



Wiltshire Community Infrastructure Levy

Wiltshire Infrastructure Delivery Plan 3

2011 – 2026

Appendix 1:
Westbury Community Area
December 2016

Wiltshire Council

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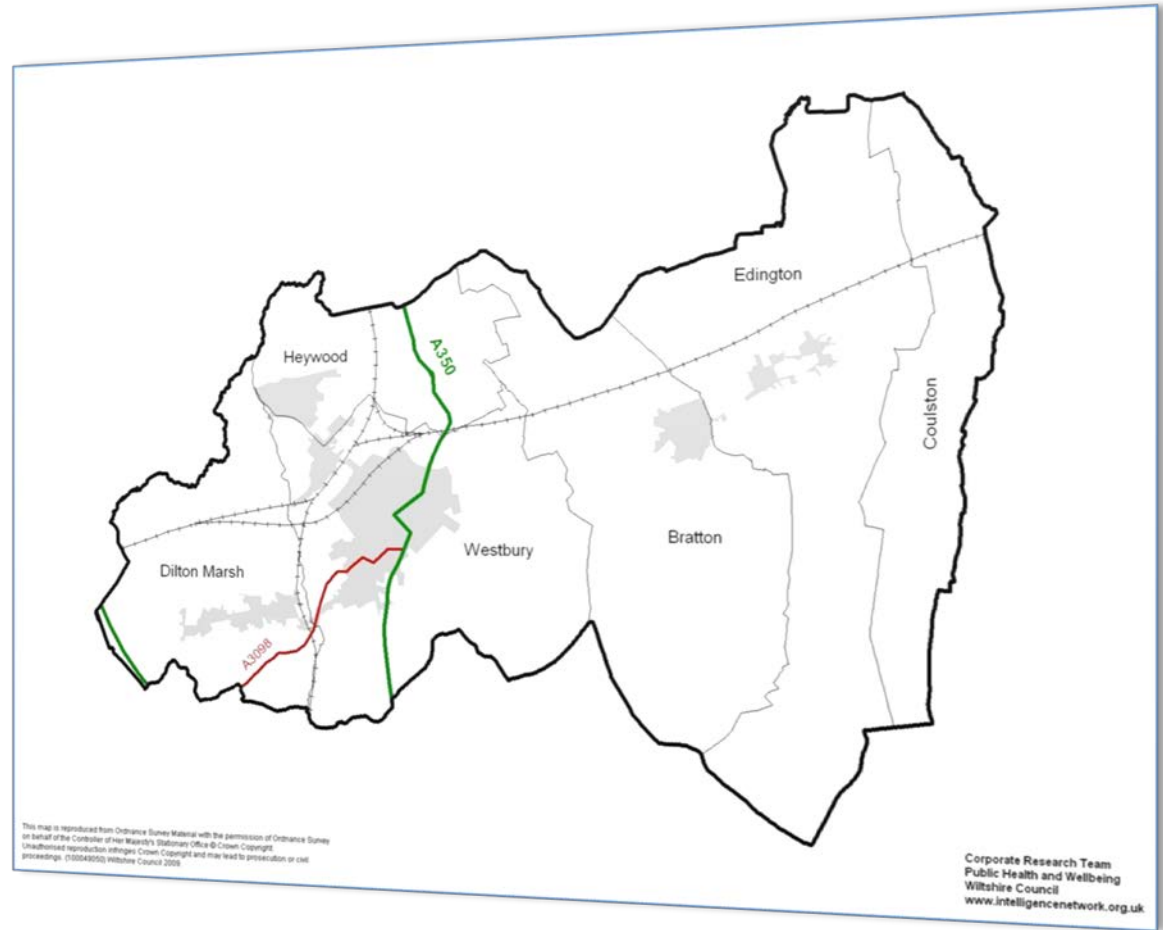
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Guide to the Infrastructure Delivery Schedules

Column	Description
Ref	Each infrastructure project has been given a unique reference number.
Category	Infrastructure projects are assigned to one of seven categories; Community and cultural; Education; Emergency services; Health and social care; Open space, green infrastructure and the environment; Sustainable transport, and Utilities.
Timing	<p>The plan period of the Wiltshire Core Strategy goes up to 2026. The remaining plan period (2016 – 2026) is split into five-year tranches. This indicates when an individual project is likely to be needed or expected to be delivered. The timing of delivery is closely linked to the housing trajectory for specific community areas or strategic sites.</p> <p>Community Area projects: Essential infrastructure projects expected to be completed during the next five years of the plan period (2016 to 2021) are likely to be well advanced with secure funding. Alternatively, existing provision may be close to or at capacity and the project is needed within this period. For projects expected to be completed during the last five years of the plan period (2021-2026), there is either some existing capacity or uncertainty over where the extra provision is required.</p> <p>Strategic Site projects: Essential infrastructure projects expected to be completed during the early stages of development are either needed to enable the development to proceed or existing provision is close to or at capacity. For other essential projects, development can proceed without them but they will be required during later stages of the development.</p>
Requirements	A description of each infrastructure project shows what is required.
Rationale	A justification of the need for each infrastructure project explains its inclusion in the delivery schedule.
Estimated cost	An estimated cost for each infrastructure project is given where possible. For strategic sites, some items will be delivered directly by the developer.
Potential funding source(s)	Likely or potential funding sources are identified for individual infrastructure projects. This may change over the plan period. Developer contributions could include s106 or the Community Infrastructure Levy (CIL) but not both. The Regulation 123 List sets out those infrastructure projects in the IDP that Wiltshire Council may fund through CIL.

Column	Description
Secured funding	For some infrastructure projects, some or all of the funding has been confirmed. In many cases, this has not yet happened because the funding timescales for providers do not extend very far into the future. However, this will change over the plan period as further information becomes available.
Funding gap	The gap between the total cost of the infrastructure project and specific funding confirmed for that project forms the project funding gap. However, there may be anticipated (over the plan period) or unallocated funding, e.g. s106 receipts or grant funding that would decrease the overall funding gap.
Potential delivery agent(s)	The delivery schedule identifies the likely service provider or other body, e.g. developer, who will deliver the infrastructure project. However, this may change over the plan period as further information becomes available.
Risk/ priority	<p>Projects are categorised as either 'essential' or 'place-shaping'; see Core Policy 3 of the Wiltshire Core Strategy.</p> <p>a) Risk to the delivery of Core Strategy growth – Essential infrastructure is sub-divided into critical and necessary projects (see Core Policy 3 of the Core Strategy and Chapter 1 of the IDP). If they are not delivered, it is likely to have a high or medium impact respectively upon the delivery of growth in the Core Strategy.</p> <p>b) Risk to the delivery of individual projects – The infrastructure delivery schedules include a traffic light system of colour coding to denote whether essential infrastructure projects are currently considered to have a low (green), medium (amber) or high (red) risk of not being delivered. This can be found in the Risk/ priority column.</p> <ul style="list-style-type: none"> • Low risk = it is considered that there is a stronger likelihood of the project being delivered because, for example, funding may have been secured or planning permission given for a strategic site. The reason that a project is given this grading is typically highlighted in green in the "Rationale" column. • Medium risk = it is considered that the project is likely to be delivered. It may be that a clear source of funding has been identified but not yet secured, or there may be a statutory duty to provide this type of project. • High risk = it is considered that there may be additional issues to consider in the delivery of this project. This does not mean that the project will not be delivered. For example, a potential funding source may have been identified but there could be uncertainty over the availability of capital and location. The reason that a project is given this grading is typically highlighted in red in the "Rationale" column.

Westbury Community Area



Westbury Community Area Spatial Strategy

Settlement strategy (Core Policy 1):

Tier	Settlements
Market towns	Westbury
Large villages	Dilton Marsh and Bratton
Small villages	Edington / Tinhead

Delivery strategy (Core Policy 2):

Type of development	Amount and distribution over the plan period (2006 to 2026)				
Housing	1,615 homes (at least)	Westbury (including Land at Station Road strategic site)	1,500 (250)	Rest of the community area	115
	Non-strategic growth over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2, including any that may be identified in the Wiltshire Site Allocations Plan and neighbourhood plans.				
Employment	18.5 ha of new employment land (in addition to that already delivered or committed at April 2011) will be provided, including:	Land at Mill Lane, Hawkeridge			14.7 ha
		North Acre Industrial Estate (saved West Wiltshire Local Plan allocation)			3.8 ha
	Principal Employment Areas (supported in accordance with Core Policy 35)	West Wiltshire Trading Estate; Brook Lane Trading Estate; North Acre Industrial Estate			

Strategic Site (Core Policy 32):

Strategic site	Type of development	Amount
Land at Station Road	Housing	250 dwellings
	Employment	0 ha
Land at Mill Lane, Hawkeridge	Housing	0 dwellings
	Employment	14.7 ha

Delivery of housing 2006 – 2026 for the Westbury community area:

Area	Indicative requirement 2006 - 2026	Housing already provided for		Indicative remaining requirement
		Completions 2006 – 2016	Developable commitments 2015-2026 ¹	
Westbury	1,500	793	669	38
Westbury CA Remainder	115	56	12	47
Westbury CA	1,615	849	682	84

For further information, see Core Policy 32 of the Wiltshire Core Strategy and the Strategic Site Development Templates for Land at Station Road and Land at Mill Lane, Hawkeridge, in Appendix A to the Core Strategy.

¹ Figures in the Developable commitments column represent committed sites only and do not include a windfall allowance. The summary for each sub-area shows the total number of units assumed to be developable based on historic delivery rates (rounded to the nearest whole unit) and, for large sites, information from developers, site representatives and officers.

Westbury Community Area

Housing trajectory

The plan period of the Wiltshire Core Strategy goes up to 2026. *Figure 1* below illustrates the rate at which housing is expected to be built during the Plan period. The majority of housing in this community area is expected to be built during the next five years of the Plan period (2016 to 2021)¹.

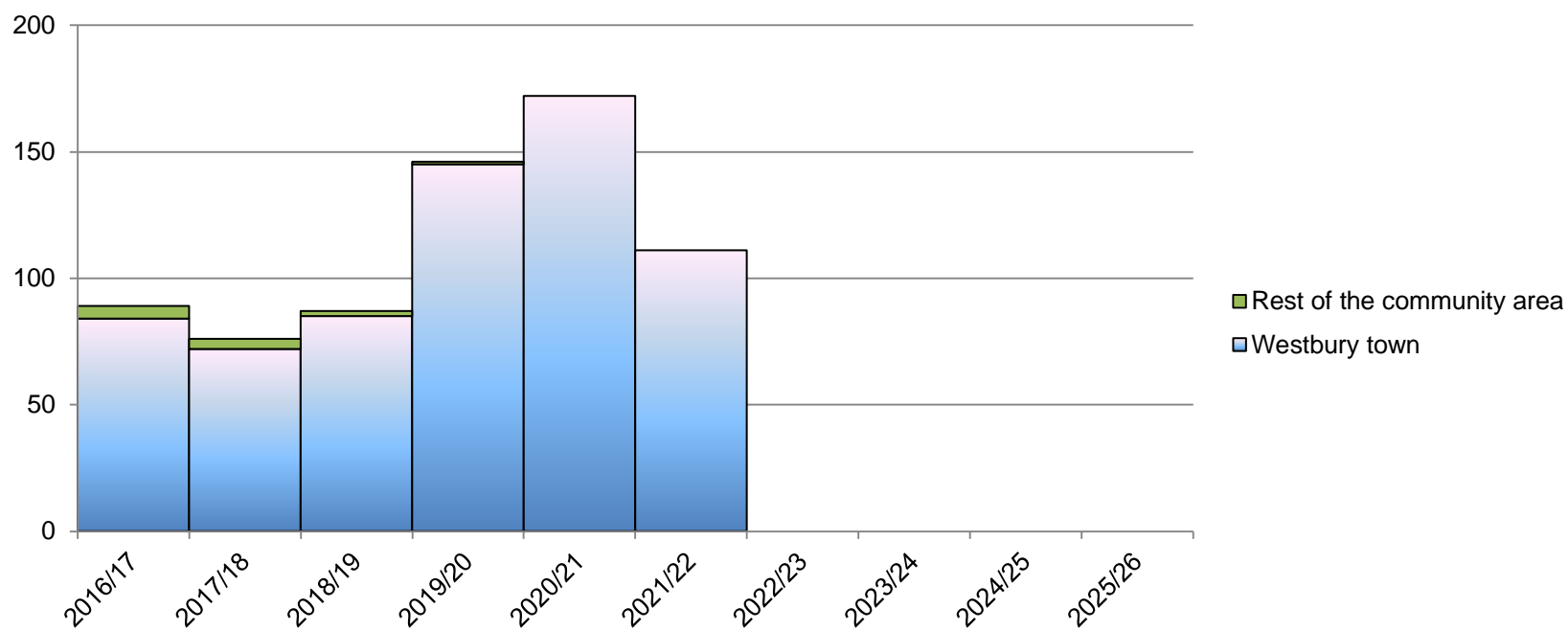


Figure 1 - Housing delivery during the Plan period

¹ Wiltshire Council (2016). Housing Land Supply Statement. Wiltshire: Wiltshire Council.

Westbury Community Area

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
WES 001	Education	2016 - 2021	Expansion of Bitham Brook Primary School to 2FE and new school/ site to provide 142 places (excluding strategic site requirements)	Small number surplus places. After Bitham Brook, unable expand other schools. Seeking new school site.	£2,559,127	Developer contributions; Wiltshire Council	£0	£2,559,127	Wiltshire Council	Essential (necessary)
WES 002	Education	2021 - 2026	Expansion of existing village primary schools to provide 18 places	Additional places may be required, will depend on where housing goes	£330,391	Developer contributions; Wiltshire Council	£0	£330,391	Wiltshire Council	Essential (necessary)
WES 003	Education	2021 - 2026	Expansion of Matravers Secondary School to provide 169 places	Some surplus places but forecast to be full by 2021.	£4,034,369	Developer contributions; Wiltshire Council	£0	£4,034,369	Wiltshire Council	Essential (necessary)
WES 004	Education	2016 - 2021	Nursery provision for children aged 0 to school age (to include, based on housing numbers, 31 places for 0 to 2 year olds and 69 places for 3 to 4 year olds)	Local authorities required by legislation to provide nursery and childcare for children aged 0 to 4	£1,744,841	Developer contributions; Wiltshire Council	£0	£1,744,841	Wiltshire Council; Private providers	Essential (necessary)

Westbury Community Area

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
WES 005	Sustainable transport	2016 - 2021	Westbury Railway Station Additional Platform	Increase capacity and reduce delays	£6,000,000	Network Rail; Local Transport Body	£0	£6,000,000	Network Rail; Local Growth Fund	Essential (necessary)
WES 006	Health and social care	2021 - 2026	Support development of local primary healthcare facilities (<i>cost includes 175 sqm of extra floorspace and development costs, based on housing numbers, but excludes any land purchase</i>)	Meet impact of new housing on local practices.	£387,975	Developer contributions; NHS England; Wiltshire CCG;	£0	£387,975	Wiltshire CCG; NHS England; GP surgeries	Essential (necessary)
WES 007	Utilities	2016 - 2021	Westbury Sewage Treatment Works - capacity improvements	Catchment growth - hydraulic & process. Funded by the service provider.	£4,200,000	Wessex Water	£4,200,000	£0	Wessex Water	Essential (critical)
WES 008	Open space, green infrastructure and the environment	2016 - 2026	Air quality - pollution monitoring station	Required monitoring of nitrogen dioxide emissions	£48,000	Developer contributions; Wiltshire Council	£0	£48,000	Wiltshire Council	Place-shaping

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December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
WES 009	Open space, green infrastructure and the environment	2016 - 2026	Air quality - source apportionment/ air quality modelling	Targeting of actions towards main sources of pollutants	£10,000	Developer contributions; Wiltshire Council	£0	£10,000	Wiltshire Council	Place-shaping
WES 010	Open space, green infrastructure and the environment	2016 - 2026	Air quality - community action plan implementation	Development and implementation of action plans	£10,000	Developer contributions; Wiltshire Council	£0	£10,000	Wiltshire Council	Place-shaping
WES 011	Open space, green infrastructure and the environment	2016 - 2026	Air quality - strategic mitigation measures	Development of wider capital projects outside community area	£10,000	Developer contributions; Wiltshire Council	£0	£10,000	Wiltshire Council	Place-shaping
WES 012	Community and cultural	2016 - 2021	Refurbishment of tennis courts & surround netting at Leighton Sports Centre	Health and safety	£200,000	Developer contributions; Wiltshire Council	£0	£200,000	Wiltshire Council	Place-shaping

Westbury Community Area

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
WES 013	Community and cultural	2016 - 2026	Improvements to library services in the Westbury Community Area	Local authorities required by legislation to provide a comprehensive and efficient library service	£184,989	Developer contributions; Wiltshire Council	£0	£184,989	Wiltshire Council	Place-shaping

Land at Station Road, Westbury

Housing trajectory

The plan period of the Wiltshire Core Strategy goes up to 2026. As of April 2016, there were 250 dwellings still to be built out of a total allocation of 250¹. *Figure 1* below illustrates the rate at which housing is expected to be built during the Plan period. The majority of housing in this strategic site allocation is expected to be built during the next five years of the plan period (2016 to 2021)².

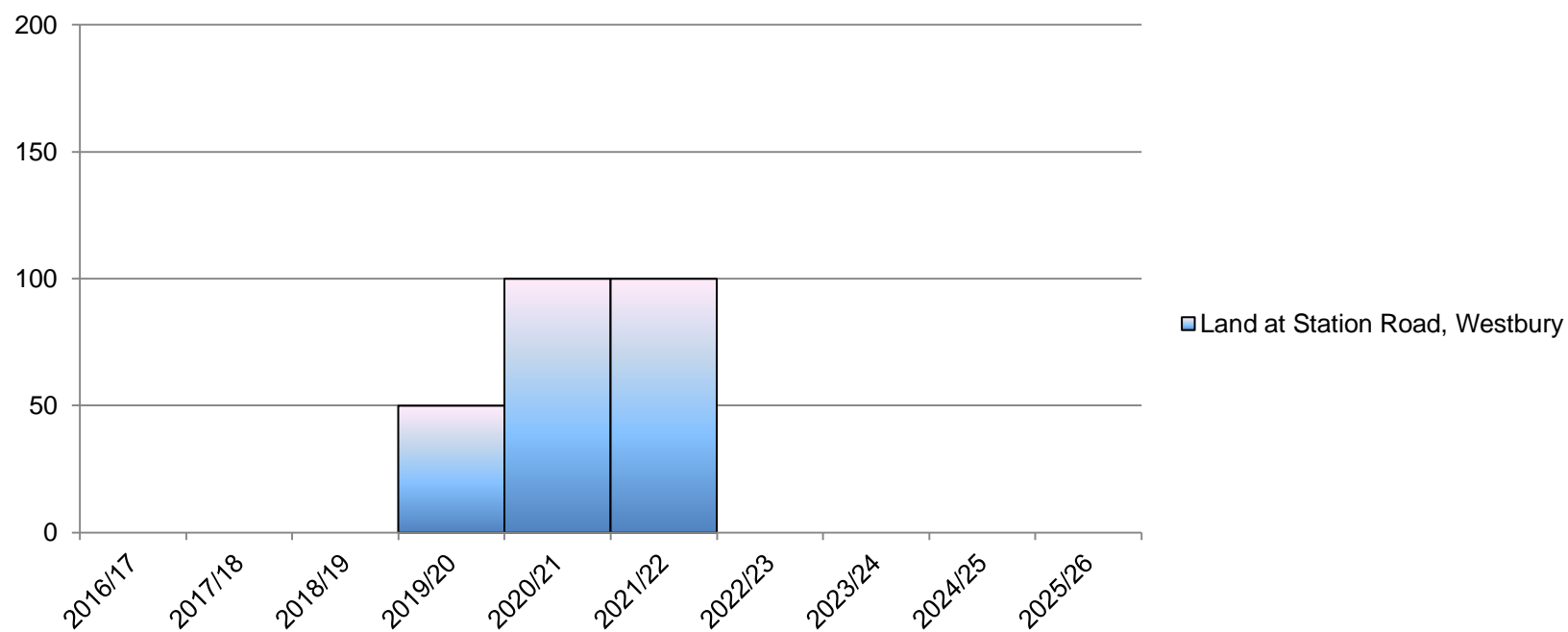


Figure 1 - Housing delivery during the Plan period

¹ See planning application: Land at Westbury Sailing Lake, Station Road, Westbury, [15/12551/OUT](#).

² Wiltshire Council (2016). Housing Land Supply Statement. Wiltshire: Wiltshire Council. 23.

Land at Station Road, Westbury

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
WES STA 001	Education	2021 - 2026	Expansion of Westbury Infants and Westbury Juniors by one class each to provide 78 places	Strategic site requirements	£1,399,960	Developer; Wiltshire Council	0	£1,399,960	Wiltshire Council	Essential (necessary)
WES STA 002	Sustainable transport	2016 - 2021	Improved access to railway station from the town centre; including bus service, walking and cycling routes	To increase accessibility of the railway station	£300,000	Developer	£300,000	£0	Developer	Essential (necessary)
WES STA 003	Sustainable transport	2016 - 2021	To contribute towards a distributor road between Station Road and Mane Way including bridge crossing of the railway line	Ease congestion on Oldfield Road. Need further development to meet £1m shortfall.	£4,000,000	Developer	£1,000,000	£0	Wiltshire Council; Network Rail; Developer	Essential (necessary)
WES STA 004	Open space, green infrastructure and the environment	2016 - 2021	Ecology surveys of Westbury Lakes CWS, including National Vegetation, Protected Species and hydrological surveys	To meet HRA requirements	TBC	Developer	TBC	£0	Developer	Essential (critical)

Land at Station Road, Westbury

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
WES STA 005	Open space, green infrastructure and the environment	2016 - 2021	Archaeological evaluation and, if required, appropriate mitigation	To mitigate the impact on archaeological features	TBC	Developer	TBC	£0	Developer	Essential (critical)
WES STA 006	Utilities	2016 - 2021	Downstream foul drainage capacity improvements, subject to network modelling	No public foul sewers close to site. Nearest lack capacity	TBC	Wessex Water; Developer	TBC	£0	Wessex Water	Essential (critical)
WES STA 007	Utilities	2016 - 2021	Connection to public water mains, via existing trunk main or through Station Road under railway bridge	No public water mains close to site	TBC	Wessex Water; Developer	TBC	£0	Wessex Water; Developer	Essential (critical)
WES STA 008	Utilities	2016 - 2021	Improvements to Westbury Sewage Treatment Works, subject to process review	To cope with increased use due to new development	TBC	Wessex Water; Developer	TBC	£0	Wessex Water	Essential (critical)

Land at Station Road, Westbury

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
WES STA 009	Utilities	2016 - 2021	Extensions and alterations to the existing electricity network	To supply the new development	TBC	Scottish and Southern Electric; Developer	TBC	£0	Scottish and Southern Electric; Developer	Essential (critical)
WES STA 010	Utilities	2016 - 2021	Potential relocation of overhead power lines crossing the site	To accommodate the new development	TBC	Scottish and Southern Electric; Developer	TBC	£0	Scottish and Southern Electric; Developer	Essential (critical)
WES STA 011	Utilities	2016 - 2021	Connection to existing low pressure gas main along Station Road	To supply the new development	TBC	Developer	TBC	£0	Wales and West Utilities; Developer	Essential (critical)
WES STA 012	Utilities	2016 - 2021	Sustainable Energy Strategy	To comply with Core Policy 41	TBC	Developer	TBC	£0	Developer	Essential (critical)

Land at Station Road, Westbury

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
WES STA 013	Utilities	2016 - 2021	Flood risk assesment and the provision of appropriate mitigation, including a SUDS	To assess and mitigate flood risk from new development	TBC	Developer	TBC	£0	Developer	Essential (critical)
WES STA 014	Sustainable transport	2016 - 2021	Retain WEST15 right of way through site and resurface to a high standard to provide an attractive route through site	To protect and enhance existing right of way	TBC	Developer	TBC	£0	Developer	Place-shaping
WES STA 015	Sustainable transport	2016 - 2021	Upgrade rights of way furniture, e.g. replacing stiles with gates, close to the site	To protect and enhance existing rights of way	TBC	Developer	TBC	£0	Developer	Place-shaping
WES STA 016	Open space, green infrastructure and the environment	2016 - 2021	Compensate any loss of amenity (sailing and fishing) and accessible greenspace	To comply with Core Policy 52 and Leisure & Recreation DPD	TBC	Developer	TBC	£0	Developer	Place-shaping

Land at Station Road, Westbury

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
WES STA 017	Open space, green infrastructure and the environment	2016 - 2021	Improve public accessibility to the lake at the north of the site, where this does not conflict with sensitive wildlife	To support the biodiversity features linked to the lake	TBC	Developer	TBC	£0	Developer	Place-shaping
WES STA 018	Open space, green infrastructure and the environment	2016 - 2021	Public open space, including 442m ² equipped play, 7850m ² open space, 885m ² allotments and 5900m ² sports pitch	To meet Open Space Standards for new development	£425,000	Developer	£0	£425,000	Developer	Place-shaping
WES STA 019	Open space, green infrastructure and the environment	2016 - 2021	Buffer zone for the CWS and avoid fragmentation of the lake and loss of sensitive habitats	To mitigate the impact on the local ecology	TBC	Developer	TBC	£0	Developer	Place-shaping
WES STA 020	Open space, green infrastructure and the environment	2016 - 2021	Ecological Management Plan	For long-term management of Westbury Lakes CWS	TBC	Developer	TBC	£0	Developer	Place-shaping

Land at Station Road, Westbury

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
WES STA 021	Open space, green infrastructure and the environment	2016 - 2021	Conserve and enhance existing woodland	To maximise ecological and amenity value	TBC	Developer	TBC	£0	Developer	Place-shaping
WES STA 022	Community and cultural	2016 - 2021	Provision or relocation of a sailing Clubhouse	The development would impact on existing facility	TBC	Developer	TBC	Developer costs	Developer	Place-shaping

Land at Mill Lane, Hawkeridge, Westbury

Trajectory

The plan period of the Wiltshire Core Strategy goes up to 2026. As of April 2016, development has commenced on this employment site, with planning permission granted in 2014¹. The majority of the remaining development on this strategic site allocation is expected to be built during the next five years of the plan period (2016 to 2021).

[No trajectories available for employment sites]

¹ Outline planning permission granted for the formation of a new business park (Class B1, B2 and B8), access and associated works. See planning application [14/03118/OUT](#).

Land at Mill Lane, Hawkeridge, Westbury

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
WES HAW 001	Sustainable transport	2011 - 2016	Site access measures, including roundabout	To facilitate safe and efficient site access/ egress.	£300,000	Developer	£300,000	£0	Wiltshire Council; Developer	Essential (critical)
WES HAW 002	Open space, green infrastructure and the environment	2011 - 2016	Protected species surveys and necessary mitigation	To meet HRA requirements	TBC	Developer	TBC	£0	Wiltshire Council; Developer	Essential (critical)
WES HAW 003	Open space, green infrastructure and the environment	2011 - 2016	Appropriate mitigation measures to reduce impact upon Grade II listed Hawkeridge Farm	To reduce the impact upon its setting and views	TBC	Developer	TBC	£0	Wiltshire Council; Developer	Essential (critical)
WES HAW 004	Utilities	2011 - 2016	New pumping station connected to existing drainage to the north or to the sewage treatment works to the south	To provide foul drainage for the development	TBC	Wessex Water; Developer	TBC	£0	Wessex Water; Developer	Essential (critical)

Land at Mill Lane, Hawkeridge, Westbury

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
WES HAW 005	Utilities	2011 - 2016	A SUDS discharging attenuated flows to the Bitham Brook	To control surface water drainage from the development	TBC	Developer	TBC	£0	Wessex Water; Developer	Essential (critical)
WES HAW 006	Utilities	2011 - 2016	Reinforcement of the electricity network and primary sub-station, with possible diversion of overhead power lines	Existing sub-station close to being fully loaded	TBC	Scottish and Southern Electric; Developer	TBC	£0	Scottish and Southern Electric; Developer	Essential (critical)
WES HAW 007	Utilities	2011 - 2016	Connection to the medium pressure gas mains to the south, within the industrial estate	Very little gas infrastructure exists around the site	TBC	Developer	TBC	£0	Wales and West Utilities; Developer	Essential (critical)
WES HAW 008	Utilities	2011 - 2016	Sustainable Energy Strategy	To comply with Core Policy 41	TBC	Developer	TBC	£0	Developer	Essential (critical)

Land at Mill Lane, Hawkeridge, Westbury

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
WES HAW 009	Open space, green infrastructure and the environment	2011 - 2016	Land within flood zones 2 and 3 to be used for a diverted footpath and to enhance biodiversity in the area	Protect rights of way & mitigate ecology impact	TBC	Developer	TBC	£0	Developer	Place-shaping
WES HAW 010	Open space, green infrastructure and the environment	2011 - 2016	Retain existing rights of way on the site and potentially divert and incorporate into landscaping of site	Protect rights of way & mitigate landscape impact	TBC	Developer	TBC	£0	Developer	Place-shaping
WES HAW 011	Open space, green infrastructure and the environment	2011 - 2016	Minimum 10% green/ brown roof coverage	To minimise visual impact from higher ground	TBC	Developer	TBC	£0	Developer	Place-shaping
WES HAW 012	Open space, green infrastructure and the environment	2011 - 2016	Sensitive edge treatment of hedgerows (5m buffer) with native planting for landscaping outside formal areas	To mitigate impact on local ecology	TBC	Developer	TBC	£0	Wiltshire Council; Developer	Place-shaping

Land at Mill Lane, Hawkeridge, Westbury

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
WES HAW 013	Open space, green infrastructure and the environment	2011 - 2016	Use of soft SUDS features to create a wetland habitat on site boundary	To mitigate impact on local ecology	TBC	Developer	TBC	£0	Developer	Place-shaping
WES HAW 014	Open space, green infrastructure and the environment	2011 - 2016	Allow existing hedgerows to grow taller and wider and plant with hedgerow trees	To reduce visual impact on views from higher ground	TBC	Developer	TBC	£0	Developer	Place-shaping

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