

# Hilperton Neighbourhood Development Plan

Referendum Version September 2018

Hilperton Parish 2017 - 2026



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**The main body of the plan; including the Vision, Objectives and Policies can be found in Sections 5-8 –highlighted above.**

## Glossary of Terms

Acronym or Term	Definition
Community Engagement Survey	Initial community engagement survey of 2016
CS	Consultation Statement
Hilperton Gap (or 'The Gap')	Agricultural land with a network of footpaths and cycleways used for informal recreation to west of Hilperton Village between Hilperton and Trowbridge.
HRA	Habitat Regulations Assessment
HSAP	(Wiltshire) Housing Site Allocations Plan
JSA	Joint Strategic Assessment
LPA	Local Planning Authority (Wiltshire Council)
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework. Revised July 2018. The Neighbourhood Plan complies with both earlier and older versions. References in the Plan are to the earlier version.
PC	Parish Council
Qualifying Body	Body authorized by law to create a Neighbourhood Plan. Normally the Parish Council.
Reg. 14 / 15	Regulation 14 of the Neighbourhood Plan (General) Regulations 2012 requires that a formal 6-week Consultation be carried out. Regulation 15 Requires a Consultation Statement to be made
SA	Sustainability Appraisal – A wide-ranging appraisal of the impacts of policy (such as this plan) to include socio-economic as well as environmental factors.
SEA	Strategic Environmental Assessment – European legislation requiring all plans to be assessed for environmental effects.
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SR	Scoping (and Background Evidence) Report
VDS	Village Design Statement
WCS	Wiltshire Core Strategy
WWLP	West Wiltshire Local Plan

## 1.0 Introduction

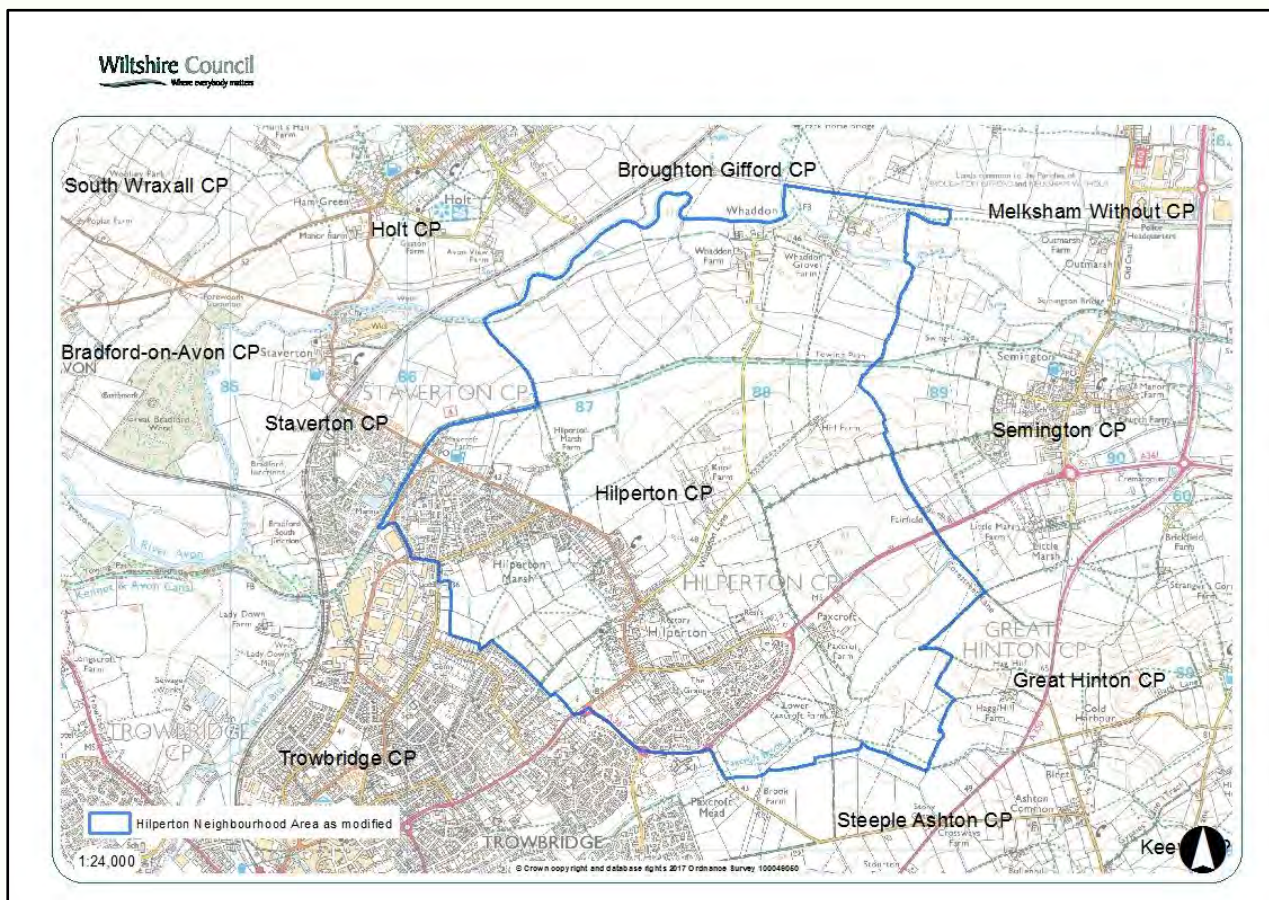
- 1.0 Sections 1 to 8 of this document introduce the NDP, its methodology and effectively ‘tell the story’ of how it came to be as it now is; in final form. **For readers wishing to move directly to the plan itself; its Vision, Objectives and Policies; these can be found in section 5 onwards.**
- 1.1 The Localism Act invites communities led by a ‘Qualifying Body’, usually the local Parish Council (PC), to write Neighbourhood Development Plans (NDPs). Such plans set out how communities want their area to be developed.
- 1.2 The Parish Council had been considering a Neighbourhood Plan, when in June 2015, a neighbouring parish’s councillor came to speak to Hilperton about their experience. It was agreed that her presentation had given much food for thought. A Neighbourhood Plan was discussed again in July 2015, but no progress was made as commitments on councilors were considerable. It was realised that volunteers for a Steering Group would be needed. The Parish Council discussed the matter again at a parish meeting on 20<sup>th</sup> October 2015, when it was finally decided, based on what was known of community support and the benefits of having a plan, to go ahead.  
<https://www.youtube.com/watch?v=sEvYon9PE-8>
- 1.3 The first public Neighbourhood Plan meeting was held on 26<sup>th</sup> November 2015 (at which two officers from the LPA were present). This produced a large turnout and a good response in terms of what the community wanted to see change about the area, and what it most valued. See article: <http://www.hilperton.info/?p=2381>
- 1.4 The meeting explained, to an audience of over 100 residents, what a Neighbourhood Plan was and what it could do. The meeting concluded with a ‘Stick a Post-It’ session to ascertain the thoughts of those present, broadly what the residents did want and what they did not. These thoughts, an initial analysis, and further consultation undertaken are given in the Consultation Statement.
- 1.5 While some background information (e.g. the Consultation Statement (CS) and Scoping and Background Evidence Report (SR) and Landscape and Visual Analysis Report, Parish Housing Needs Survey) is provided in separate documents, the NDP itself tries to summarise this, describing the policy background, local environment and views of the community, before attempting to show how these ingredients directly led to the creation of the final plan. In short, this NDP document contains not only the policies of the plan, but also tells the story of how it came to be. In this way, although it does entail some repetition, the plan provides a clear paper-trail linking policies directly to evidence. It is hoped that this aids transparency and accountability.



Hilperton benefits from a beautiful rural setting

## 2.0 Area Covered by Plan and Timescale

- 2.0 The Neighbourhood Area, and hence the area within which the policies of this Neighbourhood Plan apply, is the entire parish of Hilperton. However, what constitutes the parish has changed during the production of the plan. When the Area Application was approved on 20<sup>th</sup> September 2016 (for maps of both original and later Area see Appendix 2) the parish included part of the Paxcroft Mead estate. However, an unrelated boundary review was conducted by Wiltshire Council in early 2017, and as a result, some 264 properties were transferred from Hilperton to Trowbridge.
- 2.1 On the advice of the LPA, Hilperton Parish Council decided to re-apply for its Neighbourhood Area – this still being the entire parish, but as constituted after the Review came into effect on 1<sup>st</sup> April 2017. The application was submitted on 21<sup>st</sup> April 2017. All maps in this NDP draft were then amended to reflect the new parish boundary, which is the new area covered by the plan.
- 2.2 As the entire area of a parish is the default neighbourhood planning area where there is a Parish Council, and refusal seemed extremely unlikely, it was decided to proceed with the Regulation 14 consultation on the basis of the new area being approved and in parallel with the consultation for that area. The map below shows the Hilperton Neighbourhood Area that was designated in June 2017.



2.3 The area is considered appropriate for designation as a Neighbourhood Area because:

- Hilperton PC is a properly elected democratic body representing the local community within the parish and is committed to ensuring the community's views are fully reflected in future local planning decisions within the parish
- Designation of the entire area will ensure that the Plan will take into account planning issues relating not only to Hilperton village but also smaller communities including Hilperton Marsh and Whaddon as well as the implications of the WCS needing to find additional housing for Trowbridge
- It is a properly constituted, clearly defined area and is entirely within the remit of the Council concerned.

2.4 The Hilperton Neighbourhood Plan runs from 2017 – 2026. This timeframe was chosen because nine years is a reasonably long span of time for the policies to take effect, and also because it coincides with the end date of the Wiltshire Core Strategy with which the NDP shares some of its evidence base; the timescale is long enough to be useful in planning terms, yet not so long that is likely to become significantly out of date by the end of this period.

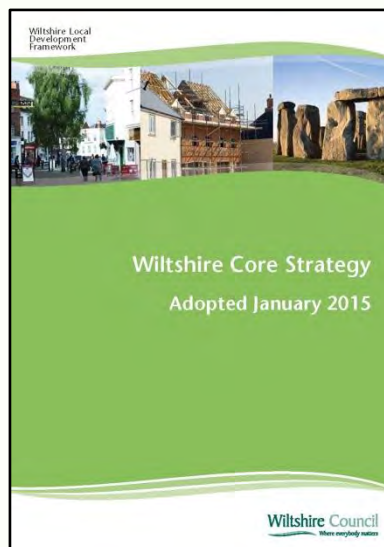


Buildings and views in Hilperton Marsh (VDS)

## 3.0 Evidence Base and Planning Policy Context

- 3.0 In addition to information contained within the NDP itself, the evidence base for the NDP includes two supporting documents: the Scoping and Background Evidence Report and the Consultation Statement. These contain respectively research (documents read and absorbed, comments of consultees) and inputs from the community. Both were used in selecting and shaping policy.
- 3.1 The Scoping and Background Evidence Report provides a record of the detailed research to:
- Identify Issues and problems
  - Take account of other plans, programmes and policies and understand the context they provided
  - Consider the actions needed to correct the problems and tackle the issues as a basis for policy making
  - Suggest possible planning and non-planning policies for the NDP.
- 3.2 Screening carried out in February 2017 by the LPA determined that an SEA was not required (See Appendix 6 of the Scoping and Background Evidence Report for Decision Notice). However, the SEA format seemed to offer a useful and thorough methodology for research. In particular, the creation of a separate Scoping and Background Evidence Report would contain the evidence base in an easily referenced separate document and would leave the NDP itself free from clutter and hopefully easier to access and use. Accordingly, a Scoping and Background Evidence Report was created and all of the research done by the Steering Group and consultant is included therein.
- 3.3 The Plan was screened for HRA (EU Habitat Regulations Assessment) on 17<sup>th</sup> March 2017. Wiltshire Council's Ecologist recommended that some changes were made to policies. This was accommodated
- 3.4 Residents were consulted as part of a parish Housing Needs Survey (HNS) by Wiltshire Council in partnership with the Parish Council and a report published in January 2017. This showed a demand for 13 affordable homes in the parish – 8 subsidised rent and 5 by means of shared ownership or discounted market housing. In fact, even this small number may be an over-estimate since the HNS was based on the earlier, larger parish Area. The HNS is discussed in the accompanying Scoping and Background Evidence Report (sections 5 and 6) and is given there in full as an Appendix.
- 3.5 The Scoping and Background Evidence Report provides an account of some of the written evidence base for the plan. In addition to that however, the input of the community and those stakeholders consulted throughout were also critical and their comments also effectively are part of the evidence foundation of the NDP. These records can be found in the Consultation Statement. A Landscape Setting Analysis Report was produced after the Reg.14 consultation and accompanies the NDP.
- 3.6 In order to aid cross referencing, each policy in the NDP document begins with a text box listing references to; 'Plan Objectives, the NPPF and the WCS' – to give an indication of links to these key aspects of evidence. Further than this, each of the main parts of the Plan is followed by a section entitled: "Evidence Base" and another marked, "Justification". These sections give a brief summary of underlying evidence and the reasoning behind each item or policy.

- 3.7 The Evidence Base list, given as Appendix 2, is divided into these sections:
- Creating the Plan
  - Vision
  - Objectives
  - Policies
- 3.8 In this way, although it does entail some repetition, it is possible to monitor at a glance exactly what evidence foundations each aspect of the plan has. This is important, not only to satisfy an examiner and to reflect good practice in planning, but also as a key quality control tool that has been useful to the team in putting together the NDP – cross referencing and feeding back into the policies as they grew.
- 3.9 Finally, in order to provide the reader with an initial overview of both the policy and physical contexts, and to lead thereby naturally into the policies of the plan, the next two sections are essentially summaries of the evidence base that deal with these two critical cornerstones. Again, this does involve some repetition of information in the Scoping and Background Evidence Report and Consultation Statement. However, the intention is to make using the plan easier to use for everyone. Those requiring more detailed information on any one aspect can refer to the relevant document.
- 3.10 One of the most important aspects of the evidence base was the existing policy context and this is described in the next section. This influenced policy selection and was also used to test policy against. The aim was to achieve at least general conformity as required by the Localism Act 2011 and, where concurring with the wishes of the community providing local detail to the policies of the Wiltshire Core Strategy.



The Wiltshire Core Strategy (WCS) is a critical document in the Development Plan

### 3.11 Policy Context

The following constitutes a summary of the planning policy context. Fuller discussion can be found in the Scoping and Background Evidence Report. The planning context for the NDP begins with **Legislation and Regulations**, including the Town and Country Planning Act 1990 (as amended), the Planning and Compulsory Planning Act 2004, The Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012, the Neighbourhood Planning (General) (Amendment) Regulations 2015, the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016, the Neighbourhood-Planning Act 2017 and the Environmental Assessment of Plans and Programmes Regulations 2004. In addition to legislation and regulations, the Government has provided National Planning Policy Framework and Planning Practice Guidance (an online resource).



- 3.12 The **National Planning Policy Framework\*** (NPPF) has much to say that is relevant to the Hilperton NDP. The NPPF indicates that Neighbourhood Plans, *'give communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need.'* It also makes it clear that, while Neighbourhood Plans must be *'in general conformity'* with the development plan and take forward its strategic policies, outside of this limitation, they are free to *'shape and direct sustainable development in their area. 'These plans, it makes clear, should be backed by a 'proportionate evidence base'.*
- 3.13 The Development Plan consists of the Wiltshire Core Strategy (2015) plus saved policies of the West Wiltshire Local Plan (2004). A Housing Site Allocation Plan (HSAP) is being prepared for the whole of Wiltshire, although this is at an early stage and not yet part of the Development Plan, it has been absorbed by the NDP policy assessment. Some policies of the West Wiltshire Leisure and Recreation DPD are also still in force. In 2005, a Village Design Statement was published and this contains advice concerning the character of Hilperton that is still relevant today, especially in relation to the Hilperton Gap. Although of some age, this is still a material planning consideration. A fuller consideration of all relevant policy can be found in the Scoping Report.
- 3.14 The draft HSAP indicates a proposed site in the western half of the area known locally as the 'Hilperton Gap'. This matter is responded to positively in Policy 1 of the NDP. It was decided not to allocate sites in the NDP itself for the following reasons:
- The original WCS requirement had been met – as shown by the latest Housing Land Supply Statement of March 2017
  - The HSAP being produced by Wiltshire Council is likely to meet any housing need for Trowbridge which has to be accommodated in Hilperton parish.
  - The Housing Needs Survey (HNS) indicated a relatively low level of affordable housing need in proportion to the population of 4,967 (13 homes)
  - Lack of strong demand from the community in Community Engagement also did not create an imperative
  - Even at the start of the plan period a good supply of windfalls is evident.
- 3.15 Some policies of the old **West Wiltshire Local Plan** have been saved and carried forward. All were considered by the NP team. Parts of the West Wiltshire Leisure and Recreation DPD 2009 have been saved and are relevant (refer to Scoping Report).
- 3.16 Although produced in 2005, a **Village Design Statement** (VDS) exists and is a material planning consideration. The VDS gives valuable advice concerning the design of development and of the aspects of the locality that make the village a unique and recognizable place. This is particularly so in relation to the need to preserve the Hilperton Gap fields. <http://www.hilpertonparishcouncil.org.uk/wp-content/uploads/2012/10/HilpertonVillageDesignStatement.pdf>

\*NB. The version of the NPPF referred to is that preceding the update of July 2018. The plan however complied with both the older and newer versions.

The VDS describes the Gap as:

- An important area of open countryside, as it provides a barrier between the village and the eastern outskirts of Trowbridge.
- Providing attractive rural views across the Gap from the old village and to the church from Hilperton Marsh which contribute greatly to the village character of Hilperton.
- An important amenity area for informal recreation

3.17 The broad aim of the NDP is to take forward, interpret and add detail to the above policy framework in ways that have community support. This will add certainty for both developers and the local community and ensure that the development encouraged by the NDP will be sustainable. Perhaps the greatest challenge for Hilperton will be to grow sustainably and to continue to benefit from close links with Trowbridge but at the same time to preserve a separate, distinctly 'village' identity.

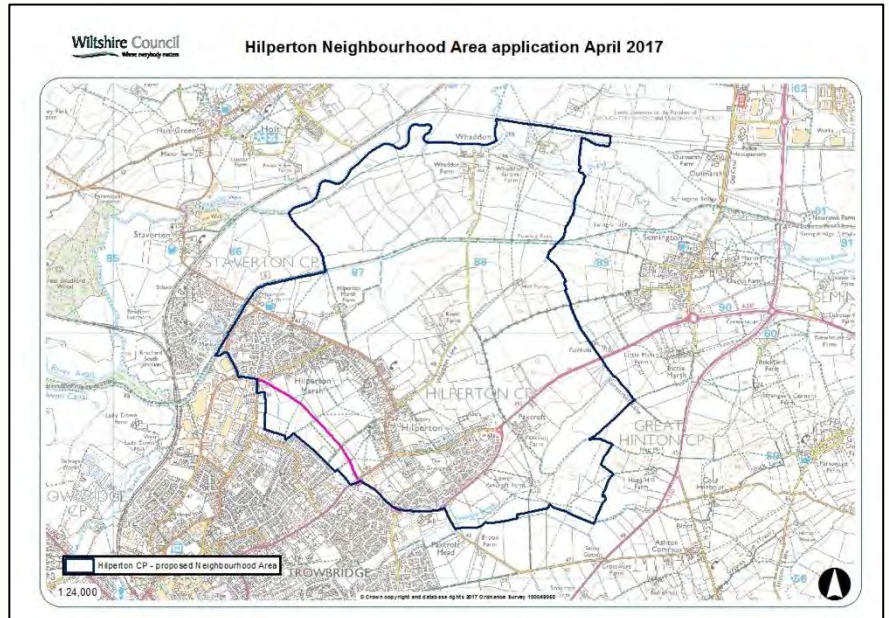


Hilperton from the west, across the Hilperton Gap

## 4.0 Physical, social and Economic Contexts

4.0 **The physical context**, environment and development constraints are explored more fully in the Scoping and Background Evidence Report. The following therefore is an overview of the physical layout and social characteristics of the village. The policies of the NDP stem directly from an appreciation of this context. Topic headings are the same as those used in the evidence base for the Wiltshire Core Strategy.

4.1 Hilperton is a parish of several parts – some old, some new; some relatively developed, others open and rural. The main village is distinctly rural - located one mile to the east of Wiltshire's county town, Trowbridge. Some of the more modern areas - to the north - are built on marsh drained in the 20<sup>th</sup> century.



4.2 The VDS contains an excellent description of the village:

*'The highest point in the parish, at the parish church of St Michael, is sixty-four metres above sea level, and is on a par with the top of the spire of St James Church in Trowbridge. The land drops away to 30 metres on the northern Parish boundary formed by the River Avon and the Kennet and Avon canal. And at 40 metres, on the southern boundary is Paxcroft Mead, a housing development commenced in 2000, which has doubled the number of houses in the parish.'*

4.3 The village is reasonably well connected by road, the B3105 to Staverton, and through to join the A363 north of Bradford-on-Avon; and the A361, which links to the A350. Despite proximity to Trowbridge public transport links are not regarded as satisfactory by the community – which is regrettable as the Town includes a train station and a good range of services. The main road through the old village was by-passed to the West in 2015 by Elizabeth Way.

4.4 **Historic environment and parish geography**

Remnants of human activity over the last 3 millennia have been found locally – yet much of what one now sees as Hilperton parish is relatively modern – mostly within the last 200 years or so.

#### 4.5 **Landscape**

Most undeveloped land in the parish is open countryside, amounting to approximately 600 hectares, mostly in agricultural use. The landscape is fairly low-lying. It slopes gently up towards Hilperton from the east. There is a sense of openness, with few trees and hedges in sometimes poor condition. Skies are large and open. Yet, at the same time, views of Trowbridge are present, making the viewer aware that this is in fact an urban fringe. The Kennet and Avon canal provides a distinctive green corridor across the landscape.

4.6 Hilperton is a parish that, in landscape terms, divides into several very different areas (Further detail is available in the Scoping and Background Evidence Report). The most important views and landscape are contained within the 'Hilperton gap'.



4.7 Further discussion of the landscape context is to be found in the accompanying Scoping and Background Evidence Report and Landscape and Visual Analysis Report.

#### 4.8 **Biodiversity**

4.9 Habitats in the area include water, hedgerows and trees, farmland habitat and urban habitat

#### 4.10 **The Hilperton Gap and the Bath and Bradford on Avon SAC**

The Hilperton Gap is within the foraging range of Bechstein's Bat and the Greater Horseshoe Bat (both protected species) that live in the nearby Bath and Bradford on Avon SAC.

#### 4.11 **Flood risk and water**

The Wiltshire Council Strategic Flood Risk Assessment (SFRA) was carried out in 2008 /9, updated in 2013. key points for the Hilperton NDP are:

- River flooding
- Flooding from the Kennet and Avon Canal
- Surface water run-off (this is the most likely risk)
- Overall flood risk in Hilperton is low for existing buildings.

#### 4.12 **Climate change**

Hilperton is likely to suffer from increased frequency of extreme events – drought and storms with heavy rain. Flash flooding may increasingly occur – something of obvious significance to the northern part of the parish which is built over former low-lying marshland. There may be some erosion of agricultural soils and migration of species – both into and out of the area. There is the possibility that the land may be able to grow different crops in future. The changed climate may increase the risk of injuries and illness due to ‘freak’ events and the presence of new insect species.

#### 4.13 **Population and housing**

The 2011 census shows the population of Hilperton being 4,967. The average age of the population was 39. Trowbridge Community Area as a whole has higher than average numbers of young people and fewer older ones. Population will have reduced following the loss of 264 homes in the Local Government Boundary Review. While affordable housing need as indicated in the Housing Needs Survey undertaken to inform the NDP is modest, nevertheless the plan preparation team takes the need to ‘plan positively’ (NPPF paragraph 17) seriously. Although Hilperton is a separate community from Trowbridge, and wishes to remain so, it is also understood that in practice the housing requirements of the two settlements are linked. The attitude of the plan towards housing is explained more fully in the supporting text of Policy 2 – Housing.

#### 4.14 **Community health and wellbeing**

The Wiltshire JSA for Trowbridge Community Area shows that the health of residents in the area is good compared with National figures. However, one area for concern is that Trowbridge Community Area has the highest morbidity rate for cancer (rank 20 out of 20 community areas). Ranked 19 out of 20 for alcohol related admissions to hospital and 18 out of 20 for Cardiovascular disease. It is also the least active Community Area in Wiltshire.

#### 4.15 **Air quality and environmental pollution**

Air quality is generally good in Hilperton, thanks to the large tracts of open countryside surrounding the settlements. Air pollution from traffic will almost certainly have reduced in the village following the opening of Elizabeth Way.

4.16 Generally, water quality is good, with the exception of the marina, where minor fuel and oil spills could adversely affect quality. Light industrial units at Marsh Farm are equipped with pollution control equipment and are located out into open countryside.

#### 4.17 **Land and soil**

Land and soil are valuable resources – there is a general preference for example not to build on the highest quality agricultural land. Soil in Hilperton parish is mainly Agricultural Land Grade 3 (1 being highest) – that is ‘good to moderate’.

#### 4.18 **Service centre provision (facilities and self-containment)**

The location of Hilperton makes it dependent on Trowbridge for many facilities, although it does have a couple of shops, a post office, two pubs, a garden centre and a petrol station. However, there is some desire in the community to make the parish more self-contained and self-sufficient. Traffic levels are rising, increasing journey times, and public transport is seen as inadequate. Lack of some facilities, especially local medical ones, are a particularly important issue for less mobile elderly residents, the number of which is growing.



4.19 The village hall (left) is the centre of many activities and is a much used and appreciated resource.

#### 4.20 **Education**

There are currently good facilities available at all levels. However, pre-school and secondary in particular are nearing capacity. There is a plan to build a new additional secondary school as part of the Ashton Park development. There are also proposals to create a new pre-school facility in Hilperton. The plan should support the provision of all such facilities subject to no conflict with other plan policies and acceptable impacts on neighbours.

#### 4.21 **Economy and enterprise (business and jobs)**

As throughout its history, Hilperton is largely dependent on Trowbridge for employment. At the same time, it has always had a tradition of small businesses, crafts and shops. Tourism already provides some jobs and this is a foundation that could be built on.

#### 4.22 **Transport**

Hilperton does have some transport issues.

- There is a limited bus connection to Trowbridge, but none directly to Bath.
- There is a good basic network of cycle and footpaths but this needs upgrading
- Better, safer links with Trowbridge could be achieved – including a light-controlled crossing over Elizabeth Way.
- There is concern about vehicle speeds
- Parking causes congestion in the old village which lacks on or off-street parking.



Improvements in sustainable transport and welcomed in the neighbourhood plan

## 5.0 Vision of the Plan

- 5.0 The draft Vision of the Plan started its development from the early community engagement including the first public meeting and the formal questionnaire. However, scoping research also indicated ideas for policies and these were read alongside the community engagement outputs when drafting both the Vision and Objectives.
- 5.1 The proposed draft Vision was modified following Regulation 14 Consultation to reflect the removal of part of Paxcroft Mead from the parish as a result of the local government boundary review and the revised regarding the Hilperton Gap as indicated in the CS. The Vision expresses how residents of all ages would like the parish to be in 2026:

Hilperton parish, and its main settlements of Hilperton, Hilperton Marsh and Whaddon, will continue to thrive as a predominantly rural area, retaining a unique identity encompassing heritage, natural environment and separateness from Trowbridge. The unique landscape setting of Hilperton - in particular an area of land forming a landscape buffer or 'Gap' between Trowbridge and Hilperton village will be retained, and if possible enhanced.

While valuing the positive elements of the present historic character, the community welcomes positive change of a modest scale. New development should preserve or enhance local wildlife habitat, landscape and conservation area, including fresh tree and hedgerow planting.

Community action and funding from various sources, including where appropriate developer contributions and income from the Community Infrastructure Levy, will improve infrastructure and facilities (in terms of sustainable transport, recreation and facilities for young people, employment, retail and leisure services and if possible a new medical facility or GP surgery). It will help make local roads safer.

### 5.2 Evidence

Consultation: Inputs from Community engagement including the questionnaire  
Documentary: All in Scoping Report

### 5.3 Justification

The Vision encapsulates the wishes of the community, includes all of the most important issues identified in research and consultation and is intended to provide both a focus for the NDP and clarity for developers. It is consistent with the NPPF and the WCS.

## 6.0 Main Objectives of the Plan

6.0 The main Planning Objectives of the Hilperton Neighbourhood Development Plan are designed to take forward the Vision. Additionally, the Objectives are the underlying things that the community is trying to achieve via the policies, both formal and informal. The draft objectives were modified slightly following Regulation 14 Consultation (as described in the CS) to reflect a modified stance regarding the Hilperton Gap.

### 6.1 The NDP Objectives are:

1. To preserve the essentially rural nature of the area and the historic character of the individual settlements within it.
2. To maintain the separateness of Hilperton Village in terms of the landscape of a Hilperton Gap and the views in and out
3. To ensure that all of the community including younger and older people benefit from development – for example recreation facilities
4. To enhance local facilities and infrastructure, improving quality of life
5. To conserve and enhance nature including trees and hedgerows
6. To improve local cycle paths, footpaths and bus services and improve road safety
7. To conserve and enhance heritage and the built environment
8. To encourage local jobs and support a diverse local economy.

### 6.2 Evidence Base

Consultation: Inputs from Community Engagement including the Survey  
Documentary: All in Evidence Base, especially Scoping and Background Evidence Report.

### 6.3 Justification

The Objectives stem directly from identified issues and problems whether by scoping research or community engagement (see both Scoping Report and Consultation Statement). They summarise what the plan aims to really achieve, and form an agreed set of principles underpinning the plan.



## 7.0 Policies of the Plan

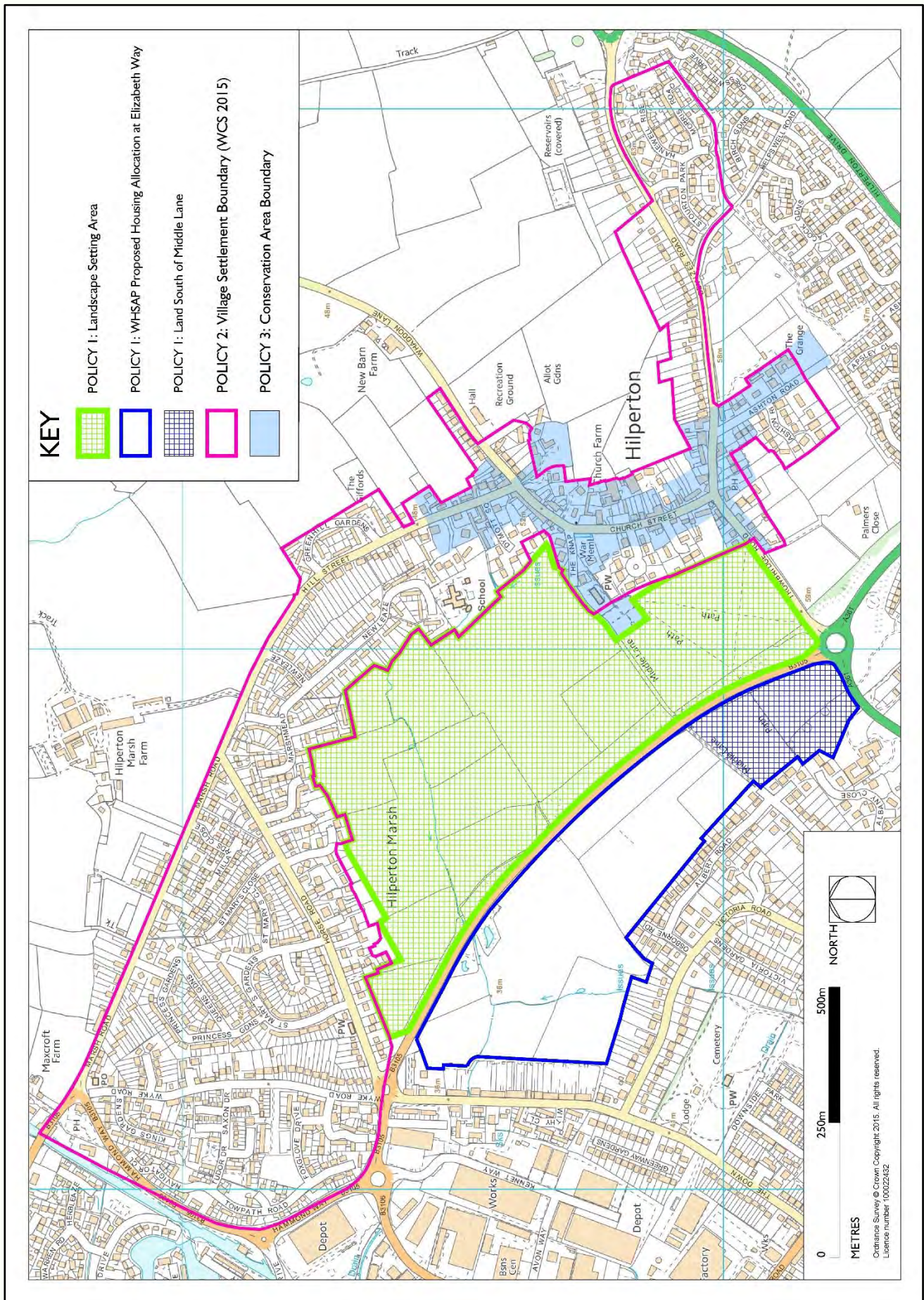
7.0 The policies of the Hilperton Neighbourhood Plan have been prepared to be in accordance with Planning Law, Regulations, Government Policy and Guidance as explained in the introduction. Among the legal requirements is the rule that they must help take forward the policies of the Local Plan for the area. Specifically, the 'Basic Conditions' require that NDP policies are; *'in general conformity with the strategic policies contained in the development plan...'* In the case of the Hilperton NDP this means primarily the policies of the Wiltshire Core Strategy.

A Neighbourhood Plan must *'...reflect these policies and neighbourhoods should plan positively to support them \*'. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies'* (NPPF paragraph 184). However, the NPPF adds: *'Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area.'*

- 7.1 It is a basic principle of planning policy that it should not repeat higher level policy, nor may it deal with subjects that are not within the scope of land use planning. Guidance from Locality recommends that policies should 'add value' to the existing policy background: *'There is little point in your neighbourhood plan addressing issues that have already been covered by your local authority in its Local Plan. A neighbourhood plan should address gaps or provide further detail rather than duplicating existing policies.'* ('How to Write Planning Policies' 2015)
- 7.2 However, this does not mean that a neighbourhood plan has to slavishly avoid all areas for which the Development Plan has a policy. There is a valuable role for neighbourhood plans in adding detail and local interpretation. In doing so, a plan would comply with Planning Practice Guidance (paragraph 41), which states that a neighbourhood plan should *'...be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.'*
- 7.3 For example, a neighbourhood plan might take forward strategic housing requirements by including local sites, it could indicate local needs for investment (in terms of Planning Obligations), or it could point out local priorities in terms of nature or heritage conservation. In assisting higher policy to move from the general to the specific, the neighbourhood plan ensures that local things important to the community are recognised early in the planning process, while 'adding value' to the overall planning context. In this way, avoiding repetition but adding detail, it can provide clarity and certainty for both developers and the community. This seems to chime well with paragraph 17 of the NPPF which says of plans that; *'...they should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency'*.
- 7.4 This section of the NDP includes the planning policies which, once the NDP is made, will form part of the development plan. These policies will be used in determining planning applications. Section 8 of the NDP includes Community Actions which set out actions for the Parish Council to work with other organisations to help deliver various improvements that have been highlighted through the community consultations that cannot be delivered through planning policies.

\* this does not translate into a legal requirement to allocate sites. Although positive planning could involve this, there may be no need to do so if the existing supply is plentiful or if this is being taken forward through other planning documents... 'Planning Positively' might include anything that is within the scope of planning and which helps, assists, guides, informs, provides clarity or certainty to developers and the community and which takes forward the overall planning strategy for the area.

The Policies Map below illustrates the spatial extent of the policies of the Hilpertown Neighbourhood Development Plan.



## 7.5 Policy 1 – Land Between Hilperton and Trowbridge

Context	References
Hilperton NDP Objectives	1, 2,5,7
Wiltshire Core Strategy	CP 29 (see paragraph 5.150), CP 50, 51.
NPPF	73,74,75,109,184,185

7.6 Paragraph 5.150 of the Wiltshire Core Strategy states:

*'It is recognised that the villages surrounding Trowbridge, particularly Hilperton, Southwick North Bradley and West Ashton, have separate and distinct identities as villages. Open countryside should be maintained to protect the character and identity of these villages as separate communities. The local communities may wish to consider this matter in more detail in any future community-led neighbourhood planning.'*

7.7 As demonstrated in the Village Design Statement, updated and expanded upon in the Scoping and Background Evidence Report for this plan, and the more recent Landscape and Visual Setting Analysis Report (available as a separate document), the Hilperton Gap performs a number of important functions:

- As open countryside – of value in its own right and as protected by Wiltshire Core Strategy Core Policy 2.
- As a physical separator from Trowbridge, helping to define the separate, rural identity of Hilperton Village
- As a green open space of value to informal recreation in an area with higher levels of Cardio-Vascular Disease and a shortage of such space in proportion to the growing population
- As a provider of views enjoyed by the wider community – both to and from Hilperton and north across the low-lying valley.
- As a habitat. As discussed in the Scoping and Background Evidence Report, and in the HRA attached here as an Appendix, the Hilperton Gap performs an important function for biodiversity. In particular, it is within the foraging range of Bechstein's Bat and the Greater Horseshoe Bat, both protected species, which live in the nearby Bath and Bradford on Avon SAC. Development in the Gap could impact negatively on the bats, while the habitat enhancement proposed in this plan would benefit them.
- As a rural setting for Hilperton and in particular for the conservation area and listed church of St Michael and All Angels.

7.8 It is the strongly-expressed preference of the community that the entire area of countryside known as the Hilperton Gap be preserved and not used for development. However, it is conceded that the landscape qualities of the eastern and western areas differ.

7.9 Should development of the proposed HSAP site in draft policy H2.3 or any other site take place in the western half of the Gap, then conditions must apply as indicated below. Additionally, while it is understood that much of the Section 106 infrastructure from any such scheme will effectively serve Trowbridge, as the site is located within Hilperton parish, any CIL contributions must accrue to Hilperton,



Poppies growing in the Hilperton Gap

7.10 Policy 1 – Land Between Hilperton and Trowbridge - is therefore as follows:

**Policy 1: Land Between Hilperton and Trowbridge**

The landscape setting and rural character of the area to the west of Hilperton village and east of Elizabeth Way shown on the Policies Map will be safeguarded. Development in the area should accord with national planning policy or relevant strategic policies for development in the countryside and should satisfy the following criteria:

- a. It should not compromise the openness and landscape value of the landscape setting of Hilperton as defined in the Landscape and Visual Setting Analysis Report by Indigo Landscapes accompanying the NDP must not be compromised
- b. It should safeguard and, where practical enhance, footpaths and cycleways in the Gap;
- c. It should maintain the views of the local landmark St Michael and All Angels Church

Development of the land west of Elizabeth Way, as shown on the policies map shall be carried out in accordance with the Wiltshire Core Strategy, the site specific requirements set out in the Wiltshire Housing Site Allocations Plan and the following criteria:

- d. Development in the area to the south of Middle Lane should be laid out and designed to maintain a green edge to the settlement and to minimise its impact on the setting of the village, landscape features and historic assets.
- e. Existing rights of way should be maintained and enhanced where practical. The upgrading of routes to cycle paths will be supported to improve the links between Hilperton and Trowbridge.
- f. Proposals must be included for protecting biodiversity and creating suitable landscaping and green infrastructure
- g. Development should be well set back from Elizabeth Way, avoiding a new and abrupt urban edge. Landscaping should help conceal the development from Hilperton and the eastern side of Elizabeth Way.
- h. Access to the site must be carefully considered and sited, especially in relation to pedestrian and horse traffic across the road from Hilperton to Trowbridge.

Any scheme coming forward in the area covered by this policy must demonstrate no adverse impact on woodlands in the south east of Trowbridge which are functionally linked to the Bath and Bradford on Avon Bats SAC, either alone or in-combination with other plans and projects.

All new housing should contribute to the strategic mitigation measures identified in the Trowbridge Bat Mitigation Strategy to offset the in-combination impacts on the Bath and Bradford on Avon Bats SAC arising from recreational pressure on local woodland.

### 7.11 **Main Evidence Base**

Scoping and Background Evidence Report  
Wiltshire Council Core Strategy 2015 Policy 29 (especially paragraph 5.150)  
Wiltshire Council Housing Land Supply Statement (March 2018)  
Wiltshire Housing Site Allocations Plan – Topic Papers 3 and 4, as well as the Trowbridge Community Area Topic Paper (July 2018)  
West Wiltshire Landscape Character Assessment 2007  
Indigo Landscapes Visual Landscape Setting Analysis Report August 2017  
Hilperton Village Design Statement 2005  
Wiltshire Open Space Study (2015)  
Consultation Responses from Community Engagement and Regulation 14.

### 7.12 **Justification**

The chief aim of the policy is take forward Wiltshire Core Strategy Policy 29, Paragraph 5.150 in preserving the separate identity and landscape setting of Hilperton. However, its secondary aims reflect the other important reasons why the Gap is so valued; as a resource for local biodiversity (the area may be used for the foraging of protected bat species), to preserve views, and as a much-loved area for dog walking, horse-riding and other informal recreation. There is an identified shortfall of open space in the area (Wiltshire Open Space Study 2015) and the Hilperton Gap is important for local recreation.

7.13 In line with the Trowbridge Bat Mitigation Strategy any development that may be acceptable in the countryside in accordance with the NPPF should nonetheless accord with the relevant development plan policies for the area and satisfy the criteria to help safeguard the habitats used by bats, the openness of the Gap and the landscape setting of Hilperton village.

7.14 The Landscape Visual Setting Analysis Report accompanying the plan establishes both the importance of preserving a setting for Hilperton, but also acknowledges the substantial differences between the Gap to the east and west of Elizabeth Way.



The eastern part of the Hilperton Gap provides a much-loved resource for recreation

## Policy 2 – Housing

- 7.15 Hilperton falls within the Trowbridge Community Area Remainder but is located close to the Principle Settlement of Trowbridge and as such is subject to considerable development interest. The Wiltshire Core Strategy allocates a Strategic Urban Extension for Trowbridge at housing allocations for the area are considerable, in particular Ashton Park at for up to 2,600 units, which is nearby. A Housing Land Supply Statement in March 2018 concluded that the indicative housing requirement for Trowbridge Community Area Remainder has been met and exceeded.
- 7.16 However, local housing delivery has been poorer than expected, especially with reference to the local strategic site of Ashton Park (2600 homes), if unchecked this could lead to a shortfall in housing supply. Additionally, the WCS contained within it a requirement for 950 homes to be found for Trowbridge over the plan period (Core Policy 29). The emerging Wiltshire Housing Sites Allocations Plan is proposing to allocate 800 new houses on six sites on the edge of Trowbridge including a site to the west of Elizabeth Way for approximately 355 houses which lies within Hilperton parish. The Neighbourhood Plan sets out a policy framework to guide the delivery of this site but does not allocate the site.
- 7.17 The current affordable housing needs of Hilperton as evidenced by the 2017 Housing Needs Survey is for 13 affordable homes. In view of the current housing commitments and potential windfall sites, it has not been considered necessary to allocate additional housing sites to deliver affordable housing to meet local housing need. Appendix 4 in the NDP includes a list of current commitments and potential windfall sites which demonstrates that they could produce sufficient affordable homes to meet the current need. The need for additional affordable homes in the future will be kept under review through future Housing Needs Surveys. A continuing dialogue with developers of potential sites will be welcomed by the Parish Council and community.

Policy 2, Housing, is as follows:

### Policy 2 – Housing

New housing development to meet local market and affordable housing needs will be encouraged within the settlement boundary of Hilperton and exceptionally in the countryside where it satisfies national and strategic policies and delivers:

- a) Self build homes;
- b) 'Eco-homes' with innovative designs that incorporate renewable energy and/or sustainable construction methods;
- c) Retirement homes, extra care housing or other homes designed for the over 55s

- 7.18 **Main Evidence Base**  
Scoping and Background Evidence Report  
Wiltshire Council Core Strategy 2015 Policies 1, 2, 29, 43, 45, 46  
Wiltshire Council Housing Land Supply Statement (March 2018)  
Wiltshire Housing Site Allocations Plan – Topic Papers 3 and 4, as well as the Trowbridge Community Area Topic Paper (July 2018)  
Consultation Responses from Community Engagement and Regulation 14.  
Parish Housing Needs Survey

**7.19 Justification**

The Housing Needs Survey revealed limited local housing need. Nevertheless the NDP considered the matter of allocating sites, but discounted this on the basis of the number of schemes coming forward locally which will more than provide for need of this magnitude (see Appendix 4). On the other hand, the NDP recognises the need to plan positively and take forward the housing policies of the WCS in a creative and locally relevant way, including a commitment to positive dialogue with the developers of suitable schemes, and this policy is designed to facilitate that. The plan also includes a commitment to review site allocation to ensure adequate supply throughout the plan period.

7.20 In view of the potential for development to affect the Bath and Bradford-on-Avon Bats SAC new housing should be located within the settlement boundary where impacts to bat habitat will be minimised. Proposals for exceptional housing development in the countryside will be required to demonstrate that they will have no significant impact on sites and buildings of importance for bats. All new housing will need to contribute to strategic mitigation measures identified in the Trowbridge Bat Mitigation Strategy to offset the in-combination impacts the Bath and Bradford on Avon Bats SAC arising from recreational pressure on local woodlands.



## Policy 3 – Heritage and Design

Context	References
Hilperton NDP Objectives	1,7,8
Wiltshire Core Strategy	57,58
NPPF	17, 56-61 inclusive, sections 126-141

- 7.21 It is not the role or intention of the Neighbourhood Development Plan to impose overly rigid design control on new development. Nevertheless, the parish is blessed with areas of significant architectural and townscape character – for example the Hilperton Conservation Area. Even beyond the boundary of the conservation area, the rural setting of the village and survivals of traditional architectural forms and local materials throughout the parish help to set it apart from much of nearby Trowbridge. This sense of locality and ‘place’ is something valued by the community. Additionally, preserving character will be vital if benefits from tourism are to increase.
- 7.22 While the Wiltshire Core Strategy already requires attention to be paid to conserving and enhancing the heritage assets of the parish, the local community has been concerned at the relatively poor design quality of some nearby modern development. There is a clear risk that the present historic character of the old village in particular may be compromised by the slow erosion that can be caused by poor and inappropriate design, both of new buildings and extensions and alterations. It wishes therefore to add emphasis to the existing policy context and make it abundantly clear that design of new development in the conservation area of Hilperton Village, where most of the heritage is located, must avoid harm to the heritage assets, including their settings, and that where possible they should seek to positively enhance them. This approach must be extended to development affecting both listed buildings and non-listed buildings where they are of traditional type and construction and date to before 1900.
- 7.23 Decision makers will refer to the Hilperton Village Design Statement (VDS) in assessing whether proposals preserve and enhance the area and constitute acceptable and historically appropriate design. Section 2 of the VDS contains advice and guidance on design in Hilperton and this must be responded to in any design proposals, for example in design and access statements. The approach of this policy to heritage was supported by Historic England at the Regulation 14 consultation point.

## Heritage and Design

New development in Hilperton Conservation Area must demonstrate how the design chosen reflects the principles of the Village Design Statement 2005, including use of local and traditional materials and architectural features where appropriate.

Applications for development throughout the parish must demonstrate how they have paid attention to the village design statement as appropriate.

### 7.24 **Evidence Base**

Scoping and Background Evidence Report  
Community Engagement responses  
Village Design Statement  
Wiltshire Core Strategy  
Wiltshire Local Plan Viability Study, February 2014

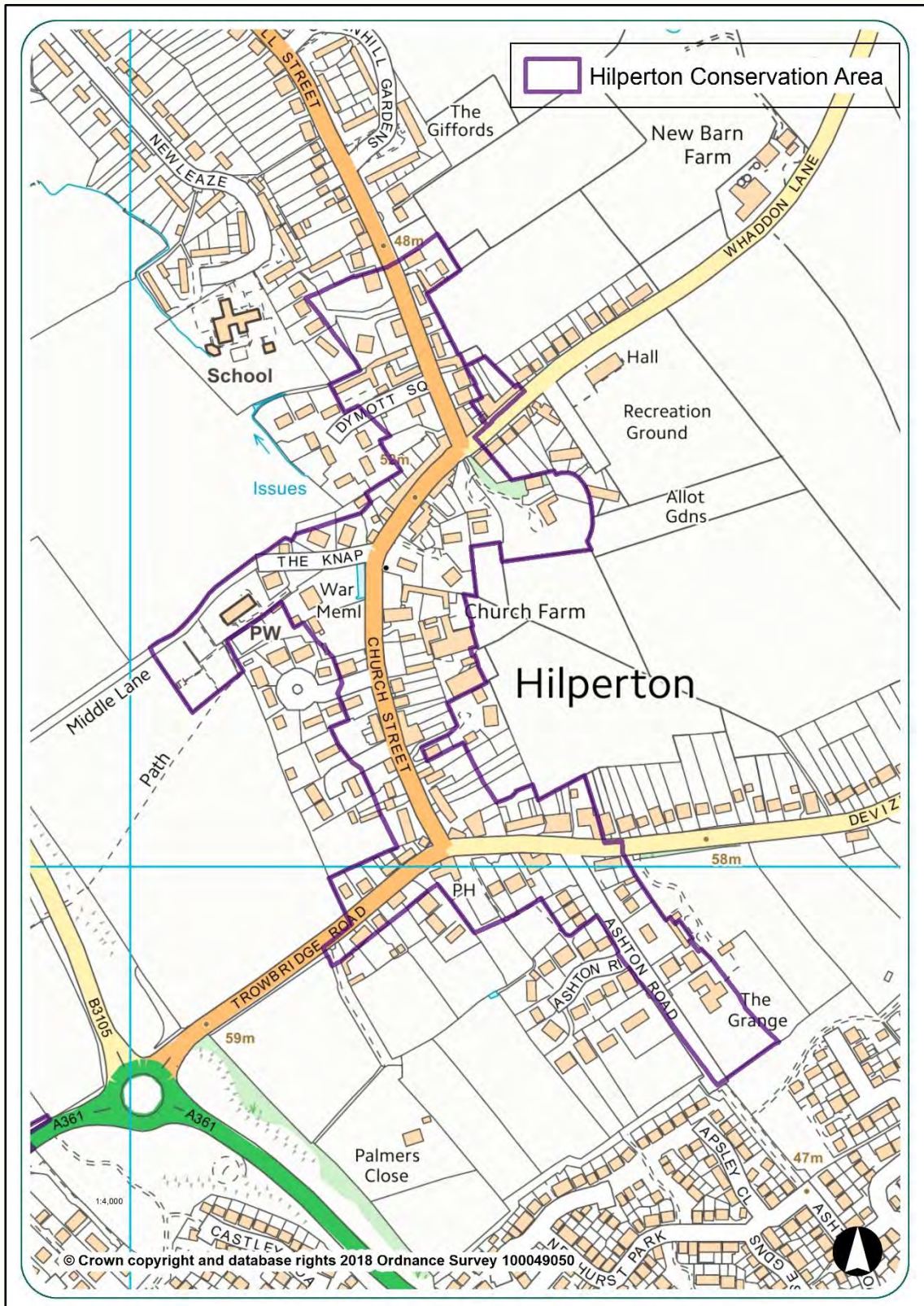
### 7.25 **Justification**

Preserving the historic elements of the parish's architectural heritage is important to the local community. This is not simply a matter of preserving the quaint or the picturesque. Hilperton's traditional buildings and local materials make an important contribution towards defining the area's character and sense of place. The attractiveness of the old village is also of particular importance when it comes to making more of tourism – another ambition of the Plan.

7.26 From a policy point of view, the appropriate conservation of heritage assets forms one of the 'Core Planning Principles' (paragraph 17 bullet 10) that underpin the planning system and this is taken forward by Wiltshire Core Strategy Policies 57 and 58 which requires heritage assets to be conserved and where possible enhanced.

7.27 This policy seeks to make clear and explicit that locally-resonant design is important to the local community, not least to differentiate it from nearby Trowbridge, and that the criteria for decision makers in assessing whether a scheme achieves this are contained within Part 2 of the 2005 Village Design Statement.

# The Hilperton Conservation Area



## Policy 4 – Sustainable Transport

Context	References
Hilperton NDP Objectives	4,6
Wiltshire Core Strategy	60-62 inclusive
NPPF	29,30,35

- 7.28 The Wiltshire Core Strategy already requires that new development should be designed to reduce the need to travel and should help support sustainable transport – by means of contributions towards improvements where appropriate. The purpose of this policy is not to impose additional burdens on development (although viability in the area is robust\*), but to add local detail to the WCS requirements and to make clear to developers what the sustainable transport priorities for Hilperton are.
- 7.29 The Wiltshire Open Space Study (2015) stressed the need to link existing open spaces together to enhance use and also to benefit biodiversity:

*‘Future LDPD’s and Neighbourhood Plans should consider the opportunities for creating and enhancing a network of both utility and recreation routes for use by foot and bike in both urban and rural areas. Creative application of the amenity green space/natural green space components of the proposed overall standard in respect of new development should be explored’.*

- 7.30 While Hilperton is not far from the facilities of Trowbridge, its population is ageing and not all have access to a car or wish to drive (congestion is a growing problem in Trowbridge). The bus service can be considered to be inadequate having recently declined in frequency and serving a limited number of destinations (for example no service to Bath or Holt). Young people may also experience transport inequality – with many not having car access. Some may want to walk or cycle, but the path network needs upgrading (e.g. from foot to cycle path) and in some cases road crossings would be beneficial (e.g. over Elizabeth Way).

\* Wiltshire Local Plan Viability Study, February 2014

## Sustainable Transport

Development proposals within the plan area should demonstrate:

That the site itself is directly and adequately served by the existing network of paths. Where there is no direct physical link into the network from the development, a link should be provided or, where this is impracticable, contributions made to upgrading the overall local system in lieu.

Where appropriate, contributions will be sought to upgrade footpaths to cycle paths, provide road crossings at appropriate points, improve surfaces and signage. Contributions may also be sought to improve the local bus service.

Particular priorities for local investment are:

- Improving path links that facilitate safe foot or cycle journeys to and from Trowbridge
- Providing safe crossings where paths cross roads (e.g. Elizabeth Way)
- Upgrading footpaths to cycle paths where possible, and in particular across the Hilperton Gap.
- Improving bus service frequency and range of destinations.

Due to the importance of the Hilperton area for conserving Britain's rarest bats, proposals for creating and improving footpaths and cycleways will be subject to a separate assessment under the Habitats Regulations 2010 (as amended). Proposals will only be implemented where it can be demonstrated there will be no deterioration of bat habitat as a result of lighting or changes to hedgerows and trees along proposed and existing paths.

### 7.31 Evidence Base

Scoping and Background Evidence Report

Consultation responses

Local Sustainable Transport Map (Appendix 5)

Wiltshire Council Core Strategy 2015 (WCS)

Paper 10 - Transport - January 2012

Wiltshire JSA Traffic Injuries

\* Wiltshire Local Plan Viability Study, February 2014

Wiltshire Open Space Study 2015

### 7.32 Justification

Reducing the need to travel by car is a fundamental aspect of sustainable development and represents establish national and local policy. Hilperton is particularly well placed to benefit from improvements to the footpath network since most facilities are within range of pedestrians and especially of cyclists if the means of safe access can be provided. An improved network could significantly cut short car journeys, help reduce congestion, cut carbon emissions, improve safety, link together existing open spaces and have a beneficial effect on air quality in Trowbridge.

7.33 In accordance with prevailing legislative procedures governing CIL and the use of planning obligations, the development types that may contribute towards sustainable transport improvements would likely be limited to housing schemes as future occupiers would benefit from non-car based options for accessing town centre services and facilities.

Upgrading paths in the plan area is an aim of the Neighbourhood Plan.

The image to the right shows a rather overgrown older path.

The image below the kind of modern cycle path and footpath the community would like to see more of.

Good quality paths are more likely to be used and will help reduce car journeys, thus cutting carbon emissions and reducing congestion.



## Policy 5 – Infrastructure and Developer Contributions

Context	References
Hilperton NDP Objectives	3,4,5,6
Wiltshire Core Strategy	CP3,
NPPF	17,173,174

- 7.34 Contributions from developers are negotiated towards the provision of local infrastructure and to mitigate impacts of development proposals in order to make them acceptable in planning terms, in accordance with National and Core Strategy policy. This may include both CIL contributions and those made by section 106 agreement. The following policy covers all non-transport issues and identifies areas for priority investment both in terms of contributions made with reference to a particular scheme and to the spending of local CIL receipts.
- 7.35 The planning policy basis for this is Planning Practice Guidance and WCS Core Policy 3 (as expanded on by the guidance in Wiltshire Planning Obligations SPD May 2015). Planning Practice Guidance (003 Reference ID: 23b-003-20150326) says: *‘Policies for seeking planning obligations should be set out in a Local Plan, neighbourhood plan and where applicable in the London Plan to enable fair and open testing of the policy at examination.’*
- The purpose of this policy is not to add further burdens to development (although viability in the area is robust \*), nor to duplicate higher level policy. The policy is designed to set out local priorities, based on the wishes of the community and objective evidence, and to provide certainty to developers and adding detail to the existing policy framework.
- 7.36 National guidance on CIL sets out the types of development that are exempt from CIL which includes self build housing.

### Infrastructure and Developer Contributions

Developer contributions from Community Infrastructure Levy and Section 106 agreements will be used, where appropriate, to deliver local infrastructure identified in the Community Actions.

- 7.37 **Evidence Base**  
 Scoping and Background Evidence Report  
 Wiltshire JSA – Trowbridge, Community engagement responses  
 Wiltshire Council Core Strategy 2015 (WCS) Core Policy 3  
 Wiltshire Planning Obligations SPD May 2015  
 \* Wiltshire Local Plan Viability Study, February 2014, Wiltshire Open Space Study 2015

**7.38 Justification**

The policy aims to provide certainty to developers, while ensuring that infrastructure priorities reflect objective need and the wishes of the community. It will also help address identified shortfalls in open space provision (Wiltshire Open Space Study 2015). No additional financial burdens are imposed, and the area in any case benefits from a high level of viability with a buoyant housing market. The policy also promotes more affordable self-build and environmentally sustainable homes. The Parish Council will receive a proportion of the Community Infrastructure Levy (CIL) revenues generated in the parish area, which can be directed towards delivering the local infrastructure priorities. This is currently 25% of CIL receipts where a neighbourhood plan is made.

7.39 In accordance with prevailing legislative procedures governing CIL and the use of planning obligations, the development types that may contribute towards sustainable transport improvements would likely be limited to housing schemes as future occupiers would benefit from non-car based options for accessing town centre services and facilities.



Better recreation facilities for children and young people are needed in the parish.



## Policy 6 – Local economy, Jobs and Tourism

Context	References
Hilperton NDP Objectives	8
Wiltshire Core Strategy	38,39,48,49
NPPF	7,28

7.40 The following policy was modified following responses to the Regulation 14 Consultation (see Consultation Statement (CS), including by the County Ecologist.

**Local Economy, Jobs and Tourism**

Small-scale tourism and employment development of the following kinds will be supported where it does not have an unacceptable impact on neighbouring properties, landscape, biodiversity, including the habitats of protected species. Where appropriate, a proposal should demonstrate compliance with the Habitats Regulations 2010 (as amended). Sufficient parking spaces should be provided:

- a) Bed and Breakfasts
- b) Canal-based development of retail or restaurant facilities
- c) Farm-based tourism where the development is among the existing buildings or within the farmyard.
- d) Summer-only campsites for tents, motorhomes and caravans may be supported in the parish with the exclusion of landscape setting area in indicated in Policy 1, subject to acceptable impacts on landscape and compliance with other policies of the Plan.
- e) Micro-businesses based on the conversion, subdivision or small scale extension of existing employment facilities.
- f) Modest extension of existing employment sites to provide new units
- g) Small shops (e.g. convenience store, post office).

Conversion of existing retail premises including pubs and commercial garages to residential use will only be supported where it can be demonstrated that the site or building is no longer economically viable. A comprehensive marketing plan should be undertaken in accordance with Core Policy 49.

#### 7.41 **Evidence Base**

Scoping and Background Evidence Report  
Community engagement responses  
National Planning Policy Framework  
Regulation 14 consultation responses  
UK Census - Wiltshire and Hilperton parish – 2011  
Comments of Wiltshire County Ecologist  
West Wiltshire Local Plan (Saved Policies)  
Wiltshire Council Core Strategy 2015 (WCS)  
Wiltshire Council Topic Paper 7 - Economy (January 2012)  
Wiltshire JSA - Trowbridge  
Wiltshire Strategy for 14 -19 Education and Training 2005  
Wiltshire and Swindon Economic Strategy 2003 - 2008

#### 7.42 **Justification**

Early community engagement and scoping research indicated that Hilperton residents would welcome more local employment possibilities. It also became clear that the Parish was not capitalizing on the potential for tourism, with the exception of Hilperton Marina. Local jobs would improve the local economy and help reduce commuting. Farm diversification is encouraged by the policy which builds on WCS policy and will help maintain the countryside at a time when farms are under strong financial pressures.

7.43 Wherever practicable, the Parish Council will seek to explore all options for retaining existing retail premises, public houses and commercial garages. In these circumstances, prospective developers of such facilities are encouraged to enter into early dialogue with the Parish Council. The policy is consistent with the WCS (35,38,39) and paragraph 28 of the NPPF.



The area is attractive and could generate more jobs from tourism

## 8.0 Community Actions

- 8.0 Both scoping research and community engagement generated ideas that spanned topics outside the remit of the planning system (and therefore which can be included within the formal policies of a Neighbourhood Plan). However, such things are still of importance to the community. The following community actions, while not part of the formal land-use planning policies of the Neighbourhood Plan, help set the agenda for future community action. They will not be used in determining planning applications.
- 8.1 The background and justification for these informal policies is the NDP Scoping and Background Evidence Report and the community engagement responses recorded in the Consultation Statement. Both of these documents accompany the plan.

### 8.2 Community Actions

#### **Community Action A – Hedgerows and Trees**

The Parish Council will work with community volunteers and landowners to support and if possible expand the hEdges project or other schemes to restore hedgerows and trees in the parish.

#### **Community Action B - Drainage**

The Parish Council will work with landowners, the Highway Authority (Wiltshire Council) and other interested groups to encourage the proper maintenance of ditches and drainage in the parish.

#### **Community Action C – Highway Issues**

The Parish Council will work with Community Speedwatch, residents, the police and the Highway Authority (Wiltshire Council) to help tackle the issues of inappropriate parking, vehicle routing and speeding in the parish.

#### **Community Action D – Local Infrastructure**

The Parish Council will work to provide evidence on the need for and means of delivery of the following local infrastructure priorities:

- A local medical facility (including doctor, dentists or physiotherapist)
- New and better recreational facilities
- New hedgerow and tree planting and improvement of existing green infrastructure including ponds and habitat enhancement.
- Improvements in broadband and mobile phone service.

## 9.0 Monitoring and Review

- 9.0 Monitoring of development plan documents is required by law. Wiltshire Council currently produces an annual monitoring report (AMR) and will assess the overall performance of the Development Plan in Wiltshire. This will include neighbourhood plans and will thereby meet the main requirements for monitoring of the Hilperton NDP.
- 9.1 However, the parish will also be carrying out monitoring for its own benefit and that of the future usefulness of the plan. The first review will take place within 3 years of the plan being 'made'. Monitoring will:
- Monitor the predicted significant effects of the plan
  - Track whether the plan has had any unforeseen effects
  - Ensure action can be taken to reduce / offset any significant negative effects
  - Ensure the evidence base is kept up-to-date
  - Consider the need for updating or amending the plan
  - Review the need for sites if required by future housing need.
- 9.2 As part of this the Parish Council will produce a Local Monitoring Report (LMR) and this will be available for the LPA to use. It will also be made available to the community via the parish Website. The LMR will take the form of a simple table plus a few paragraphs of explanatory and advisory text.
- 9.3 The written summary and conclusion of the LMR will allow the Parish Council to identify not only whether the policies are working, but also what other issues are emerging. It will also enable the Council to judge the effectiveness of mitigation measures proposed. In some cases, monitoring may identify the need for a policy to be amended or deleted, which could trigger a review of the NDP.

## Appendix 1: Evidence Base per Section (not exhaustive)

### Creating the Plan

CPRE 'Planning and Localism: Choices and Choosing  
DEFRA "Neighbourhood Planning, The rural frontrunners: research and case studies', April 2013  
DCLG, Neighbourhood Planning – 2013  
English Indices of Deprivation 2015  
Environmental Assessment of Plans and Programmes Regulations 2004  
Localism Act 2011, Planning and Compulsory Planning Act 2004  
Neighbourhood Planning Regulations 2012  
Neighbourhood Planning (General) (Amendment) Regulations 2015  
Neighbourhood Planning Regulations (General) and Development Management Procedure (Amendment) Regulations 2016  
Neighbourhood Planning Regulations 2016 (Referendums) (Amendment) Regulations 2016  
Locality, Neighbourhood Plan, Roadmap; Locality, Quick Guide to Neighbourhood Planning; MyCommunity – online resource  
National Planning Policy Framework  
Neighbourhood Planning Advice Note – Historic England website  
Planning Portal, online resource  
Planning Practice Guidance – online resource  
Planning Advisory Service – Checklist  
Town and Country Planning Act 1990 (as Amended)  
Wiltshire Council, Neighbourhood Planning Guidance February 2013  
Wiltshire Council's portal Neighbourhood Planning  
Wiltshire Council, Environmental Assessment of Neighbourhood Plans, Feb.2014  
Writing Planning Policies - Locality

### Vision of the Plan

Consultation Responses (public and statutory consultees)  
National Planning Policy Framework  
Planning Aid, 'How to develop a Vision and Objectives'  
Village Design Statement  
West Wiltshire Local Plan (Saved Policies)  
Wiltshire Council Core Strategy 2015 (WCS)

### Objectives of the Plan

An Air Quality Strategy for Wiltshire 2006  
AONB Management Plan  
Consultation Responses (public and statutory consultees)  
Defra (2009) Safeguarding our Soils: A strategy for England [online]  
English Indices of Deprivation 2015  
European Commission (2011) 'Our life insurance, our natural capital: an EU biodiversity strategy to 2020' {online}  
National Planning Policy Framework, Planning Practice Guidance – online resource  
Planning Aid, 'How to develop a Vision and Objectives'  
Village Design Statement 2005  
West Wiltshire Local Plan (Saved Policies)  
Wiltshire Biodiversity Action Plan 2008  
Wiltshire Council Core Strategy 2015 (WCS)  
Wiltshire Council (2015): JSA for Trowbridge Community Area, [online]  
Wiltshire and Swindon Biodiversity Action Plan Steering Group (2013) Landscape Biodiversity Areas: A landscape-scale framework for conservation in Wiltshire and Swindon  
Wiltshire and Swindon Historic Environment Record  
Wiltshire Local Plan Viability Study, February 2014

## Policies of the Plan

### Policy 1- Land Between Hilperton and Trowbridge

Consultation Responses (public and statutory consultees)  
County SMR and GIS System  
Defra (2009) Safeguarding our Soils: A strategy for England [online]  
Designated Sites – Natural England website  
Hilperton Village Design Statement 2005  
Landscape and Visual Setting Analysis Report (Indigo Landscapes 2017)  
National Planning Policy Framework (NPPF)  
Planning Practice Guidance (PPG)  
Scoping Report Research  
West Wiltshire Local Plan (Saved Policies)  
Wiltshire Council Core Strategy 2015 (WCS)  
Wiltshire Council, Topic Paper  
Wiltshire Biodiversity Action Plan  
Wiltshire Open Space Study (2015)  
West Wiltshire Land Character Assessment 2007  
Wiltshire Core Strategy - Habitat Regulations Assessment

### Policy 2 - Housing

Census 2011 (ONS)  
Consultation Responses (including at Reg 14 stage)  
Local Housing Needs Survey  
National Planning Policy Framework (NPPF)  
Planning Practice Guidance (PPG)  
Wiltshire Core Strategy (2015 (WCS)  
Wiltshire Council, Topic Paper, Housing  
Wiltshire Housing Land Supply Statement (November 2016 updated March 2017).  
Wiltshire Council Housing Land Supply Statement (March 2018)  
Wiltshire Housing Site Allocations Plan – Topic Papers 3 and 4, as well as the Trowbridge  
Community Area Topic Paper (July 2018)  
Wiltshire JSA –Trowbridge Community Area  
Wiltshire Housing Site Allocations Plan (HSAP) and evidence base.

### Policy 3 Heritage and Design

Ancient Monuments and Archaeological Areas Act 1979  
Consultation Responses (including at Reg 14 stage)  
Design in neighbourhood planning, Design Council.  
Historic Environment Good Practice Advice in Planning Note 3 – Historic England  
Historic England, online advice  
<https://historicengland.org.uk/advice/planning/>  
Historic England 'Search the List'  
<https://historicengland.org.uk/listing/the-list/>  
Planning (Listed Buildings and Conservation Areas) Act 1990  
National Planning Policy Framework (NPPF)  
Planning Practice Guidance: Conserving and enhancing the historic environment  
Village Design Statement 2005  
West Wiltshire Local Plan (saved Policies)  
Wiltshire Council Core Strategy 2015 (WCS)  
Wiltshire Council Topic Paper 9 (Built and Historic Environment)  
Wiltshire Biodiversity Action Plan 2008  
West Wiltshire Landscape Character Assessment 2007  
Wiltshire Council SMR / GIS mapping (see Appendix 3 for resulting map).

## Policy 4 – Sustainable Transport

An Air Quality Strategy for Wiltshire 2006  
Consultation Responses (public and statutory consultees)  
National Planning Policy Framework (NPPF)  
Planning Practice Guidance (PPG)  
UK Traffic Data website  
West Wiltshire Local Plan (Saved Policies)  
Wiltshire Council Core Strategy 2015 (WCS)  
Wiltshire Council, Topic Paper 10 - Transport -January 2012  
Wiltshire JSA Traffic Injuries  
Wiltshire Local Plan Viability Study, February 2014  
Wiltshire Open Space Study 2015

## Policy 5 – Infrastructure and Developer Contributions

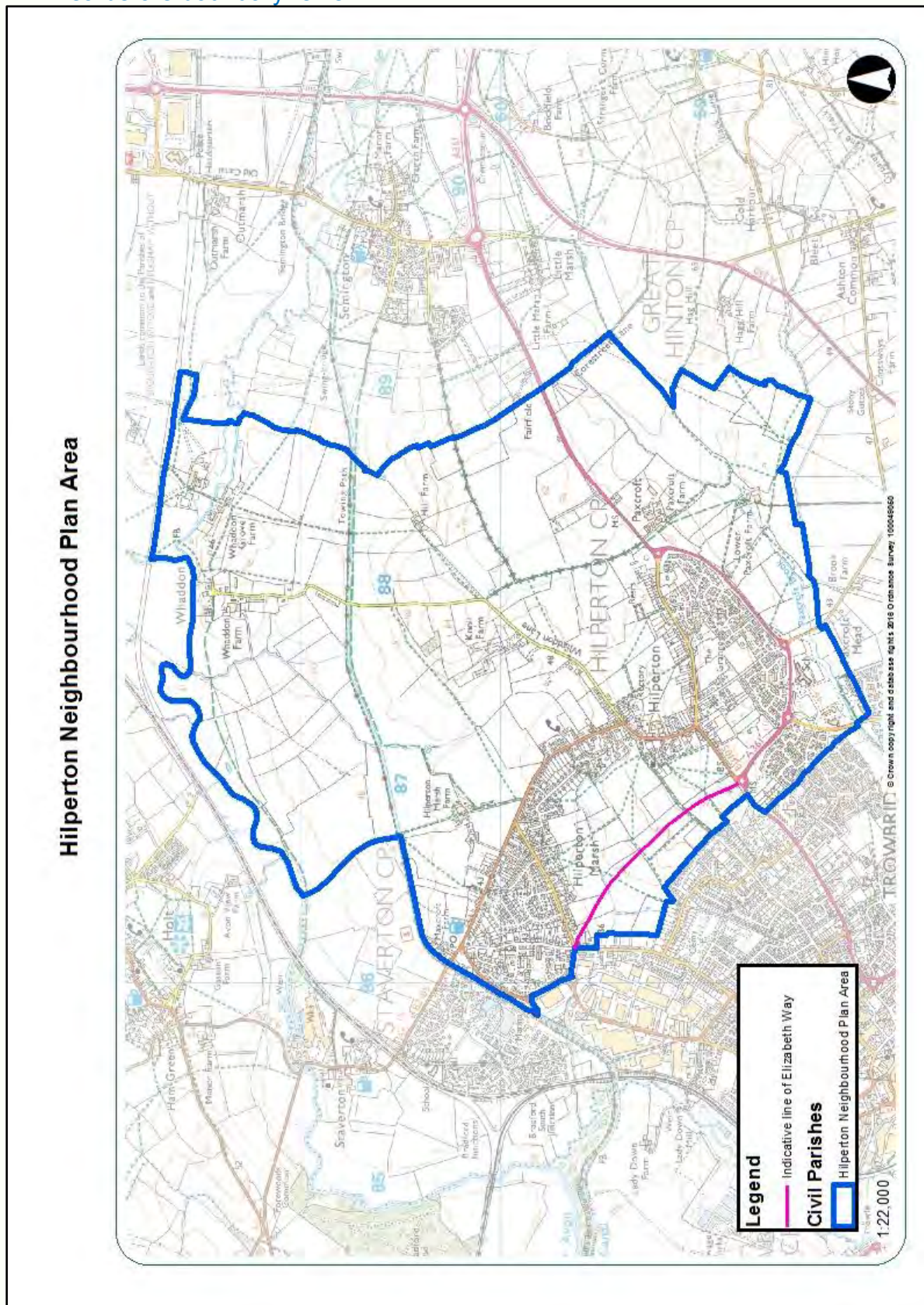
Community engagement responses  
National Planning Policy Framework (NPPF) Paragraph 204  
Planning Practice Guidance Paragraphs: Reference ID: 23b-001- 20161116  
Village Design Statement 2005  
Wiltshire Council Core Strategy 2015 (WCS)  
Wiltshire JSA  
Wiltshire Local Plan Viability Study, February 2014  
Wiltshire Council Planning Obligations SPD (2015)

## Policy 6 - Local economy, jobs and tourism

Consultation Responses (public and statutory consultees)  
National Planning Policy Framework (NPPF)  
Planning Practice Guidance (PPG)  
UK Census - Wiltshire and Burbage Parish - 2011  
Village Design Statement 2005  
Wiltshire Council Core Strategy 2015 (WCS)  
Wiltshire Council Topic Paper 7 - Economy (January 2012)  
Wiltshire Strategy for 14 - 19 Education and Training 2005  
Wiltshire and Swindon Economic Strategy 2003 - 2008

# Appendix 2: Neighbourhood Area - the Parish of Hilperton

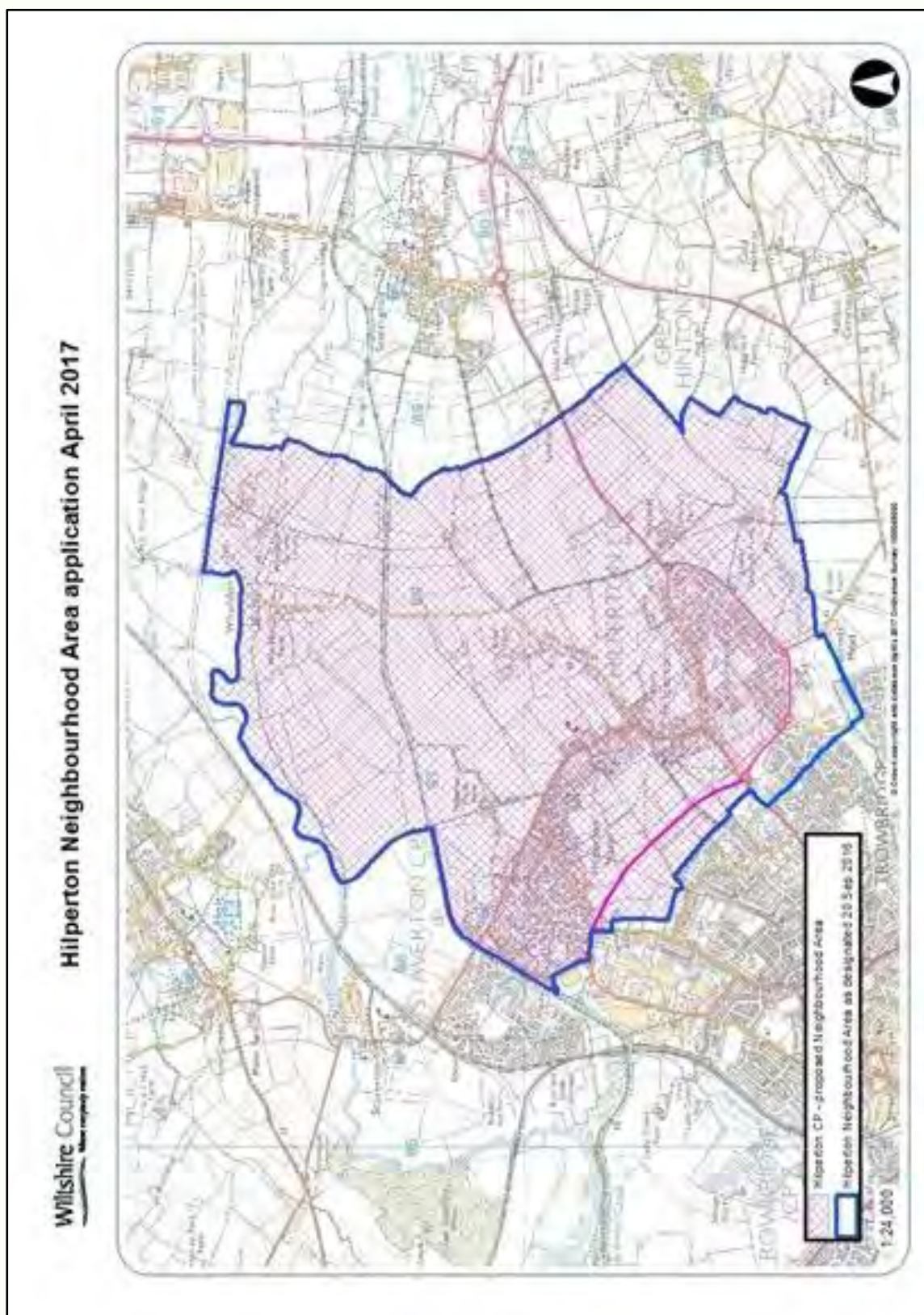
## A. Area before boundary review



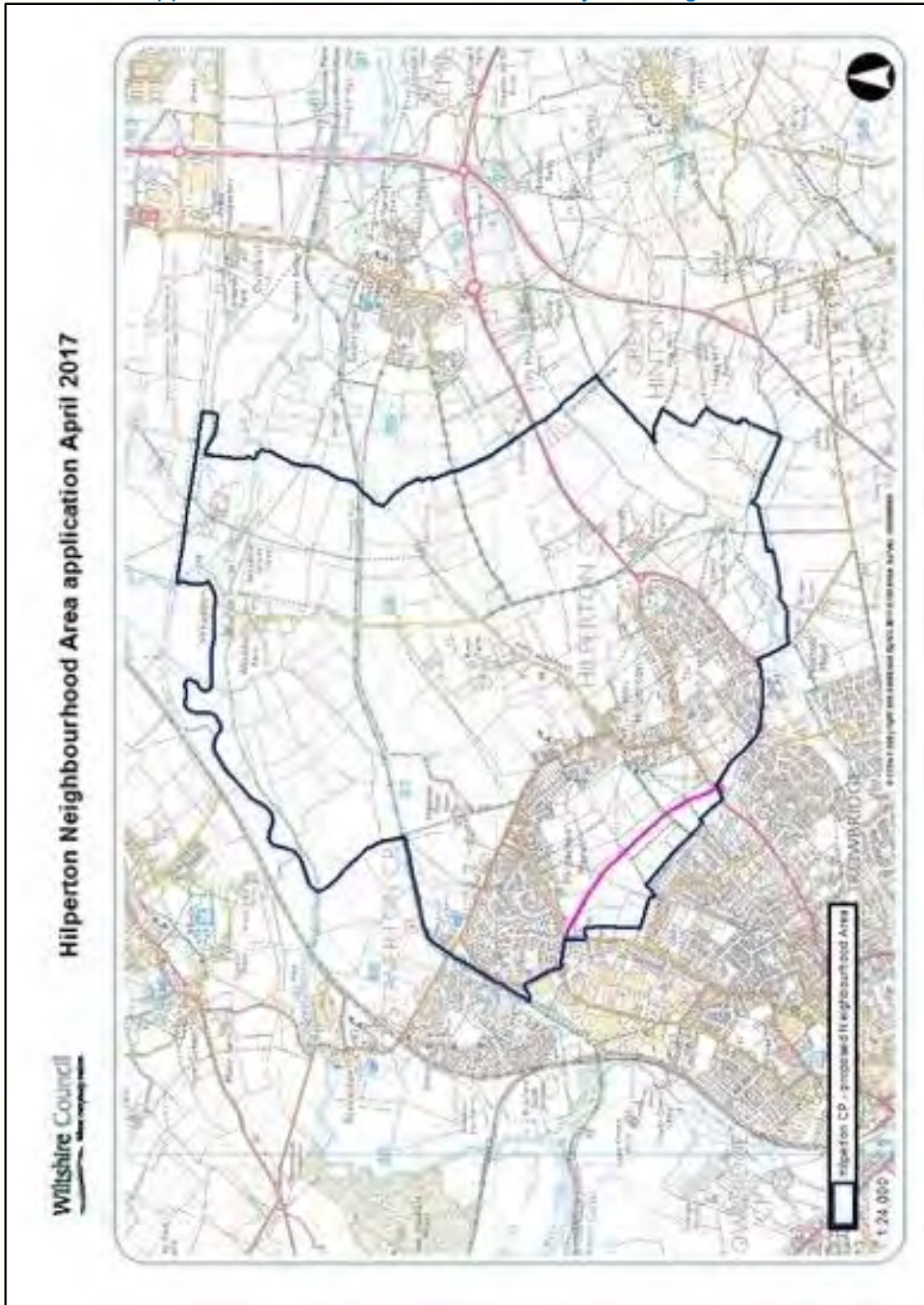


## Appendix 2: Neighbourhood Area - the Parish of Hilperton

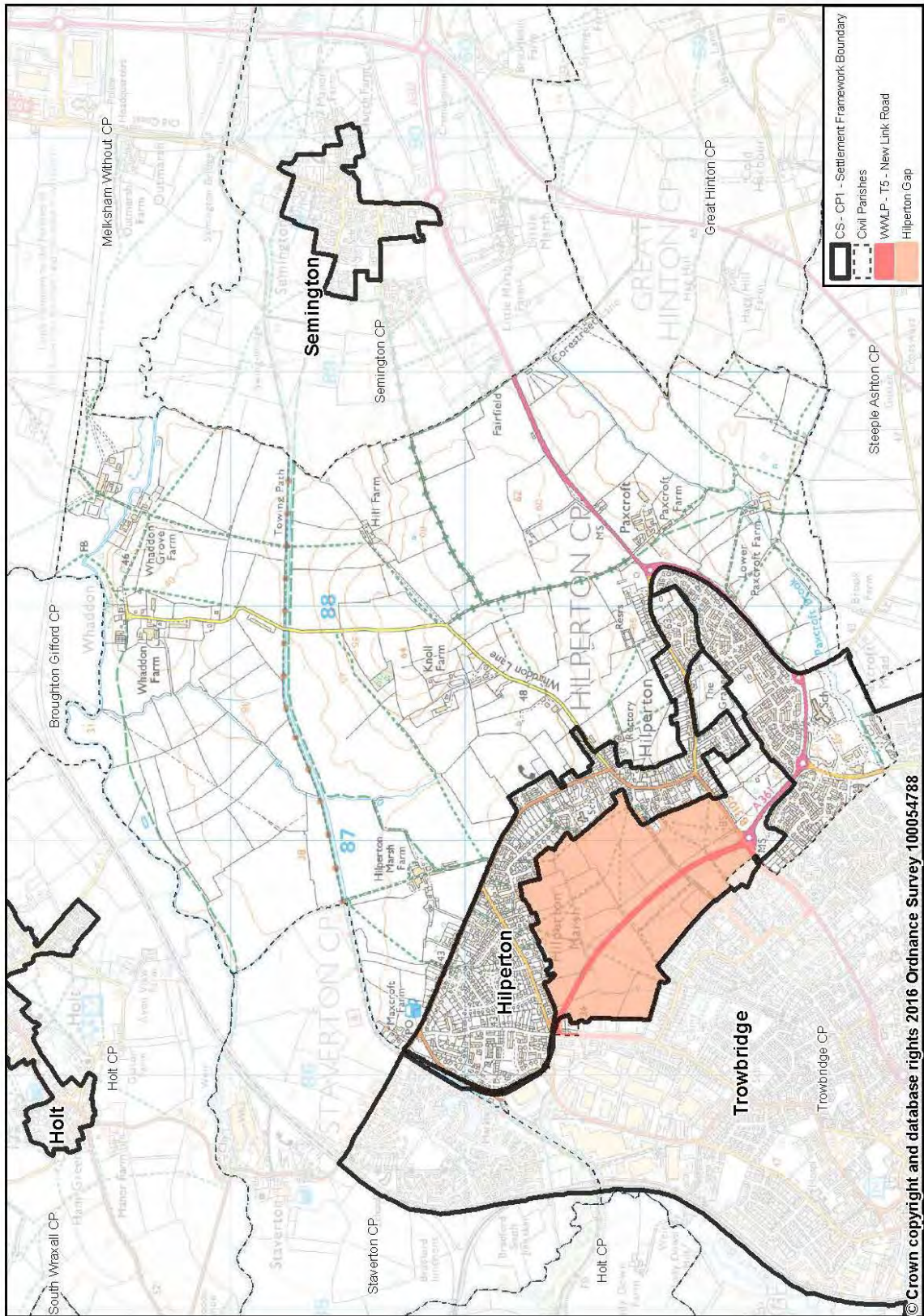
### B: Review Process – area lost in Review



C: New area applied for after review and covered by the Neighbourhood Plan



# Appendix 3: The Hilperton Gap



## Appendix 4: Windfall Housing

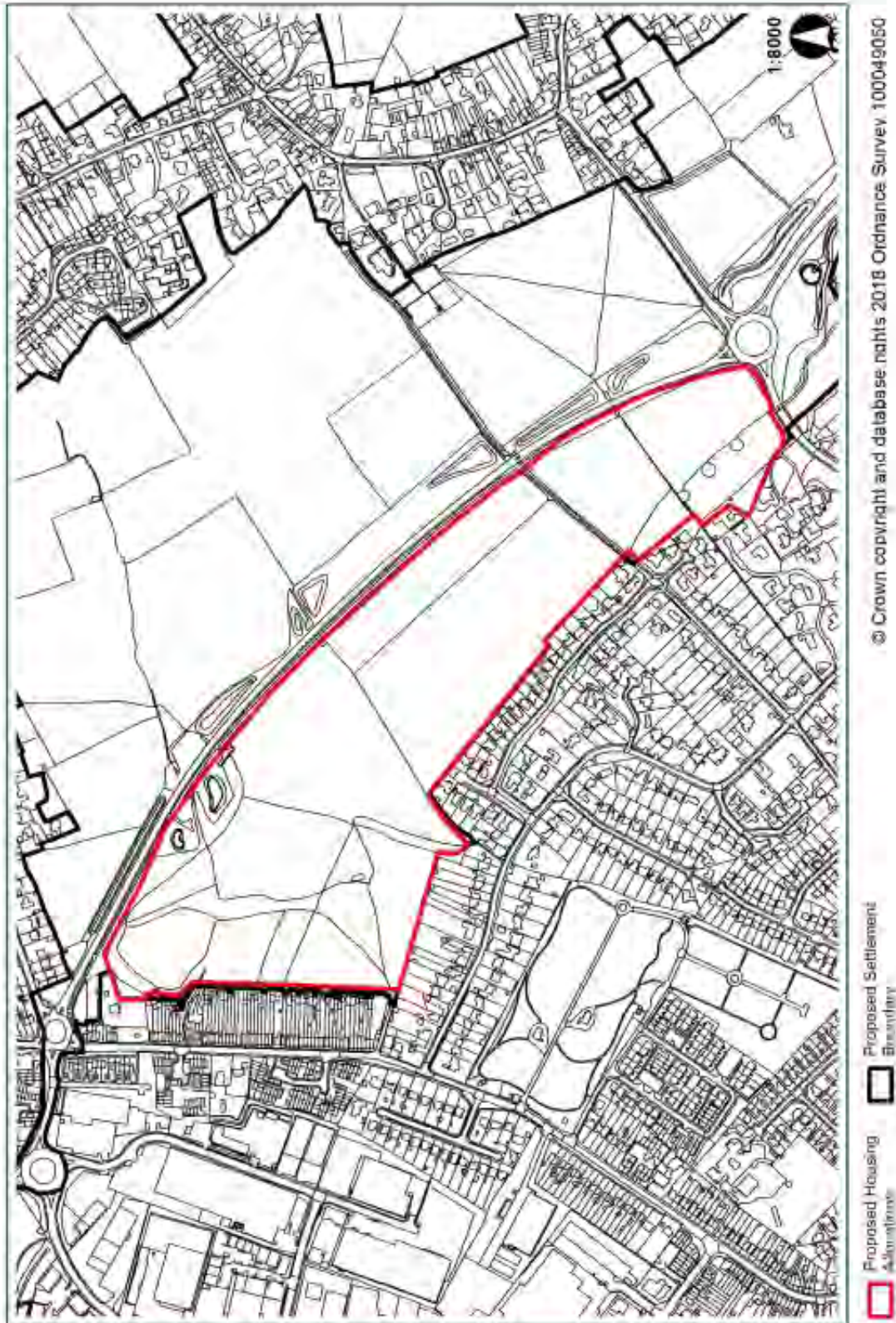
The area covered by the NDP is subject to considerable interest from developers and is like to deliver a substantial amount of housing, far in excess of local needs\* through 'windfall' developments. The table below indicates schemes known to be progressing, and of course this is merely at the start of the 10-year plan period.

Inclusion in this appendix does not imply approval of these schemes by the NDP. However the Plan encourages these and other developers to engage in dialogue with the community.

Site	Number of Dwellings	New Affordable Homes
17/01250 max 15 houses	15	5
Church Farm W/11/01373/FUL (Lapsed)	20	8
17/05333. Application to convert former children's home into House in Multiple Occupation	N/A	15 Rentable rooms
16/01633	26	8
304b Marsh Road (see representation by Planning Sphere)	24	8?
Total	85	29 houses plus 15 Rooms.

## Appendix 5: HSAP 'Site off Elizabeth Way' Policy H2.3

Site 263/297/Part 293 - Elizabeth Way - Boundary amended following pre-submission consultation to correct a factual error regarding the alignment of Elizabeth Way



## Appendix 6: Neighbourhood Plan Team

In addition to assistance from PlanningStreet, a professional planning consultancy, the scoping researchers from the community who did much of the work were:

**Ernie Clark**

**Peter Fielding**

**Heidi Hart**

**Richard Jamieson**

**Toby King**

**Jane Linham**

**Jenny Martin**

**Eileen Parfitt**

**Mary Tapping**

**Pam Turner**

**The Consultant**

David King BA (hons.), Dip. TP., MRTPI



Neighbourhood Planning Consultants