiring businesses could use.

### 6.3.2 Health Services

---

Although the survey showed that many residents favoured the introduction of a GP Surgery within the Parish, the Clinical Commissioning Group has advised that they currently do not support the provision of such a facility, with the CCG stating that in their opinion ‘there is no unmet need’ in the Parish. Their current guidelines are to encourage Medical ‘Hubs’ in urban areas to offer a comprehensive service from amalgamated GP Practices within one building, with patients from areas such as Lyneham and Bradenstoke travelling to these ‘Hubs’ for treatment. The Neighbourhood Plan has therefore not allocated space for medical facilities but fully supports this provision if it were to be a viable and practical solution in the future.

### Policy 3: Brownfield Employment Development

---

The re-use of previously developed land and conversion of buildings for retail or employment uses will be supported, subject to the following criteria:

- No unacceptable effects on the amenity of surrounding or nearby occupiers
- No unacceptable impact on highway safety or severe cumulative adverse highways impacts; and
- Satisfactory provision of employees and visitor parking and delivery arrangements based on the location and accessibility of the, and type of, development

Development for small scale business incubator units and office accommodation would be particularly encouraged.

### Policy 4: Social and Medical Facilities

---

Development of social, leisure and medical facilities to complement the existing is encouraged provided it is accessible to all people of all mobility and sensory abilities.

Preference will be given to the conversion of existing buildings and the re-use of previously developed land.

# 7 Leisure, Recreation and Open Space

## 7.1 Leisure, Recreation and Open Space Strategic Aims

---

- To represent the leisure, recreation and open space needs of all members of the community as expressed in the Community Engagement.
- To support residents as far as health, recreation and well-being are concerned.
- To minimise the need to depend on facilities found in other areas.
- To encourage the maintenance of existing and newly created open spaces within the Parish wherever possible (Figure 10, page 24).

## 7.2 Leisure, Recreation and Open Space Goals

---

- To provide facilities that will support younger members of the community, especially focussing on older children and young people.
- To improve the recreational spaces currently available, making provision for facilities that will support the wider community
- To encourage the provision of high-quality play areas that are safe and welcoming
- To encourage people of all ages to walk more, making provision for a safe environment away from vehicular traffic (Figure 9 page 21).

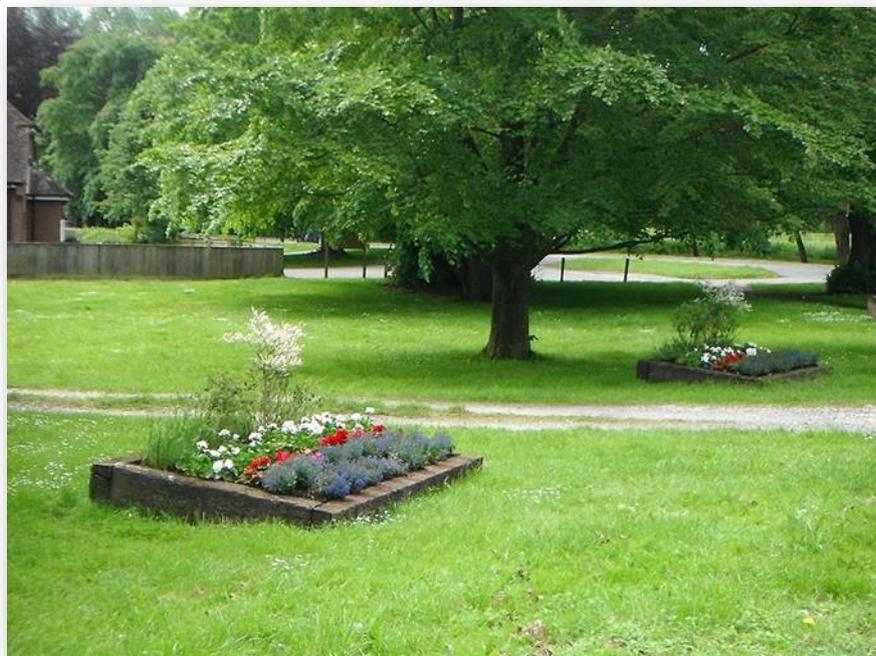
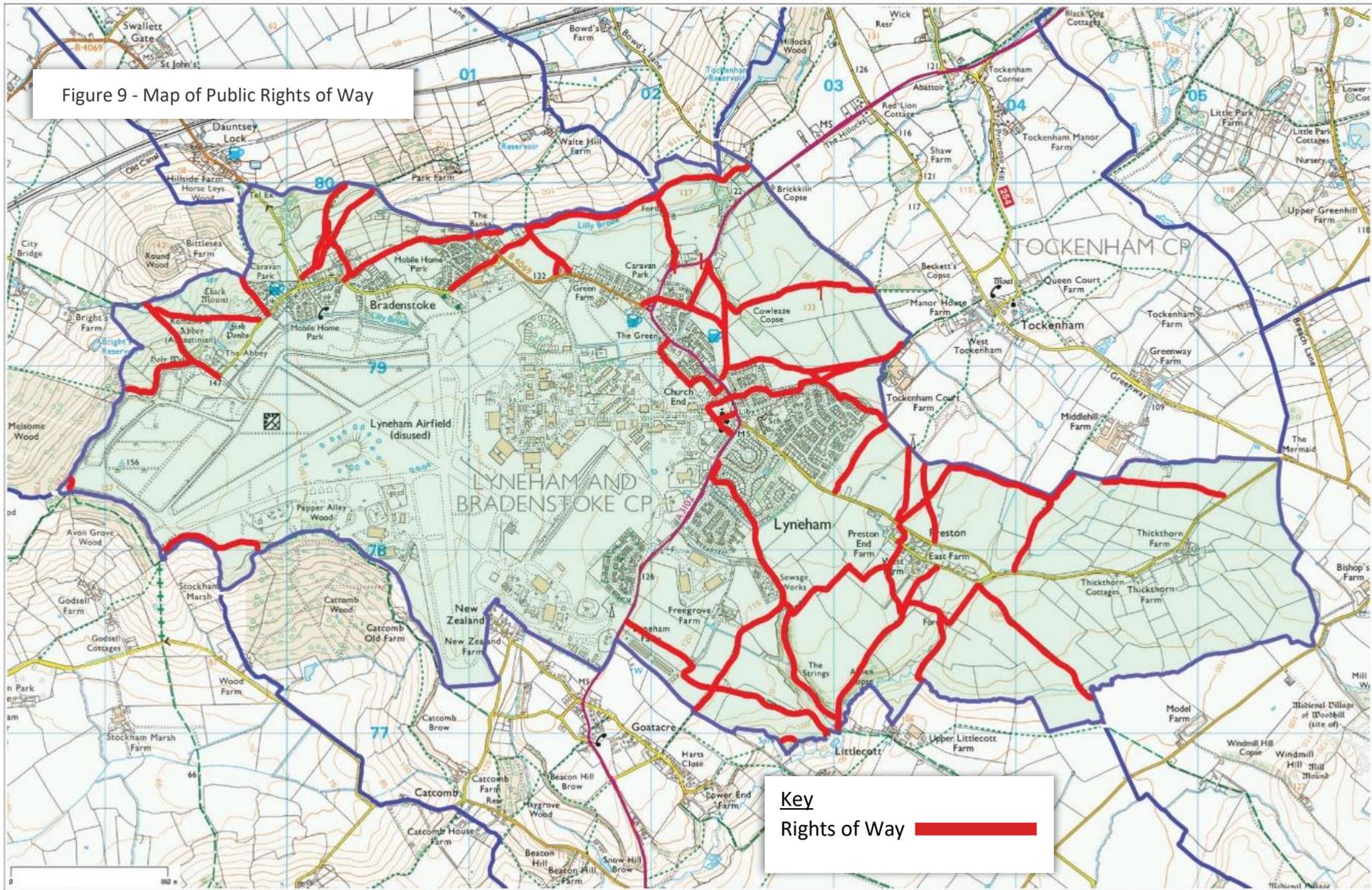


Figure 9 - Map of Public Rights of Way



Date Created: 5-4-2019 | Map Centre (Easting/Northing): 402206 / 178554 | Scale: 1:27299 | © Crown copyright and database right. All rights reserved (100057357) 2019 © Contains Ordnance Survey Data : Crown copyright and database right 2019

## 7.3 Leisure, Recreation and Open Spaces Context

---



It is important to ensure that sufficient parking is provided at any new sports facilities and that safe access to the site is gained. These issues are covered in the NPPF at paragraphs 105 and 108 and WCS Core Policies 61 and 64 should be considered.

When residents were asked to comment on their leisure, recreation and open space provision in Lyneham and Bradenstoke, many felt that there is a suitable level of activities for families with young children, whilst there is not enough provision for the 10-16-year age group. Indoor and outdoor facilities for all residents, and perhaps better use of existing spaces, such as within the school or perhaps MoD premises, would also be welcomed. Some of the most popular suggestions from the community include; a skate park, Swimming facilities, a Gym, a basketball court and Tennis courts. Please see Figure 7 on page 12 for the full table.

The green spaces and playing fields in the Parish are popular and well used, as are the allotments in Bradenstoke that are owned and controlled by the Parish Council. Residents believed they should be protected to encourage active play, sport and recreation and make provision for children to play outside near their homes. Many residents commented that they would like to see easier walking routes developed so that recreation walks can be enjoyed away from traffic, providing pleasant linked routes to all parts of the Parish. It was also remarked upon by some residents that cafes, pubs and restaurants would be positive for Lyneham and Bradenstoke, so that people have a place to meet informally and socially.

The green spaces mentioned within the survey include Bradenstoke Park, Pound Close, The Green, Victoria Drive, Webb's Court, Pound Farm Copse and footpaths, Bakers Field and The Memorial Garden. The following spaces were also mentioned but they come under the control of the MoD. They are; Aero Park (Pintail Court), Melsome Park, Preston Lane and Slessor Road.

## Policy 5: Sports Facilities

---

Development for sports facilities will be supported subject to sufficient provision for parking and safe access to the site

Developer contributions toward such facilities may be sought where necessary to enable development to proceed.

## Policy 6: Local Green Spaces

---

The following are designated as Local Green Spaces, as shown on the proposals map (Figure 10) and as shown on Maps 1 to 8 relating to:

1. The Green, Lyneham
2. Recreation Field at Pound Close, Lyneham
3. Webbs Court Green Space, Lyneham
4. Bakers Field Green Space, Lyneham
5. Lancaster Square Green Space, Lyneham
6. Victoria Drive Green Space, Lyneham
7. Recreation Field at Bradenstoke
8. Dog Walking Field at Bradenstoke

Development in the Local Green Spaces will be consistent with national policy for Green Belts.

The Local Green Space designation means that development should be controlled. Where appropriate, development should not be approved except in very special circumstances.

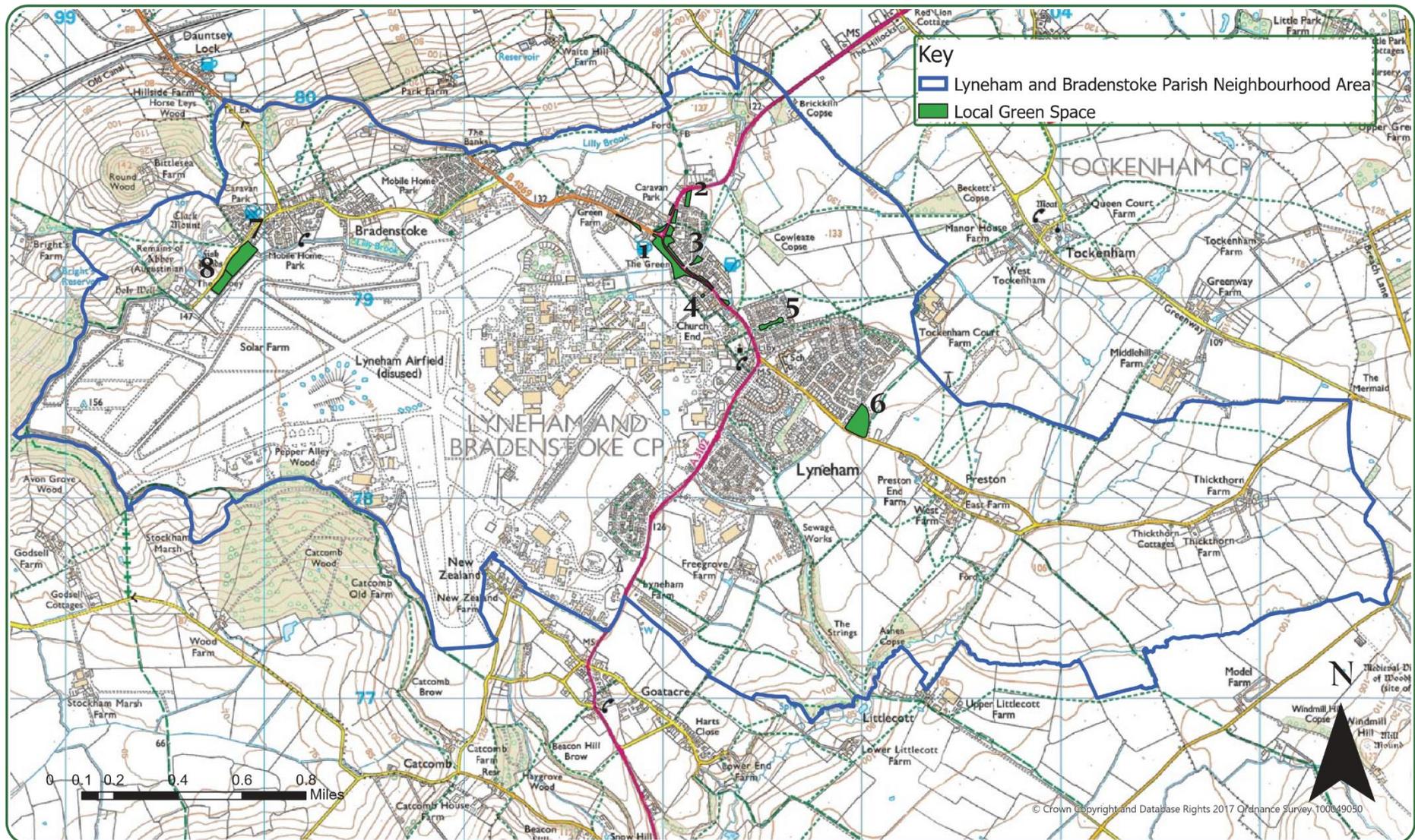


Figure 10 – Lyneham and Bradenstoke Parish Local Green Space



## 2. Recreational Field at Pound Close, Lyneham

The Recreation Field at Pound Close is a children's playground with apparatus and play equipment and a large grassed area for general children's play in a safe, fenced area adjacent to the housing in Pound Close and entered from the same close.

The Recreation Field is a popular retreat for parents with young children and is much valued as a community asset by the members of the population who use its facilities.



### 3. Webbs Court Green Space, Lyneham

Webbs Court Green Space provides the local children with a relatively safe play area and a great dog exercising area for the local population living at Webbs Court.

The Green Space is bounded to the north west by a stream that drains the fields to the south west, the other side of the main A3102.

The Green Space at Webbs Court is very well used by the local population and is highly valued in a part of Lyneham that is relatively densely built upon.



#### 4. Bakers Field Green Space, Lyneham

The Green Space at Bakers Field, Lyneham is a great asset to the population of Bakers Field providing a maintained green area for play or exercise.

Although not having any play apparatus the area is highly valued as a Dog Exercising area for the residents of Bakers Field.



## 5. Lancaster Square Green Space, Lyneham

Owned by the Ministry of Defence and greatly appreciated by the local population, this grassed area is between Lancaster Square and Harrow Grove with extensive parking and play area for the children housed in the vicinity.

The green area gives the square an open and rural feel much liked by the population and this is highly valued as a community asset and well used by dog walkers.



## 6. Victoria Drive Green Space, Lyneham

The Victoria Drive Green Space is a large, well maintained green area perfect for ball games, children's play area and dog walking field.

The Green Space is adjacent to quite a large and fairly condensed area of housing in Lyneham and provides a well used and valuable asset for the population.



## 7. Recreational Field at Bradenstoke

The Recreation Field at Bradenstoke comprises of a well maintained Children's Play Area with apparatus and swings and a full sized football pitch.

The area is used by the local population of both Bradenstoke and Lyneham alike and is a popular destination for families with children.

It is a popular destination for the whole area and people are known to travel from all the surrounding villages to use the facilities.



## 8. Dog Walking Field at Bradenstoke

Adjoining the Recreational Field at Bradenstoke, this dedicated dog walking area has proven to be extremely popular with the population of both Bradenstoke and Lyneham and is well used by the same.

It also draws the population of all the surrounding villages due to its size and relationship with the adjoining Recreational Area.



# 8 Getting Around

## 8.1 Getting Around Strategic Aims

---

- To support improvements in road safety
- To encourage reductions in private car use and traffic impact on residents
- To support an increase in, and the use of cycleways, footpaths and public transport facilities within the Parish.

## 8.2 Getting Around Goals

---

- Encourage residents to use public transport, walk and/or cycle, creating a virtuous circle of reduced vehicle related issues such as congestion, pollution and accidents
- To support any future provision of a dedicated traffic free footpath and cycleway leading directly to Bradenstoke from the B4069
- To ensure that new development is planned and implemented with adequate parking and accessibility for all

## 8.3 Getting Around Context

---

Although there are some shops, services, facilities and jobs in Lyneham and Bradenstoke and the other communities which make up the Parish, those living here are dependent to some extent on accessing opportunities which are outside the Parish. This raises questions around travel, transport options and gives rise to sustainability concerns. Lyneham is comparatively well served by the bus network with services to Royal Wootton Bassett, Swindon, Chippenham and Calne, but this is not the case in Bradenstoke which is less well served, with a taxi/bus available. Preston and Thickthorn have no local bus service. There are no pavements to connect the small hamlets with Lyneham as it is a narrow country lane which can be dangerous for walking and cycling.

Transport issues were amongst the most frequently raised matters by residents in the various community engagements. Residents raised a wide range of issues in relation to sustainable transport and were particularly concerned about road safety for pedestrians and cyclists. Residents comments focused on speeding, traffic volumes, HGV traffic, safe crossings and poor-quality road/pavement surfaces, and suggested there is much that could be done to improve the experience of walking and cycling in Lyneham and Bradenstoke. Community Speed Watch currently monitors traffic speeds in the Parish. An area of particular concern is the main entrance to MOD Lyneham. This entrance/exit from the base leads directly onto the A3102 and is almost directly opposite Sheld Drive, which leads to some of the married quarters. Future development within the community should look to address this dangerous section of road. Possible solutions might include a roundabout which would also go some way to help with congestion at peak times.

High quality, dedicated pedestrian and cycle routes which are away from traffic would help people feel safer and this would make these transport options more attractive. Congestion and inconsiderate parking, especially near parks, playgrounds, shops and schools was a concern. These concerns and ideas have shaped the “Getting Around” aims, objectives and policies so that travel in the Parish is safer, easier and more pleasant in future.

## Policy 7: Safe and Sustainable Travel

---

Existing footpaths and cycleways will be protected. The design of new development should encourage walking and cycling and take every available opportunity to improve and enhance the existing network through the provision of new footpaths and cycleways and connections to the existing network. This should include the provision of safe pedestrian crossings in suitable and appropriate locations.

## 9 Summary

The main purpose of this document is to allow the community an opportunity to influence the planning decisions made by Wiltshire Council that will have a direct effect on our Parish. This plan has been created to cover the current Wiltshire Strategic Plan up to, and including, 2030.

The residents of the Parish have been fully engaged in the creation of this document throughout its development. The responses to the various surveys and drop-in sessions have all pointed in the same direction. One that identifies the need for realistically sized, sensitive development and the continued maintenance of the countryside character and charm of this pleasant, rural community.

The responses to the surveys have identified that necessary development will be supported, assuming it meets the requirements of the current strategic documents provided by Wiltshire Council. The current Core Strategy is actually aligned with the Community's wishes regarding the size and locations of development that can happen in large and small villages, which Lyneham and Bradenstoke are respectively.

The decision not to identify specific sites for development was taken due to there being no requirement from Wiltshire Council for further property numbers in this area within the current strategic plan period.

It is clear that a review of this plan will need to take place once the new strategic view to 2036 has been formalised by Wiltshire Council. Regardless of this the Parish Council will be reviewing the plan on a bi-annual basis following adoption. This review will be undertaken by a group made up of Parish Councillors and members of the community.