

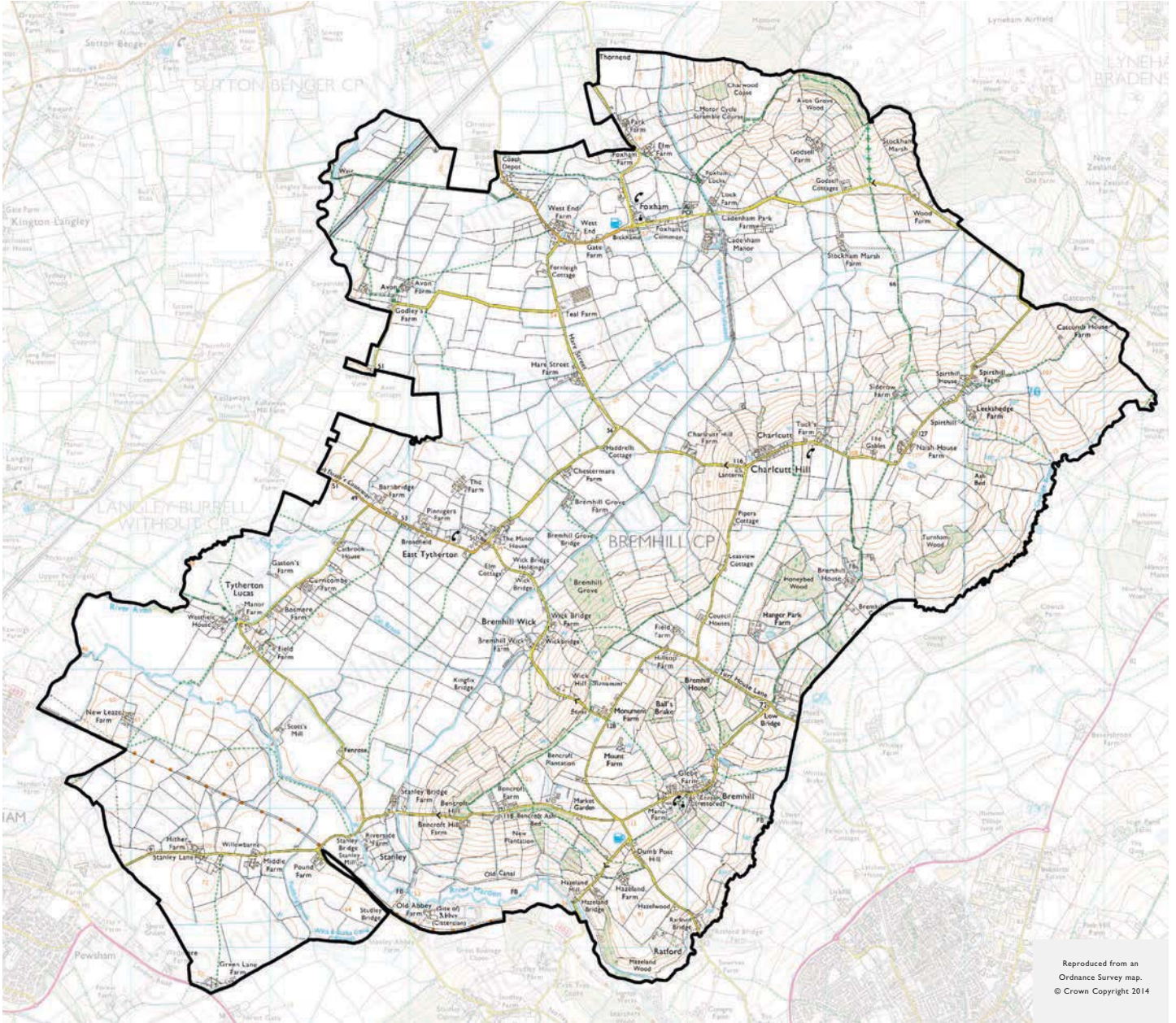
# Bremhill Parish Neighbourhood Plan

## Part 1: policies, evidence & context

Made February 2018



PLANNING THE FUTURE OF THE PARISH UNTIL 2030



## DESIGNATED NEIGHBOURHOOD PLAN AREA

Approved by Wiltshire Council (April 2014)  
(Existing Parish Boundary)

# FOREWORD

The Bremhill Parish Neighbourhood Plan process was started in January 2013 by a team from the parish council and representatives from the local community. This document is the culmination of many meetings, parish questionnaires and public and statutory consultation on the Neighbourhood Plan since that time.

Bremhill Parish is part of Calne Community Area and our Neighbourhood Plan reflects the development requirements for the Calne Rural parishes. To the east of the parish we are also adjacent to the town of Chippenham and our plan reflects our position as the rural buffer between these towns, providing countryside and recreational activities for Chippenham and Calne residents.

This Neighbourhood Plan is based on the feedback from questionnaires sent to 394 homes in the parish. A strong response of some 180 returns (47%) informed the plan. Further feedback has been taken from the three consultation workshops, attended by 150 parishioners. Finally we received many responses to our Public Consultation, much of which has been incorporated into the final document.

The Neighbourhood Plan takes note of two planning policy structures. Firstly the National Planning Policy Framework (NPPF) which defines planning policy at national level, and secondly the Wiltshire Core Strategy, that sets out a planning framework at county level. Our Neighbourhood Plan draws on both NPPF and Core Strategy Policies, and these are referred to throughout the document in **Green Text**.

Many parishioners are probably aware that the Neighbourhood Plan is being developed at the same time as Wiltshire Council has developed a Site Allocation Plan for Chippenham that initially included development on Bremhill Parish land.

Some 90% of responses to our questionnaire urged the maintenance of the rural buffer between the peripheral towns and Bremhill Parish. However, this Neighbourhood Plan is not a document to solely oppose development to the east of the Parish, but a rounded view of what is best for Bremhill Parish. Because of this, we look at the potential impact of development on lifestyle aspects such as landscape, roads, environment and wellbeing, rather than set out arguments against development.

## FOREWORD CONTINUED

The Neighbourhood Plan is split into two sections; firstly, part 1, in this document the Neighbourhood Plan itself, with the vision and objectives and associated Policies, Policy Evidence and Policy Context. Secondly, part 2, in the larger document, the policy evidence reports, which give background and more supporting evidence to each of the five policies.

Part 2 also outlines Community Priority Actions. These are other areas of concern for residents that emerged during the consultation and plan development process that cannot be answered through planning policies. So these are noted as Community Priority Actions for the Parish Council to consider over the plan period.

Thanks is given for the views on this Neighbourhood Plan during the initial six week consultation period. This feedback has shaped our final document, particularly in making our policies meaningful and measurable and consolidating much of the information into appendices to the main plan. These two documents will be voted on by Parishioners to be formally adopted as the Bremhill Parish Neighbourhood Plan.

***N.B: It should be noted that various Core Strategy Policies are referred to throughout this document. Not every Core Strategy Policy is quoted in full. For this reason, it is acknowledged that only selected quotes appear in this document and readers should also refer to the Wiltshire Council Core Strategy itself.***

# SUMMARY OF VISION AND OBJECTIVES

This provides summary statements on our vision and objectives so that an overview can be achieved.

## VISION STATEMENT

### **a. A Viable Community:**

- To maintain the character of Bremhill Parish as a place with a sense of community and history.
- Aim to enhance local employment opportunities especially for small start-up businesses and provide the community with better facilities and services.

### **b. Appreciate our Green Environment:**

- To conserve the rural character of Bremhill Parish and preserve the green areas within and surrounding the small villages.

### **c. Easier to Get Around:**

- To improve access to our countryside for walkers, cyclists and horse riders by improving the network of footpaths and bridleways.

### **d. An Attractive Parish:**

- To ensure any new development should be of a small scale and reflect the types of buildings already in the Parish. Maximum use should be made of brownfield (including agricultural buildings) and infill development rather than greenfield development.

### **e. A Cultural Centre:**

- To enable cultural, heritage and tourism opportunities for the Parish to build on a vibrant community life.

### **f. Wellbeing and Leisure**

- To ensure that there are adequate green space and recreational facilities for both young and old and to secure and improve community facilities that contribute to healthy living.

### **g. Responsible attitudes to energy**

- To encourage the responsible use and siting of renewable energy whilst preserving the rural character and beauty of Bremhill Parish.

## OBJECTIVES

### **a. Housing:**

The Plan will provide for up to 20 dwellings to meet local needs. It will do this through:

- permitting small-scale infill sites and conversions within the Parish.
- supporting the redevelopment of some brownfield sites to mixed uses.
- making sure that developments include a mix of housing suited to local needs.

## **b. The economy and jobs:**

The Plan will help business support existing and new jobs by:

- making sure that existing employment sites are kept for employment use wherever possible and appropriate.
- supporting new business premises in suitable locations.
- ensure implementation of fast broadband to support businesses, home working and domestic use.
- encouraging appropriate and sustainable rural tourism activities.

## **c. Green and open spaces:**

The Plan will make sure that:

- existing areas of green space within the Parish are protected and their biodiversity maintained and improved.
- Potential areas of local green space and rural buffers are identified within the constraints of Wiltshire Council policy on protection of local green spaces.
- Connect existing footpaths and bridleways by the creation of new rights of way.
- Monitor the restoration and re-opening of the Wilts and Berks canal.

## **d. The local landscape and wildlife:**

- The Plan will encourage sympathetic management of the countryside and natural environment within the Parish to enhance the quality of the landscape, improve wildlife habitat and conservation.

## **e. Management of Water Courses and Flood Mitigation:**

The Plan will encourage new ways of reducing:

- flood risk and water pollution by sustainable management including tree planting throughout the Parish (especially the major watercourses of Rivers Avon and Marden, Cade Burna, Fishers Brook and Cowage Brook) by:
- keeping open spaces which are used as flood management areas free from inappropriate development.
- making sure that development minimises the impact on water quality.
- Identifying and acting on the risk of pollution.

## **f. Traffic management and accessibility:**

The Plan will support new ways of managing the traffic in and around the Parish in partnership with Wiltshire Council and the Police by:

- supporting local and strategic traffic management which reduces HGV/LGV vehicles through the Parish in order to minimise their adverse impact.
- ensuring horse riders, cyclists, walkers and drivers can safely coexist on Parish roads.
- Supporting speed watch initiatives including traffic signage
- Identifying road areas which require maintenance

### **g. Community well-being:**

The Plan will protect existing community facilities and services considered important for a vibrant community and support the development of new ones which benefit local people and visitors by encouraging:

- developments or uses associated with a positive visitor experience.
- the protection of existing community buildings, services and events.
- a new village hall for East Tytherton.

### **h. Sustainability and climate change:**

The Plan will encourage moves towards a low-carbon economy which includes local food production, high standards of energy conservation and the use of renewable energy through:

- the application of higher energy standards in new houses.
- supporting small scale proposals for solar energy.
- encouraging the use of land within the Parish to support food production.

# POLICY SUPPORTING EVIDENCE

Note: Wiltshire Council existing policy evidence is shown in green text for the sake of clarity.

## NP 1 - GENERAL DEVELOPMENT

### POLICY 1

Over the plan period approximately 20 homes will be provided in the Parish of Bremhill. In addition, the provision of low cost homes for the young and rural workers to allow them to live and work in the parish will be supported.

Proposals for development in the countryside will only be permitted where it can be demonstrated that the development would have an acceptable effect on the rural character of the landscape of the area, and would also support one of the following purposes;

- i. Supporting wildlife habitats
- ii. Provide or improve a recreational facility appropriate to the countryside
- iii. Be for agricultural purposes or would enable farm diversification
- iv. Support cultural or tourism opportunities
- v. Other development supported by National development or other development plan policies

Proposals for converting farm buildings to dwellings will be supported, subject to the building being capable of conversion without major rebuilding or structural works.

There follows a number of Bremhill Neighbourhood Plan Design Statement Policies that will guide development within the parish under Neighbourhood Plan Policy 1.

Design Statement Policies:

DSP1: The landscape resources (woodlands, hedgerows, watercourses, geological features and views) should be preserved and/or enhanced by future development (see also Policies NP2, NP3 and NP4).

DSP2: The design of new buildings and conversion of agricultural buildings should be appropriate to the setting of all adjacent buildings, particularly where they are historic.

DSP3: Development should continue the tradition of adapting to change, but should be of a scale and design to that is compatible with a rural settlement.

DSP4: Restoration and adaptation of old buildings should be sensitive and sympathetic to their character and should be carried out to appropriate building standards, particularly with regard to energy performance.

DSP5: Small scale business developments, workshops and bed & breakfast facilities should be encouraged consistent with the policies within this Neighbourhood Plan and other development plan policies.



## **NP1.1 POLICY EVIDENCE**

1. This policy supports the following Vision Statements in our Neighbourhood Plan

- a. “A Viable Community”
- b “Appreciate our Green Environment
- d “An Attractive Parish”
- e “A Cultural Centre”

2. This policy supports the following Objectives in our Neighbourhood Plan.

- a “Housing”
- c “Green and Open Spaces”
- d “The local landscape and wildlife”
- g “ Community well-being”

3. The Bremhill Parish questionnaire responses showed that 82% of people have said they want to see no more than 20 homes built in the Parish in the next 15 years.

Out of the suggested plot sizes, more people would prefer to see the development of individual plots, rather than large developments of 10- 20 houses, of which 94% of people were opposed to this proposal.

## **NP1.2 POLICY CONTEXT**

### **Wiltshire Council Core Policy 48 – Supporting Rural Life:**

#### **Dwellings required to meet the employment needs of rural areas**

Outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages, proposals for residential development will be supported where these meet the accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside. Proposals for accommodation to meet the needs of employment essential to the countryside should be supported by functional and financial evidence.

#### **Improving access to services and improving infrastructure**

Proposals which will focus on improving accessibility between towns and villages, helping to reduce social exclusion, isolation and rural deprivation, such as transport and infrastructure improvements, will be supported where the development will not be to the detriment of the local environment or local residents.

### **Conversion and re-use of rural buildings**

Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where it satisfies the following criteria:

- i. The building(s) is / are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building; and
- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas; and
- iii. The building can be served by adequate access and infrastructure; and
- iv. The site has reasonable access to local services or
- v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding

Where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria. In isolated locations, the re-use of redundant or disused buildings for residential purposes may be permitted where justified by special circumstances, in line with national policy.

### **Wiltshire Council Core Policy 57: Ensuring High Quality Design and Place Shaping**

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire.

### **NPPF Paragraph 28**

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;

- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the –character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- promote the retention and development of local services and community facilities in vil lages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

### **NPPF Paragraph 55**

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling.

### **Such a design should:**

- be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
- reflect the highest standards in architecture;
- significantly enhance its immediate setting; and
- be sensitive to the defining characteristics of the local area.

### **The Town and Country Planning (General Permitted Development) (England) Order 2015**

Class Q – agricultural buildings to dwellinghouses

Permitted development Q. Development consisting of-

1. (a) a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; and
2. (b) building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

## NP2 BREMHILL VILLAGE LANDSCAPE

### POLICY 2

Development should not be permitted in the open countryside between Bremhill village and the Parish boundary to the south and east unless it is for development permitted by the 'exceptions' policies in the Core Strategy or other policies in this Neighbourhood Plan. Any development must maintain the visual separation between Bremhill Village towards Calne and ensure that the landscape character of the area is protected or enhanced.

#### NP2.1 POLICY EVIDENCE

1. This policy supports the following Vision Statements in our Neighbourhood Plan

b "Appreciate our Green Environment

d "An Attractive Parish"

2. This policy supports the following Objectives in our Neighbourhood Plan.

c "Green and Open Spaces"

d "The local landscape and wildlife"

3. The Bremhill Parish questionnaire responses showed 86% of respondents agreed it was highly important that the rural areas of the Parish remain unspoilt. 88% of people were highly concerned about maintaining separation from surrounding towns.

4. The Bremhill Landscape Report within this Neighbourhood Plan evidence shows that there is potential for coalescence between Bremhill and the town of Calne, as the village is 1km away from the Calne built area.

A3102 ring road, designated as the Calne settlement boundary. Bremhill village lies on rising ground around 100m AOD on the northern valley side so there is landscape sensitivity from the receptors of Calne Town. The unspoilt landscape is mixed pastoral and arable with low maintained hedgerows and some hedgerow trees. The land is mainly Grade 2 and 3 with a few scattered dwellings and farm

#### NP2.2 POLICY CONTEXT

This Policy was developed in the context of the following National and Wiltshire Council policies which apply to the area:

##### **Wiltshire Council Core Policy 51 Landscape**

Development should protect, conserve and where possible enhance landscape character and must not have an unacceptable impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been considered:

- i. the locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies
- ii. the locally distinctive character of settlements and their landscape settings
- iii. the separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe
- iv. visually sensitive skylines, soils, geological and topographical features
- v. landscape features of cultural, historic and heritage value
- vi. important views and visual amenity
- vii. tranquillity and the need to protect against intrusion from light pollution, noise, and motion and
- viii. landscape functions including places to live, work, relax and recreate.

**Wiltshire Council Core Policy 58 Ensuring the conservation of the historic environment**

Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- iii. Buildings and structures of special architectural or historic interest
- iv. The special character or appearance of conservation areas

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

This refers to the Conservation area and listed and historical buildings within Bremhill.

**Wiltshire Council Saved North Wiltshire Policy H4**

Development in the Open Countryside

**NPPF paragraph 109**

Conserving and enhancing the Natural Environment – The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valuable landscapes, geological conservation interests and soils.

**NPPF paragraph 123**

Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

## NP3 NORTH OF THE NORTH RIVERS CYCLE ROUTE LANDSCAPE

### POLICY 3

Development should not be permitted in the open countryside north of the North Rivers Cycle Route, between the cycle route and the Tytherton Lucas Conservation Area unless it is for development permitted by the 'exceptions' policies in the Core Strategy or other policies in this Neighbourhood Plan. This will allow users of the cycle route to enjoy a clear uninterrupted view to the north and east, maintain the unspoilt nature of the River Marden valley for amenity and leisure and maintain the visual separation between Tytherton Lucas and Chippenham to prevent their coalescence.

### NP3.1 POLICY EVIDENCE

1. This policy supports the following Vision Statements in our Neighbourhood Plan
  - b "Appreciate our Green Environment
  - d "An Attractive Parish"
2. This policy supports the following Objectives in our Neighbourhood Plan.
  - c "Green and Open Spaces"
  - d "The local landscape and wildlife"
  - e "Management of water courses and flood mitigation"
3. The Bremhill Parish questionnaire responses showed 86% of respondents agreed it was highly important that the rural areas of the Parish remain unspoilt. 88% of people were highly concerned about maintaining separation from surrounding towns.
4. The Wiltshire Council Chippenham Landscape Setting Assessment December 2014 states:

Landscape Quality "The landscape has a predominantly rural character particularly...to the north of the North Wiltshire Rivers Route cycleway". Qualities to be safeguarded within this strategic area include: "Remote rural character of the land to the north of the North Wiltshire Rivers Route characterised by large arable fields bound by tree lined watercourses and onward views over the expansive river floodplain flanked by the wooded limestone ridge to the east".

In addition it states the context of the "Remote character of Tytherton Lucas with the edge of Chippenham appearing generally distant and wooded".

Development within this area “has the potential to reduce separation between Tytherton Lucas and Chippenham which would reduce its remote and tranquil character. In addition development would be visually prominent from surrounding high ground and could make the edge of Chippenham considerably more noticeable”.

The recommendation is to “Ensure development does not extend north of the North Wiltshire Rivers Route as it would substantially reduce separation between Tytherton Lucas and Chippenham and would increase visibility of the town from beyond Tytherton Lucas towards East Tytherton.

5. A Landscape Report by independent consultants WH Landscape Consultancy, provided for Tytherton Lucas Residents Association and provided to the Parish Council states:

“Although not covered by any statutory landscape designations the river corridors and the surrounding countryside, particularly to the north of the cycle route, are of considerable landscape value, being located in a tranquil and complete rural landscape and providing the landscape setting for the Tytherton Lucas Conservation Area... This area has a low capacity and is susceptible to development. It is considered to have a High/Medium sensitivity and the magnitude of change will be Substantial, which will result in a Major to Major/Moderate adverse impact on the landscape resource, which cannot readily be mitigated. “

### **NP3.2 POLICY CONTEXT**

This Policy was developed in the context of the following National and Wiltshire Council policies which apply to the area:

#### **Wiltshire Council Core Policy 8 Spatial Strategy for Calne Community Area**

There is an objective of “protecting and enhancing the important ecological value and landscape character of the River Marden corridor” as stipulated in bullet 3 of paragraph 5.41 of the Issues and Considerations of CP8.

In paragraph 5.42 of Core Policy 8 there is the objective of using the River Marden to provide a “wider green infrastructure network linking Calne with Chippenham and the wider countryside”.

#### **Wiltshire Council Core Policy 50 Biodiversity and Geodiversity**

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances

The River Marden is identified as a Priority Habitat (Running Water) in the Wiltshire and Swindon Biodiversity Action Plan.

### **Wiltshire Council Core Policy 51 Landscape**

Development should protect, conserve and where possible enhance landscape character and must not have an unacceptable impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been considered:

- i. the locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies
- ii. the locally distinctive character of settlements and their landscape settings
- iii. the separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe
- iv. visually sensitive skylines, soils, geological and topographical features
- v. landscape features of cultural, historic and heritage value
- vi. important views and visual amenity
- vii. tranquillity and the need to protect against intrusion from light pollution, noise, and motion and
- viii. landscape functions including places to live, work, relax and recreate.

### **Wiltshire Council Core Policy 58 Ensuring the conservation of the historic environment**

Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- iii. Buildings and structures of special architectural or historic interest
- iv. The special character or appearance of conservation areas Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

This refers to the Conservation area of Tytherton Lucas, and the listed and historical buildings of St Nicholas Church (Grade II\*) and Scotts Mill (Grade II) within the area outlined in the Policy.



## **Wiltshire Council Saved North Wiltshire Policy H4**

### Development in the Open Countryside

#### **Wiltshire Council Chippenham Site Allocations Plan**

This Policy has been developed to align as much as possible with the adopted Chippenham Site Allocations Plan (CSAP). The Policy does not restrict development south of the North Rivers Cycle Route.

The revised draft April 2016 Site Allocations Report (3A) states:

Strategic Area C has an attractive landscape character. The open character and strong association with the rivers and floodplain are important characteristics to safeguard. Development in this Strategic Area has the potential to reduce separation between Tytherton Lucas and Chippenham, which would reduce its remote and tranquil character. In addition development would be visually prominent from surrounding high ground and could make this edge of Chippenham considerably more notable in the surrounding countryside. The options which broach the North Wiltshire Rivers Route (C1, C2 and C4) have a higher potential to reduce separation between Chippenham and Tytherton Lucas. It follows that the strategic site options which present the greatest scale of development and therefore encroach further into the landscape setting of Chippenham perform the worst in terms of potential landscape impact, with option C2 performing worst.

The Policy does go against the allocation of a small amount of land north of the North Rivers Cycle Route that was in the Council option C1, but this was not vital to the viability of the development, and this allocation of land went against the Council's own evidence in Section 19.8 of the Site Selection Report, which stated " ...involves areas of land in the River Marden Valley that are identified as sensitive in landscape terms. If there is no pressing need to do so then logically this should be avoided".

#### **NPPF paragraph 109**

Conserving and enhancing the Natural Environment – The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valuable landscapes, geological conservation interests and soils.

#### **NPPF paragraph 123**

Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

### POLICY 4

Permission should be refused for development that results in the loss or deterioration of irreplaceable or fragile habitats in line with National Policy. Development should protect and, wherever possible enhance landscapes, woodland, hedgerows, ponds, lakes, rivers, streams, ditches and wildlife habitats. This includes ecology buffers of approximately 200m of the main watercourses, Rivers Avon and Marden. Also, 100m of other key watercourses including Cade Burna, Fishers Brook, Cowage Brook and the disused Wiltshire & Berkshire Canal.

#### NP4.1 POLICY EVIDENCE

1. This policy supports the following Vision Statements in our Neighbourhood Plan

b “Appreciate our Green Environment

d “An Attractive Parish”

2. This policy supports the following Objectives in our Neighbourhood Plan.

c “Green and Open Spaces”

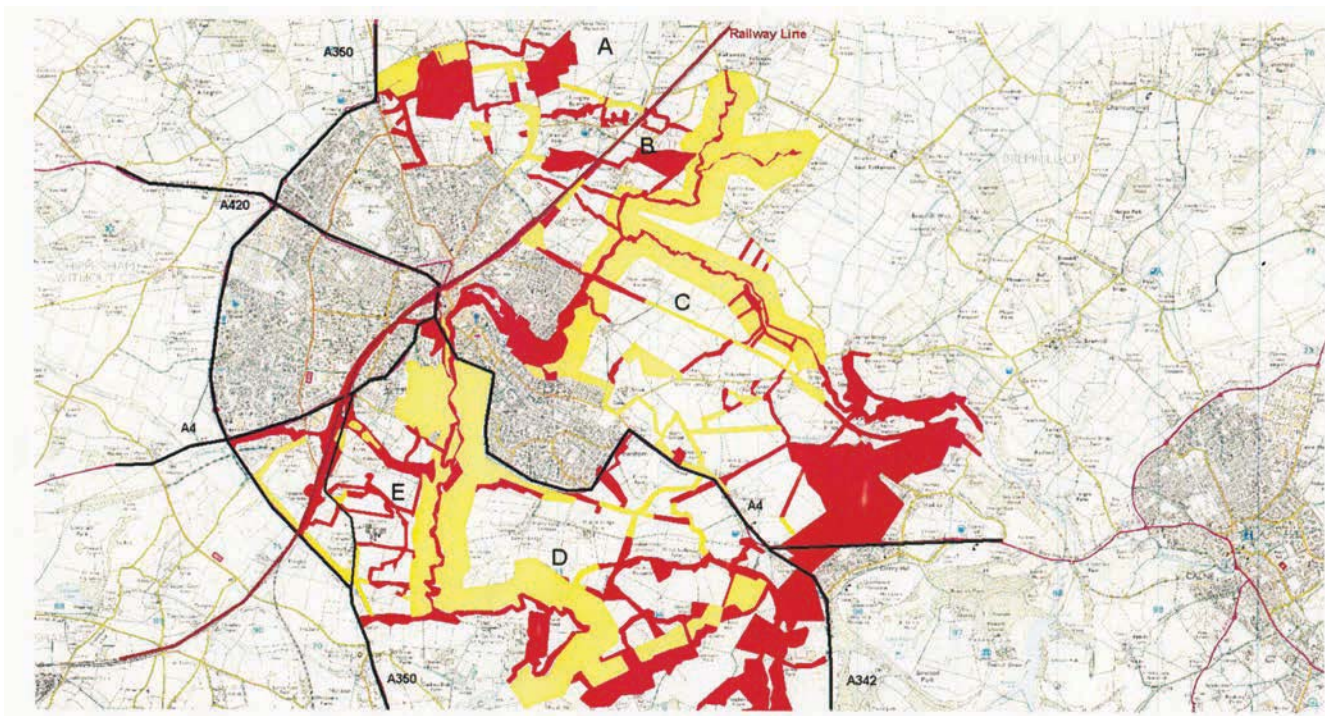
d “The local landscape and wildlife”

e “Management of water courses and flood mitigation”

3. With respect to the areas of the River Avon and Marden within the Chippenham Site Allocations Plan, Evidence Paper 5: Biodiversity July 2015 admits that further work is needed to assess the areas of the Rivers Avon and Marden for protected species and priority habitats.

**A map of an Ecology diagram is shown showing the Ecology Opportunity Areas for the River Avon and Marden overleaf...**

## AREA C - SHOWS CONTEXT OF RIVER AVON AND RIVER MARDEN



### Ecology diagram

**Red** = important ecology areas to be retained, protected, enhanced; including County Wildlife Sites, rivers, woodlands, hedgerows, and other key habitats

**Yellow** = opportunity areas; river corridors (c. 100m buffer) and floodplain, links to re-connect habitats, restoration and enhancement

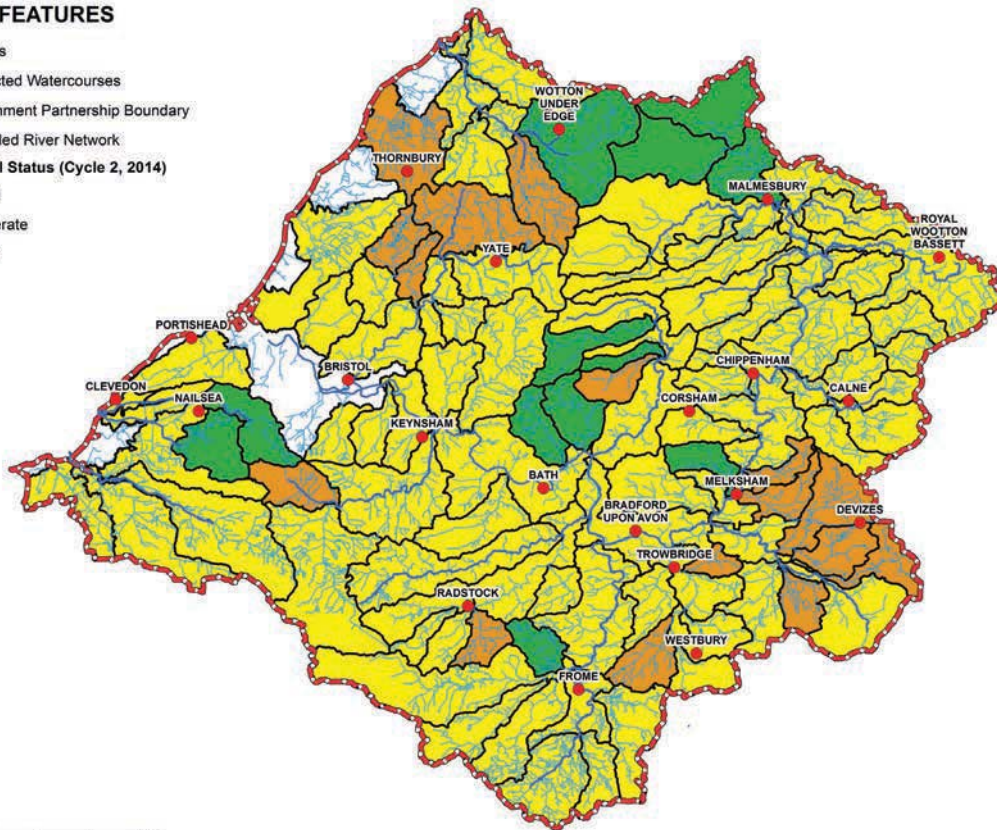
4. The River Avon has a designated SSSI in the Neighbourhood Plan area north of the confluence with the River Marden . Kellaways – Tytherton Lucas, River Avon SSSI (grid reference ST945750) is a 4.1 hectare geological Site of Special Scientific Interest, notified in 1998. Located 3 miles north east of Chippenham, this SSSI is of geological interest as the banks of the River Avon expose Callovian highly-fossiliferous sandstone which contains well-preserved bivalves, gastropods, brachiopods, belemnites and ammonites.

5. The Bristol Avon Catchment Plan overleaf - January 2016 shows the waterbodies within the Neighbourhood Plan Area as “moderate” under the EU Water Framework Directive. Any waterbody not reaching “good” ecological status has to have plans to address this by 2027.

## THE BRISTOL AVON CATCHMENT WATERBODIES

### KEY TO FEATURES

- Towns
- Selected Watercourses
- ▭ Catchment Partnership Boundary
- Detailed River Network
- WFD Overall Status (Cycle 2, 2014)
- Good
- Moderate
- Poor



### NP4.2 POLICY CONTEXT

This Policy was developed in the context of the following National and Wiltshire Council policies which apply to the area:

#### **Wiltshire Council Core Policy 8 Spatial Strategy for Calne Community Area**

There is an objective of “protecting and enhancing the important ecological value and landscape character of the River Marden corridor” as stipulated in bullet 3 of paragraph 5.41 of the Issues and Considerations of CP8.

In paragraph 5.42 of Core Policy 8 there is the objective of using the River Marden to provide a “wider green infrastructure network linking Calne with Chippenham and the wider countryside”.

#### **Wiltshire Council Core Policy 50 Biodiversity and Geodiversity**

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances.

### **Wiltshire Council Core Policy 51 Landscape**

Development should protect, conserve and where possible enhance landscape character and must not have an unacceptable impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been considered:

i. the locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies

ii. the locally distinctive character of settlements and their landscape settings

iii. the separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe

iv. visually sensitive skylines, soils, geological and topographical features

v. landscape features of cultural, historic and heritage value

vi. important views and visual amenity

vii. tranquillity and the need to protect against intrusion from light pollution, noise, and motion and

viii. landscape functions including places to live, work, relax and recreate.

### **Wiltshire Council Core Policy 53 - Wiltshire's canals**

The restoration and reconstruction of the Wilts and Berks and Thames and Severn canals as navigable waterways is supported in principle. The historic alignments of the Wilts and Berks, including the North Wilts Branch, and Thames and Severn canals, as identified on the policies map, will be safeguarded with a view to their long-term re-establishment as navigable waterways. These alignments will be safeguarded by:

i. Not permitting development likely to destroy the canal alignment or its associated structures, or likely to make restoration more difficult, and

ii. Ensuring that where the canal is affected by development, the alignment is protected or an alternative alignment is provided. Proposals will be permitted that are designed to develop the canal's recreational and nature conservation potential, in particular, the use of the old line of the canal for walking, cycling.

**Wiltshire Council Core Policy 68 – Water Resources**

Development must not prejudice the delivery of the action and targets of the relevant River Basin or Catchment Management Plan, and should contribute towards their delivery where possible.

**Wiltshire Council Saved North Wiltshire Policy H4**

Development in the Open Countryside

**NPPF paragraph 109**

Conserving and enhancing the Natural Environment – The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valuable landscapes, geological conservation interests and soils.

**NPPF paragraph 117**

identify and map components of the local ecological networks for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation.

**NPPF paragraph 123**

Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

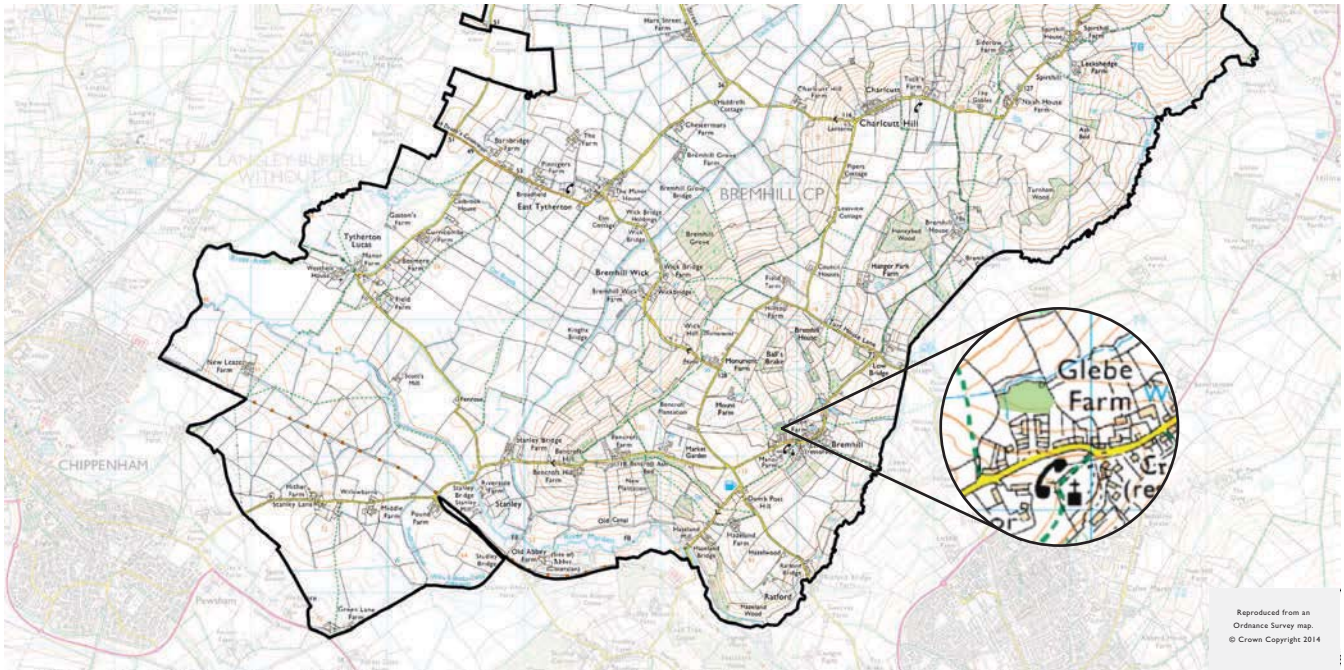
**EU Water Framework Directive**

Directive 2000/60/EC of the European Parliament and of the Council establishing a framework for the Community action in the field of water policy.

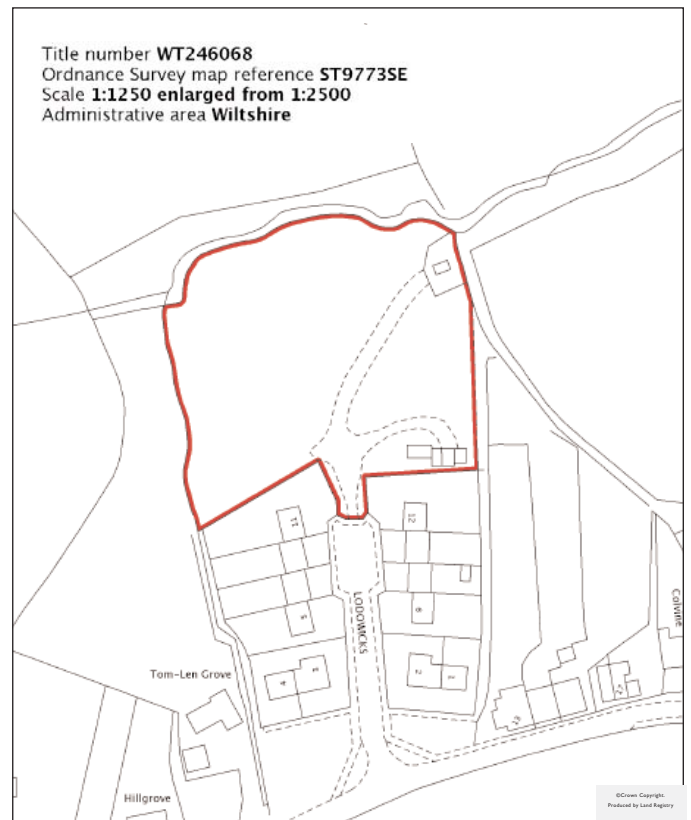
## NP5 LODOWICKS DESIGNATED GREEN SPACE

### POLICY 5

Land at Lodowicks, Bremhill Village, as shown on the detailed accompanying map entitled Lodowicks Green Space is designated as a Local Green Space for the benefit of the community.



Lodowicks Local Green Space map



## **NP5.1 POLICY EVIDENCE**

1. This policy supports the following Vision Statements in our Neighbourhood Plan

a “A Viable Community”

f “Wellbeing and Leisure”

2. This policy supports the following Objectives in our Neighbourhood Plan.

c “Green and Open Spaces”

g “Community well-being”

3. 55 villagers attended the Neighbourhood Plan meeting in Bremhill Village Hall, and a specific vote was taken on the request for Lodowicks to be included in the plan as Local Green Space. 49 people voted for and none against the proposal. A comment was made on the unsuitability of the site for housing for elderly people, as it is at the bottom of a steep hill.

## **NP5.2 POLICY CONTEXT**

### **NPPF Paragraph 76**

Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

### **NPPF Paragraph 77**

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

*Thank you for reading this document, further evidence reports and Community Priority Actions are shown in the Part 2 document which accompanies this publication. It is also available to view on the Bremhill Parish website - [www.bremhillparish.org](http://www.bremhillparish.org)*





# Bremhill Parish Neighbourhood Plan


## Part 2: evidence reports & appendices



PLANNING THE FUTURE OF THE PARISH UNTIL 2030

# PUBLIC CONSULTATION

Following on from questionnaires delivered in September 2014 to homes in Bremhill Parish three public consultations and workshops were held at village halls providing feedback from a presentation created from the questionnaire results. A copy of the questionnaire and presentation can be viewed at: [www.bremhilparish.org](http://www.bremhilparish.org)



**BREMILL PARISH**  
NEIGHBOURHOOD PLAN


IMPORTANT PUBLIC MEETINGS HELPING TO SHAPE  
THE FUTURE OF OUR PARISH FOR THE NEXT 15 YEARS

FRIDAY 23<sup>RD</sup> JANUARY - 7.30PM  
EAST TYTHERTON VILLAGE HALL

FRIDAY 6<sup>TH</sup> FEBRUARY - 7.30PM  
FOXHAM VILLAGE HALL

FRIDAY 13<sup>TH</sup> FEBRUARY - 7.30PM  
BREMILL VILLAGE HALL

THE PARISH COUNCIL WILL PRESENT THE DRAFT PLANS FOR PUBLIC CONSULTATION  
BASED ON THE FEEDBACK FROM THE COMMUNITY AND BUSINESS QUESTIONNAIRES




HAVE YOUR SAY ABOUT THE FUTURE!



BREMILL PARISH NEIGHBOURHOOD PLAN

*Have your say...*



BREMILL PARISH NEIGHBOURHOOD PLAN

Note: Please see full Consultation Statement document for details

# INDEX

PUBLIC CONSULTATION

EXECUTIVE SUMMARY

DESIGNATED NEIGHBOURHOOD PLAN AREA MAP **Page 1**

FOREWORD **Page 2 - 3**

INTRODUCTION & POLICY SUMMARY **Page 4-6**

SECTION 1 - History of Bremhill Parish **Page 7-15**

SECTION 2 - Landscape character and setting **Page 16-40**

SECTION 3 - Bremhill Parish, now & the future **Page 41-42**

SECTION 3.1 - Appreciate our green environment **Page 43-64**

SECTION 3.19 - An attractive Parish **Page 65-75**

SECTION 3.28 - A viable community **Page 76-86**

SECTION 3.33 - Easier to get around **Page 87-96**

SECTION 3.41 - Wellbeing & Leisure **Page 97-107**

SECTION 3.55 - Responsible attitudes to energy **Page 108-109**

SECTION 4 - Monitoring & Review **Page 110-111**

SECTION 5 - Community infrastructure levy **Page 111**

SECTION 6 - Asset register of Bremhill Parish **Page 112**

SECTION 7 - Acknowledgements **Page 112**

SECTION 8 - Appendices A through C **Page 113-121**

# EXECUTIVE SUMMARY

The Bremhill Parish Neighbourhood Plan process began in February 2013 with a team from the Parish.

During this time the team has consulted widely. The steering group nominated the Parish boundary as the designated area for the Neighbourhood Plan. This was agreed with Parish Council, the public were consulted over a 6 week period via the Wiltshire Council website. Wiltshire Council then formally adopted this area.

Questionnaires were designed, piloted and published. These were sent to **394** houses in the Parish where families were encouraged to complete the forms.

**187** responses were received, assessed and published.

**75** Business questionnaires were sent out, and **30** were returned.

This information was fed into the draft Neighbourhood Plan, and three consultative meetings were held in the village halls at the start of 2015. The presentations attended by over **150** people provided good feedback as to how the public wished to see Bremhill Parish develop in the future.

The main points of the draft Bremhill Neighbourhood Plan are;

- **The protection of the green space between Parish villages, hamlets and nearby expanding towns outside the Parish boundary.**

KEY  
TOPIC

- **Create designated areas of Local Green Space at Lodowicks**

- **Retain the historical and landscape character of villages and hamlets**

KEY  
TOPIC

- **Support the need for up to 20 additional houses in small or single developments**

- **Grow the rural economy, and support small businesses and home working**

KEY  
TOPIC

- **Monitor Broadband to achieve optimum speed throughout the Parish**

- **Protect wildlife habitats to increase bio-diversity**

- **Support agricultural enterprises in the Parish and the amenity of farmland.**

KEY  
TOPIC

- **Road maintenance and traffic management, with the reduction of speed on our roads as a priority**

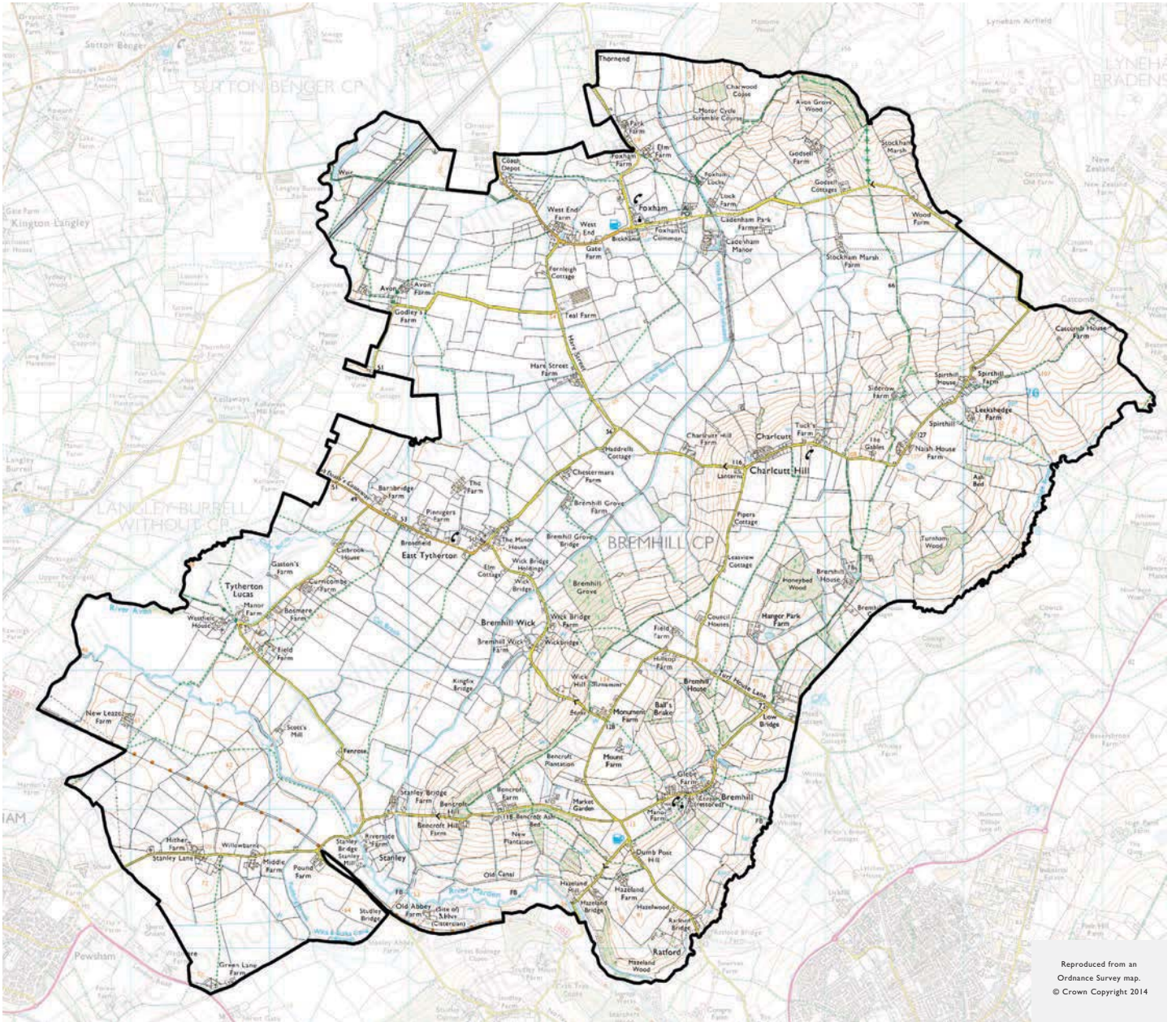
- **The safety of horse riders, cyclists, and walkers on roads, bridle paths and footpaths**

- **The management of climate change by identifying and acting on flooding and pollution**

- **Encouraging a low carbon economy and use of appropriate renewable energy**

- **Protect existing community facilities, services and support new ones which benefit community well-being**

The Neighbourhood Plan is a living document, and it will be continually monitored during its life. The process will include further consultation with Wiltshire Council, surrounding Parishes, and other recognized bodies.



## DESIGNATED NEIGHBOURHOOD PLAN AREA

Approved by Wiltshire Council (April 2014)  
(Existing Parish Boundary)

# FOREWORD

The Bremhill Parish Neighbourhood Plan process was started in January 2013 by a team from the parish council and representatives from the local community. This document is the culmination of many meetings, parish questionnaires and public and statutory consultation on the Neighbourhood Plan since that time.

Bremhill Parish is part of Calne Community Area and our Neighbourhood Plan reflects the development requirements for the Calne Rural parishes. To the east of the Parish we are also adjacent to the town of Chippenham and our plan reflects our Parish position as the rural green fields between Calne and Chippenham, providing countryside and recreational activities for the towns' residents.

This Neighbourhood Plan is based on the feedback from questionnaires sent to 394 homes in the Parish. A strong response of some 180 returns (47%) informed the plan. Further feedback has been taken from the three consultation workshops, attended by some 150 parishioners. Finally we received many responses to our Public Consultation, much of which has been incorporated into the final document.

The Neighbourhood Plan takes note of two planning policy structures. Firstly the National Planning Policy Framework (NPPF) which defines planning policy at national level, and secondly the Wiltshire Core Strategy, that sets out a planning framework at county level.

Our Neighbourhood Plan draws on both NPPF and Core Strategy Policies, and these are referred to throughout the document.

Many parishioners are probably aware that this Neighbourhood Plan was developed at the same time as Wiltshire Council was formulating a Site Allocation Plan for Chippenham that could have included major housing development on green fields in Bremhill Parish. However, this option is currently not in the adopted Chippenham Site Allocation Plan. It should be remembered that within our Neighbourhood Plan period running through to 2030, there will be another housing plan developed for both Calne and Chippenham.

So this Neighbourhood Plan is set against a background of where the Parish Council is currently constrained in supporting small scale development within the villages of Foxham, East Tytherton and Tytherton Lucas, as these villages are classified by Wiltshire Council as "open countryside", whilst the Parish could be threatened in the future within this plan period with expansion of Chippenham to the west and Calne to the east with major green field developments. We have responded to this by putting forward a plan that will help small scale conversion of rural buildings to provide housing for young people and agricultural workers in the villages and maintaining a rural "buffer" to the major towns.

Some 90% of responses to our questionnaire urged the maintenance of the rural buffer between the towns of Calne and Chippenham and Bremhill Parish and to designate land as local green space. In summary, this Neighbourhood Plan is not a document to solely oppose major developments, but a rounded view of what is best for Bremhill Parish. Because of this, we look at the potential impact of development on lifestyle aspects such as landscape, roads, environment and wellbeing, rather than set out arguments against large scale development.

The Neighbourhood Plan is split into two sections; firstly, part 1, the shorter Neighbourhood Plan itself, with the associated Policies, Policy Evidence and Policy Context. Five Neighbourhood Plan Policies are developed through this process. Secondly, part 2, the evidence and appendices, which give background and more supporting evidence to each Policy. The appendices also outline Community Priority Actions. These are other areas of concern for residents that emerged during the consultation and plan development process that cannot be answered through planning policies. So these are noted as Community Priority Actions for the Parish Council to consider over the plan period.

Thank you for your views on this Neighbourhood Plan draft during the initial six week consultation period. This feedback has shaped our final document, particularly in making our policies meaningful and measurable and consolidating much of the information into appendices to the main plan. It is this document which will be voted on by yourselves to be formally adopted as the Bremhill Parish Neighbourhood Plan.

**For the convenience and ease of referral the Policies are summarised in this document.**

***N.B: It should be noted that various Core Strategy Policies are referred to throughout this document. Not every Core Strategy Policy is quoted in full. For this reason, it is acknowledged that only selected quotes appear in this document and readers should also refer to the Wiltshire Council Core Strategy itself.***



# INTRODUCTION & POLICY SUMMARY

**1.1.** The Bremhill Parish Neighbourhood Plan (NP) is a new type of planning document. It forms part of the current Government's approach to planning which aims to give local people more influence over planning development in their communities.

The principle for this new planning guidance is explained in the 2011 "Localism Act" which granted communities like ours the democratic power to decide the type, location, size and design of development that will affect our quality of life for the next 15 years.

**1.2.** The NP provides a vision for Bremhill Parish and sets out a clear planning process to realise this vision. These principles fully accord with higher level planning policy as required by the Localism Act.

**1.3.** The NP has been developed through consultation with its parishioners and others with an interest in the area. Details of the consultation are available to download at: [www.bremhillparish.org](http://www.bremhillparish.org) and Appendix A These include three public meetings held at the village halls in the Parish, attendees, dates, feedback and a copy of the presentation.

**1.4.** The NP boundary area was approved by Wiltshire Council (April 2014), in accordance with the appropriate Regulations for Neighbourhood Plans.

## **How the Neighbourhood Plan fits into the Government's planning system.**

**1.5** Although the Government's intention is for local people to decide what goes on in their area, the Localism Act sets out some important rules. One of these is that Neighbourhood Plans should be in line with higher level planning policy, the National Planning Policy Framework (NPPF) and local policies such as the Wiltshire Council Core Strategy.

**1.6** There is a Government requirement that plans should deliver a minimum of five year housing supply. The Core Strategy requires that it delivers 165 houses by 2026 for Calne Rural Area. The relevant housing supply data is contained in the Wiltshire Council reference document: Housing Land Supply Statement.

**1.7** It should be remembered that Planning policy documents such as the Core Strategy and the Neighbourhood Plan are 'living' documents that can be amended from time to time as circumstances change.

**1.8** The Plan is intended to give local people the power to decide where housing developments should be located and how environmental and cultural assets should be protected. Without a Neighbourhood Plan the sustainability of the area can be adversely affected by land speculators and developers who have no long term interest in the Parish. The NP contains the representative views of the local community when it is presented to Wiltshire Council and subsequently to the independent Examiner. Our community has engaged with the process and articulated their desire for neighbourhood development as presented in this Neighbourhood Plan (NP).

### Scope of a Neighbourhood Plan

**1.9** Planning policies are an important part of the NP, it is about much more than this. It looks at a wide range of issues relating to sustainability including:

- **Mobility and transport**
- **Flooding issues**
- **Protection of green spaces and wildlife**
- **Protection of historical environment.**
- **Access to open spaces**
- **Leisure activities**
- **Employment opportunities**
- **Suitability of housing**
- **Renewable energy**

### Note;

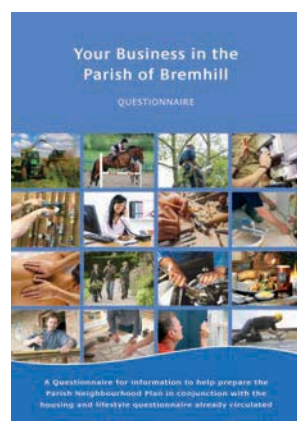
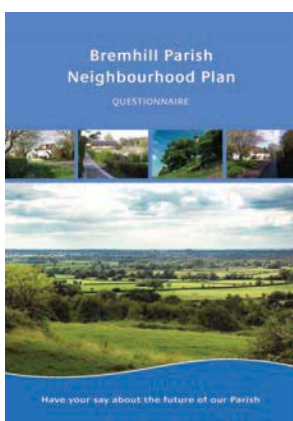
**1.10** Ideas are summarised as “Community Priority Actions”

## 1.11 SUSTAINABILITY APPRAISAL

Please see separate document or [www.bremhillparish.org](http://www.bremhillparish.org)

## 1.12 EVIDENCE BASE

There is a large amount of reference information including the Parish Questionnaires that has been used to produce this plan. Bremhill Neighbourhood Plan Evidence Base Summary, is available on the [www.bremhillparish.org](http://www.bremhillparish.org) website.



# 1.13 POLICY EVIDENCE REPORTS ARE DIVIDED INTO THE FOLLOWING SECTIONS

**PLEASE NOTE: Any reference in this document extracted from the Wiltshire Council Core Strategy is shown in green text.**

**POLICY:** Policies for the Bremhill Neighbourhood Plan have a blue tint background for easy identification.

**COMMUNITY PRIORITY ACTIONS:** These are indicated at the end of each relevant section with a red tint panel.

## SECTION 1 - History of Bremhill Parish

## SECTION 2 - Landscape character and setting

## SECTION 3 - Bremhill Parish, now & the future

This section is divided into the following -

### SECTION 3.1 - Appreciate our green environment

### SECTION 3.19 - An attractive Parish

### SECTION 3.28 - A viable community

### SECTION 3.33 - Easier to get around

### SECTION 3.41 - Wellbeing & Leisure

### SECTION 3.55 - Responsible attitudes to energy

## SECTION 4 - Monitoring & Review

## SECTION 5 - Community infrastructure levy

## SECTION 6 - Asset register of Bremhill Parish

## SECTION 7 - Acknowledgements

## SECTION 8 - Appendix A through C

# SECTION 1

## BREMHILL PARISH - HISTORY

**VISION - To maintain the character of Bremhill Parish as a place with a sense of community and history.**

IMAGE: MONUMENT TO MAUD HEATH ON WICK HILL

# SECTION 1: HISTORY OF BREMHILL PARISH

## 1.14 Bremhill Parish History and Heritage

Bremhill Parish is very rich in heritage assets –records indicate that it contains 1 Grade I, 4 Grade II\* and 87 Grade II Listed Buildings, 2 Scheduled Ancient Monuments, and 3 Conservation Areas. This richness, and the value which the community places on it, is reflected in the Neighbourhood Plan which goes into great detail in defining the area’s distinctive historic character and the qualities which it wishes to see preserved and enhanced.

The Parish of Bremhill contains a collection of small settlements in valleys with Bremhill village, Charlcutt and Spirthill prominent on a hill and escarpment. The other settlements are Tytherton Lucas, East Tytherton, Avon, Foxham, Stanley and Bremhill Wick. Bremhill village lies two miles north west from Calne, three miles west of Chippenham and is in the Diocese of Salisbury.



View towards Chippenham from the ridge at Charlcutt

Bremhill is located on Wick Hill, a coralline escarpment which falls sharply to the valley of the River Avon. The name Bremhill seems to have its’ origins in the name ‘bremel’, meaning a collection of brambles, although it has previously been called Breme, Breomel (937), Bremleshill (1226), Bremhill, (1468), Bremyll (1540). Athelstan gave Bremhill to Malmesbury Abbey in 935. The Domesday Book included the manor of ‘Breme’ and at the time of Edward the Confessor assessed the Parish at 38 hides. Two miles south west of Bremhill stood Stanley Abbey, a Cistercian nunnery, founded 1154. It was the site of the earliest known fulling mill in 1189. There is also the well preserved Hazeland Mill, situated between Bremhill and Stanley.

Most of the houses in the Parish are two storey rubble or brick buildings with thatched or tile roofs. In Bremhill a late medieval barn is present, along with a 17th century farmhouse. North east of the Church and by the intersection of two roads stood the Glebe Farmhouse of the 17th century.

Opposite stood a small Victorian school, built in 1846. The school closed in 1969 and was leased as a village hall in 1970, finally being purchased as a village amenity in 1991. In the open space between the church and Glebe House stands a medieval 'Wayside Cross' used for preaching by John Wesley. There is also a well house in the village with a fish scale tiled roof design.

Bremhill Court near the church was the former Vicarage and home of William Bowles, the poet and 'eccentric'. The house has a 15th century core but is 17th century with alterations made by Bowles in the 1820s.

William Lisle Bowles was Vicar of the Parish from 1805-1844. He was a notable poet and also wrote a history of the Parish, which was published about 1828. He was a friend of Thomas Moore and a member of the Bowood Circle. He gave encouragement to other poets and Wordsworth, Coleridge and Southey and his sonnets influenced a whole school of poetry. He wrote epitaphs for the graves in Bremhill churchyard which can still be seen.



The Bremhill Medieval 'Wayside Cross' used for preaching by John Wesley.

St. Martin's Church is an Anglican Church built c.1200. It has a square 14th century tower with gargoyles and battlements and a large porch where the Roses of York and Lancaster show it as a Henry VII addition. There are also Tudor arch style windows in the north and south aisles. The font is as old as the church and a new organ has recently been installed. Beyond the church, the north west of the village contains more modern development with barn conversions and a small number of council owned houses.

The Dumb Post is an 18th century inn with 15th century origins. It got its name because there was originally just a post for a sign with no name on it. It is said that the post was used to pin messages and mail for passing coaches and horsemen on their journeys to and from Malmesbury to Marlborough via Clacks Way.



The hamlet of Charlcutt situated on the eastern escarpment.

Charlcote, now called Charlcutt is one and a half miles North west of Bremhill. It had a Sunday and day school with 40 pupils in 1846. The Old Reading Room is now a private house with the proceeds of the sale forming a local charity 'The Charlcutt Reading Room and Library Fund' which contributes funds to preservation projects in the Parish.



East Tytherton green and village hall.

East Tytherton is situated in the valley and clusters around the rectangular green edged by a grey stone manor. The 18th century saw the Moravian Society established in the village, with a Church, Manse and Church cottage, and the community joined the Moravian Brethren in 1745. In 1792-3 the former Chapel and manse were rebuilt. The present buildings were built in 1792-4 The church cottage became the girls' school, added in 1793-4. The only slave from the Caribbean buried in Wiltshire, Leonorra Casey Carr, is marked with a gravestone in the Moravian burial ground. In 1871 a school was erected for 50 children which closed in 1939 and then became a centre for girl guides.



Views of Foxham showing the extent of the rectangular green.

Foxham is five miles north by north east from Chippenham on the River Avon and strays along lanes with strips of common on either side which widens into a long rectangular green, grazed by cattle in the 19th century. The area of housing including a public house, The Foxham Inn, lies around this green and to the west. St John the Baptist Church was built in 1878-81 by William Butterfield, architect, in the Early English style consisting of chancel, nave and south porch. An Andrews and Dury's map of 1773 shows an earlier church on the site. There is a 16th century rubble stone farmhouse and a former Wesleyan chapel. The 17th century manor house of the Hungerford family stood on a moated site to Cadenham Manor. The present one was extended 1920-30. Cadenham Manor was the estate of the Hungerford family c.1500-1712. There is a farmhouse and cottages which adjoin a former lock of the disused Wilts and Berks Canal, now partly restored. Foxham had a Sunday and day school in 1846 with 100 pupils, built by Lady Lansdowne.

Spirthill (also called Sperthill or Spurthill) with origins of Spirit Hill lies two miles North West of Bremhill. There is a 19th century farmhouse with an Ashlar façade re-fronting an earlier building which had a tower and was a former residence of Sir Edward Baytum . There is also a former Wesleyan Chapel, dated 1828, of red brick, now a private residence. The ancient footpath known as "Clacks Way" passes through the fields in Spirthill on its route from Bremhill to Bradenstoke Priory and was an old drovers 'road '.



Stanley has a 17th century (possibly medieval) farmhouse. It adjoins the site of the former Stanley Abbey. The Abbey was given by Empress Matilda in 1151 to monks from Quarr Abbey on the Isle of Wight. Originally at Loxwell, to the east of Chippenham, it moved to nearby Stanley in 1154.

Its operation finally ceased as a result of the dissolution of the monasteries. and the abbey was dissolved in February 1536. Nothing now remains in situ except a green site on private property. At the dissolution the land passed into the possession of Sir Edward Baynton, who plundered the materials to build his manor house at Bromham. At various times since, remains such as burial places and a blacksmith's forge, as well as coins and tiles, have been found. Harold Brakspear's 1905 excavation discovered the monastery layout, including the church, infirmary and a dovecote.



Gateway formerly at Stanley Abbey subsequently rebuilt at Spye Park.

Its original entrance now forms the gateway to Spye Park, Wiltshire and is known locally as Spye Arch. Beside the remains of the Abbey the foundations of roman buildings have been discovered including a Villa which is thought to be the summer residence of an important Roman official. The mill house is of mid 19th century but does include earlier work. Stanley Lane has a former turnpike house on the London Road c.1830-40. It was extended as a farmhouse in the mid to late 19th century.

Tytherton Lucas has several cottages and farms. The Anglican church, St. Nicholas, (a chapel of ease), was built in the 13th century, was rebuilt in 1802 and again in the mid 19th century. A 16th/17th century manor house has a hipped Bridgewater tile roof. The 17th Century Scott's Mill Farmhouse was part of the estates of Stanley Abbey with a mill building that stood on the opposite side of Marden until it was demolished in 1987. There is also a range of 19th century farm buildings of red brick which provides an intact example of a 19th century farmstead.

Bremhill Wick now only has a scattering of cottages some retaining their thatched roofs along with farms and a small modern development built by the Wiltshire Council. It is below Bremhill on the bottom side of Wick Hill.



Thatched cottage at Bremhill Wick.

There is a monument to Maud Heath (created in 1838 at the expense of the Marquess of Lansdowne and William Bowles) on Wick Hill, half a mile north west of the village. Maud Heath was a prosperous woman of Langley Burrell who was concerned about the conditions for local people bringing produce to sell at Chippenham market. In 1474 she made a deed of gift giving trustees land and property in Chippenham to make and maintain a causeway from Wick Hill to Chippenham Clift.. The bridge pillar at Kellaways just outside the Parish boundary is inscribed:

*'To the memory of the worthy MAUD HEATH, of Langley Burrell, widow, who in the year of grace, 1474, for the good of Travellers did in Charity bestow in land and haufes about Eight pound a year forever to be laid out on the Highway and Causeway leading from Wick Hill to Chippenham Clift. This Pillar was fet up by the Feoffees, 1698. Injure me not'.*

Apart from this well known gift for the good of the Parish, 1692 is the first recorded entry for poor law, and was given to old men and poor widows. The amount for that year for 22 people was £1.7s.8d. per month. A Friendly Society was formed in 1770 with 75 members paying one shilling per week. If a member was sick or unable to work they would be given six shillings a week. The society lapsed over time but in 1979 the Friends of St. Martins were founded to promote 'public interest in and enjoyment of the Church, its history, work and activities'.

A field path known as Parade Walk was named because of an old ceremonial walk between Bremhill and Dumb Post which still exists today. Other societies included one called the 'Tatter Arm', at the 'Pig and Whistle' in Bremhill, an ale house lost in the mist of time.



Part of the Wilts & Berks canal restored at Foxham Lock.

The Wilts and Berks Canal ran through the centre of the Parish from the north east to the south west. The canal was completed in 1810 at a cost of £250,000 and ran from Abingdon on the Thames to Semington on the Kennet and Avon. It ran through mainly agricultural land and was 52 miles long; its main use was for transporting coal. The canal was not a success and only paid dividends to its shareholders for about 10 years. De Salis managed to navigate the Wilts and Berks Canal in 1895 but nine years later he said that although the canal was not officially closed, the system had 'practically ceased owing to the income being insufficient for the cost of maintenance'.

In many places the canal is filled in or built over, other parts including Foxham Lock and a section of canal have been restored.

NB - Research references (will be in Appendix and/or website)

## **1.15 COMMUNITY PRIORITY ACTION**

Preserve, maintain and, where possible, enhance local character by responding to the value of the historic environment for community pride and well-being, visitor attraction and for the enjoyment of future generations of parishioners.

## **1.16 CONTEXT**

### **Core Policy 58 - Ensuring the conservation of the historic environment**

Wiltshire's important monuments, sites and landscapes and areas of historic and built heritage significance need to be protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life.

Development should protect, conserve and where possible enhance the historic environment and should not have an unacceptable impact on the historic environment, particularly where this could be avoided or mitigated.

Development will be required to conserve and seek opportunities to enhance structures and areas of heritage significance, including the character, setting and cultural significance of designated and other locally or regionally significant non-designated heritage assets

Distinctive elements of the historic environment, including non-designated heritage assets, which creates or contributes to a sense of local character and identity and variation across the county, will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be exploited or utilised where this can be delivered in a sensitive and appropriate manner.

# SECTION 2



## **BREMHILL PARISH - LANDSCAPE CHARACTER & SETTING**

**VISION - To conserve the rural character of Bremhill Parish and preserve the green areas within and surrounding the small villages.**

## SECTION 2: LANDSCAPE CHARACTER AND SETTING

### 2.1 West side of Bremhill Parish

This report was prepared by Bremhill Parish Council (BPC) in response to a request from Wiltshire Council for local knowledge to assist the preparation of Chippenham Landscape Setting Study. This response has a focus on the settlement of Tytherton Lucas, as this is the nearest settlement to any suggested East of development site in the Chippenham Site Allocations Plan.

The response has been taken from part of a wider Bremhill Parish Landscape Character Assessment informed by ECOS (East of Chippenham Open Spaces) and Friends of the Earth as part of the Marden Valley project.

The BPC are also mindful that there has been very little development due to valued landscape amenity in Bremhill Parish and the landscape character is virtually unchanged since the adopted North Wiltshire Council Landscape Development Assessment Plan in 2004.



Footpath leading to footbridge over River Avon at Tytherton Lucas provides amenity access for walkers and anglers.

## 2.2 Tytherton Lucas Settlement

Tytherton Lucas is a Conservation Area village with many listed buildings, bounded to the North by a 4.1 hectare SSSI on the River Avon to the West and a 5.1 hectare SSSI at Bencroft Hill to the East. It appeared in the Domesday Book as West Tytherton (previous name).

The topography is characterised by being Avon Valley lowland. There is a predominantly level landscape in the village with what could be regarded as minor undulations at its fringes as the land runs to higher ground beyond the River Marden. However, even this small ridge with its slopes and vegetation produces a feeling of a frame to the wide flat valley, framing areas of openness and vast skies.

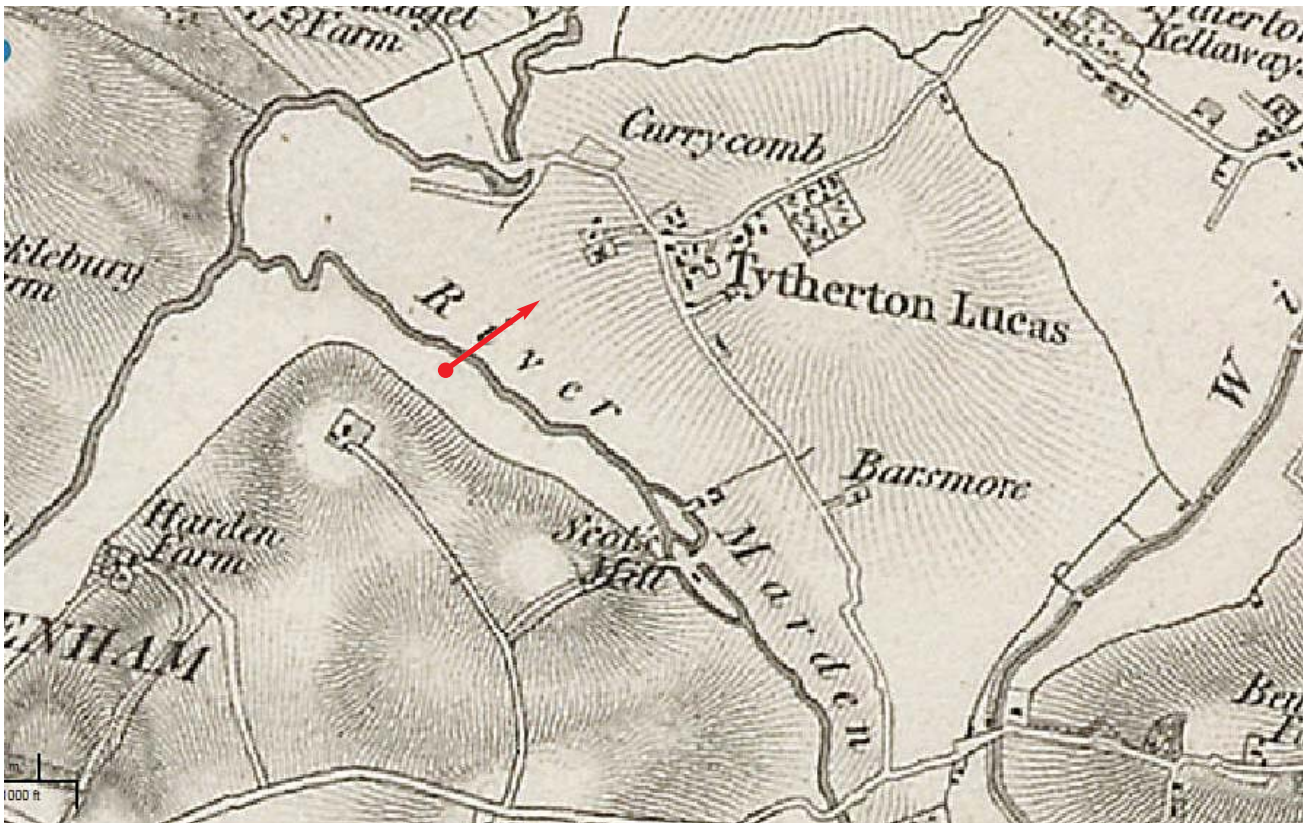
The village is bounded by two rivers, the River Avon to the West and the River Marden to the South. The rolling lowland of the River Marden valley frames the village setting to the South, Lyneham Banks and Charlcutt Ridge to the North, Bencroft Hill, Derry Hill and Bowood to the East.

Scott's Mill on the River Marden is an English Heritage Grade 2 listed building (listing 1283401). It was part of the estates of Stanley Abbey. Before the 16th century the mill was let to H. Goldney, clothier 1526 and J Scott 1554. A mill building stood on the opposite side of the Marden until it was demolished in 1987. The stone bridge over the River Marden near to Stokes Farm cottages was restored by English Heritage in 1997 and is a grade 2 listed structure (listing no 1245362). It is 18th century with inscribed dates of 1774, 1776 and 1784. It is a 3 span bridge with dressed stone arch rings. This bridge was an ancient connection from Tytherton Lucas to village farmland on the other side of the River Marden.

St Nicholas Church at Tytherton Lucas has been associated with St Andrews Church at Chippenham since 1272. The vicar of Chippenham was required to provide services at St Nicholas as well. The vicar would have walked or ridden across the fields which are now Hardens Farm and New Leaze Farm and over the River Marden, probably following the route of the current Public Footpath. Where it used to cross the field adjacent to St Nicholas the ground can still be seen to be a raised track with ditches either side.

A map of the area in 1805 shows the contours of the uplands around Tytherton Lucas and how the village naturally sits in the Marden/Avon valley. It demonstrates how Newleaze Farm was an integral part of the Tytherton Lucas area and the rest of Bremhill Parish by the connecting tracks to Scotts Mill and Stanley Lane.

The landscape is managed through mixed agricultural practices, with arable dominating the freer draining higher-grade agricultural land, and the damper land adjacent to the River Marden and Avon consisting almost entirely of wet grassland. There is an area of meadow on the upland slopes which is a designated Site of Special Scientific Interest National Grid Ref: ST962732.



Map of Tytherton Lucas area in 1805 showing contours of higher ground and the Avon/Marden valley



Looking North East over the River Marden (see map above)



## 2.3 Important Views

### 2.4 Into the village

#### From Cycle Track at New Leaze Farm and River Marden

The view from the River Marden and New Leaze Farm is important, as it is the most walked footpath by villagers for exercise and amenity. It provides access to the National 403 cycle track along the disused Chippenham – Calne railway, and provides walking, cycling and wheelchair access to both Calne and Chippenham in a rural setting.



National Cycle Network path through Newleaze Farm with views towards White Horse at Cherhill

The view looks towards the village North from the ridge of the Marden Valley rolling lowlands with the River Marden in the foreground, framed by Lyneham Banks and Charlcutt Ridge/ Maud Heaths Monument. To the East Cherhill Downs and the White Horse can be seen and in addition Derry Hill and Bowood Parkland.

This landscape was the subject of a request to Wiltshire Council from the village in the Core Strategy consultation for protection as a rural buffer zone. This is important to villagers as the area gives the village a strong rural sense of place, isolated from the urban nature of Chippenham. The response was “The identification of a rural buffer is not considered necessary. The Core Strategy acknowledges Wiltshire’s rich and diverse natural, historic and built environment and sets out steps which as far as possible also protects and enhances them including \*Core Policy 51 Landscape which seeks to enhance Wiltshire’s distinctive landscape character”.

\* REF: Core Policy 51 (See Appendix A)

The Tytherton Lucas area is one of two green fingers of countryside that follow the River Avon into the centre of Chippenham. The other site is Rowden and was designated as a conservation area in 1989, being over 1Km wide. Feedback from the Parish NP consultation meetings show that Bremhill Parish inhabitants believe the same status should be attributed to the area around Tytherton Lucas around the River Avon and Marden valleys to protect the landscape.



The River Avon near Peckingell with views towards Bencroft Hill.

### **From the River Avon**

Another shorter walk for villagers is to the footbridge over the River Avon towards Peckingell. This gives access to open countryside alongside the River Avon. This gives views of the village with Manor Farm, Stokes and Westfield House in the foreground. This is framed by the Marden Valley rolling lowlands (see description above) and Charlcutt Ridge. The Kellaways SSSI site runs along the river banks here.

The landscape around this area gives a strong rural sense in the context of a major watercourse. There is no urban intrusion in the landscape.

### **From Bencroft Hill and Monument Hill**

From Monument Hill a panoramic view of the village can be seen across the Avon Valley. The village is set in the context of the rolling countryside. From the Bencroft Hill view the Marden Valley can be seen all the way from Calne to Marden's Mouth where it meets the River Avon and the rural buffer to Chippenham is in the foreground.



Newleaze to Bencroft and Charlcutt ridge

## 2.5 Out of the village

### **From Church, Houses and Footpaths towards the River Marden and St Paul's spire**

Houses on the road through the village where it runs East/West (from Manor Farm to Penrose), and St Nicholas Church, face towards the River Marden valley, New Leaze Farm on the ridge. In the distance, from some viewpoints, the spire of St Pauls Church in Chippenham can be seen, although the town of Chippenham is protected from view by the ridge at New Leaze Farm.

The landscape is framed by the view of the riparian vegetation along the banks of the River Marden, the rolling farmland to the ridge of the 403 cycle track. To the left is Derry Hill and Bowood, and further round Bencroft Hill and the Charlcutt Ridge. To the right is the River Avon valley and the lowlands around that river.

### **From Houses and Footpaths towards River Avon / Kellaways / Parsonage Way**

Houses on the road through the village where it runs North/South (from Manor Farm to Barnbridge) face towards the River Avon / Kellaways with Parsonage Way in the far distance on a hill. The view is predominantly of flat landscape. Poplar windbreaks are frequent across the whole area, breaking up views and acting as significant landscape features.

### **From Houses towards Bencroft Hill and Monument Hill / Charlcutt Ridge**

Most houses have a view towards Bencroft Hill and Monument Hill. This is a view of the upland slopes, together with a large amount of woodland. There is very little development in view.

### **From Houses towards Lyneham Banks**

To the north there is a view of the Avon Valley flat landscape which is framed by the hills of the Lyneham Banks.

## 2.6 Landscape features

The key features that are important in defining the character of Tytherton Lucas are the valley sides of the River Marden and Avon. The North Wiltshire Landscape Character Assessment in 2004 stated in the context of Chippenham development:

*“Around Chippenham, the original settlement in the valley bottom has expanded up the valley sides. These areas are exposed to wider views and are sensitive to further development. Care is required in further expansion of the town to minimise the effect on landscape and visual receptors”.*

Development that impacts the landscape of the River Marden valley and the ridge at New Leaze farm would destroy the rural nature of Tytherton Lucas and visually link the village with Chippenham. Similarly development at Rawlings Farm, although further in distance away from the village, would impact the view across Peckingell to the sides of the River Avon valley.

The landscape features are closely linked to the riparian vegetation of the Rivers Marden and Avon, the hedgerows and mature trees including oaks sited in those hedgerows, and the grassland adjacent to the watercourses. As the North Wiltshire Landscape Character Assessment stated:

*“Where the traditional settlement form meets the landscape in river corridors or other green wedges, these areas should be kept free of new development to protect the relationship between built form and landscape. The valley floor overall is a sensitive landscape with some of the most attractive landscapes of the area focussed on the watercourses and riparian vegetation”.*

In addition wildlife is abundant along the river banks with a deer herd, otters, kingfishers, red kite, herons, geese, swans, buzzards, owls, grass snake, brown hare and bats being amongst the species noted in the rivers and fields adjoining. The Rivers Avon and Marden are marked by riparian vegetation dominated by willow which enhances the damp, low lying character of these areas.

## 2.7 Features that detract

There are National Grid electricity pylons which are visible on the ridge at New Leaze Farm that detract from the stunning views across the River Marden valley. At night, lights from Parsonage Way are visible from the village, causing severe light pollution.

## 2.8 Approach into the village

The approach into Tytherton Lucas from Stanley Bridge runs parallel to the River Marden, sited about 200 yards away to the left. A rural sense of place is felt, looking at the river vegetation and the rolling farmland ridge to your left and the Charlcutt Ridge to your right. There is a feeling of being in an isolated valley, even though the village is 2 miles from the Town Centre of Chippenham.

This is felt even more if the approach is taken by dropping down Bencroft Hill, where the whole village landscape is laid out below you as you start to descend the hill (see front cover).

## 2.9 Image gallery



Bencroft SSSI field to Hardens, Newleaze and Rawlings Farm



Bencroft bridle way to Newleaze and Chippenham



Newleaze Farmland to Tytherton Lucas cottages



New Leaze Farm towards Tytherton Lucas including St Nicholas Church and Lyneham escarpment.



View from Hither Farm looking north to Newleaze Farm



Cycle track near River Avon towards Newleaze farm



Cycle track near Newleaze Farm with mobility scooter



Looking east to Newleaze Farm from Maud Heaths Causeway, River Avon in flood.



Cycle track towards River Avon with Rawlins farmland on left hand side



Cycle track view towards Hardens Mead with River Avon and Monkton Park on right hand side



Wildlife abounds on the River Marden at Tytherton Lucas

## 2.10 Policy, evidence and context (see also Appendix A)

The North Wiltshire Council Landscape Character Assessment Plan was adopted in 2004 and is still relevant as little development since then has changed the outcome.

### NP3 NORTH OF THE NORTH RIVERS CYCLE ROUTE LANDSCAPE

#### POLICY 3

Development should not be permitted in the open countryside north of the North Rivers Cycle Route, between the cycle route and the Tytherton Lucas Conservation Area unless it is for development permitted by the 'exceptions' policies in the Core Strategy or other policies in this Neighbourhood Plan. This will allow users of the cycle route to enjoy a clear uninterrupted view to the north and east, maintain the unspoilt nature of the River Marden valley for amenity and leisure and maintain the visual separation between Tytherton Lucas and Chippenham to prevent their coalescence.

#### NP3.1 POLICY EVIDENCE

1. This policy supports the following Vision Statements in our Neighbourhood Plan

b "Appreciate our Green Environment

d "An Attractive Parish"

2. This policy supports the following Objectives in our Neighbourhood Plan.

c "Green and Open Spaces"

d "The local landscape and wildlife"

e "Management of water courses and flood mitigation"

3. The Bremhill Parish questionnaire responses showed 86% of respondents agreed it was highly important that the rural areas of the Parish remain unspoilt. 88% of people were highly concerned about maintaining separation from surrounding towns.

4. The Wiltshire Council Chippenham Landscape Setting Assessment December 2014 states:

Landscape Quality "The landscape has a predominantly rural character particularly...to the north of the North Wiltshire Rivers Route cycleway". Qualities to be safeguarded within this strategic area include: "Remote rural character of the land to the north of the North Wiltshire Rivers Route characterised by large arable fields bound by tree lined watercourses and onward views over the expansive river floodplain flanked by the wooded limestone ridge to the east".

In addition it states the context of the "Remote character of Tytherton Lucas with the edge of Chippenham appearing generally distant and wooded".

Development within this area “has the potential to reduce separation between Tytherton Lucas and Chippenham which would reduce its remote and tranquil character. In addition development would be visually prominent from surrounding high ground and could make the edge of Chippenham considerably more noticeable”.

The recommendation is to “Ensure development does not extend north of the North Wiltshire Rivers Route as it would substantially reduce separation between Tytherton Lucas and Chippenham and would increase visibility of the town from beyond Tytherton Lucas towards East Tytherton.

5. A Landscape Report by independent consultants WH Landscape Consultancy, provided for Tytherton Lucas Residents Association and provided to the Parish Council states:

“Although not covered by any statutory landscape designations the river corridors and the surrounding countryside, particularly to the north of the cycle route, are of considerable landscape value, being located in a tranquil and complete rural landscape and providing the landscape setting for the Tytherton Lucas Conservation Area... This area has a low capacity and is susceptible to development. It is considered to have a High/Medium sensitivity and the magnitude of change will be Substantial, which will result in a Major to Major/Moderate adverse impact on the landscape resource, which cannot readily be mitigated. “

### **NP3.2 POLICY CONTEXT**

This Policy was developed in the context of the following National and Wiltshire Council policies which apply to the area:

#### **Wiltshire Council Core Policy 8 Spatial Strategy for Calne Community Area**

There is an objective of “protecting and enhancing the important ecological value and landscape character of the River Marden corridor” as stipulated in bullet 3 of paragraph 5.41 of the Issues and Considerations of CP8.

In paragraph 5.42 of Core Policy 8 there is the objective of using the River Marden to provide a “wider green infrastructure network linking Calne with Chippenham and the wider countryside”.

#### **Wiltshire Council Core Policy 50 Biodiversity and Geodiversity**

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances

The River Marden is identified as a Priority Habitat (Running Water) in the Wiltshire and Swindon Biodiversity Action Plan.



### **Wiltshire Council Core Policy 51 Landscape**

Development should protect, conserve and where possible enhance landscape character and must not have an unacceptable impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been considered:

- i. the locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies
- ii. the locally distinctive character of settlements and their landscape settings
- iii. the separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe
- iv. visually sensitive skylines, soils, geological and topographical features
- v. landscape features of cultural, historic and heritage value
- vi. important views and visual amenity
- vii. tranquillity and the need to protect against intrusion from light pollution, noise, and motion and
- viii. landscape functions including places to live, work, relax and recreate.

### **Wiltshire Council Core Policy 58 Ensuring the conservation of the historic environment**

Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- iii. Buildings and structures of special architectural or historic interest
- iv. The special character or appearance of conservation areas Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

This refers to the Conservation area of Tytherton Lucas, and the listed and historical buildings of St Nicholas Church (Grade II\*) and Scotts Mill (Grade II) within the area outlined in the Policy.

## **Wiltshire Council Saved North Wiltshire Policy H4**

### Development in the Open Countryside

#### **Adopted Wiltshire Council Chippenham Site Allocations Plan**

This Policy has been developed to align as much as possible with the Chippenham Site Allocations Plan (CSAP). The Policy does not restrict development south of the North Rivers Cycle Route.

The April 2016 Site Allocations Report (3A) states:

Strategic Area C has an attractive landscape character. The open character and strong association with the rivers and floodplain are important characteristics to safeguard. Development in this Strategic Area has the potential to reduce separation between Tytherton Lucas and Chippenham, which would reduce its remote and tranquil character. In addition development would be visually prominent from surrounding high ground and could make this edge of Chippenham considerably more notable in the surrounding countryside. The options which broach the North Wiltshire Rivers Route (C1, C2 and C4) have a higher potential to reduce separation between Chippenham and Tytherton Lucas. It follows that the strategic site options which present the greatest scale of development and therefore encroach further into the landscape setting of Chippenham perform the worst in terms of potential landscape impact, with option C2 performing worst.

The Policy does go against the allocation of a small amount of land north of the North Rivers Cycle Route that was in the Council option C1, but this was not vital to the viability of the development, and this allocation of land went against the Council's own evidence in Section 19.8 of the Site Selection Report, which stated " ...involves areas of land in the River Marden Valley that are identified as sensitive in landscape terms. If there is no pressing need to do so then logically this should be avoided".

#### **NPPF paragraph 109**

Conserving and enhancing the Natural Environment – The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valuable landscapes, geological conservation interests and soils.

#### **NPPF paragraph 123**

Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

## 2.11 East side of Bremhill Parish

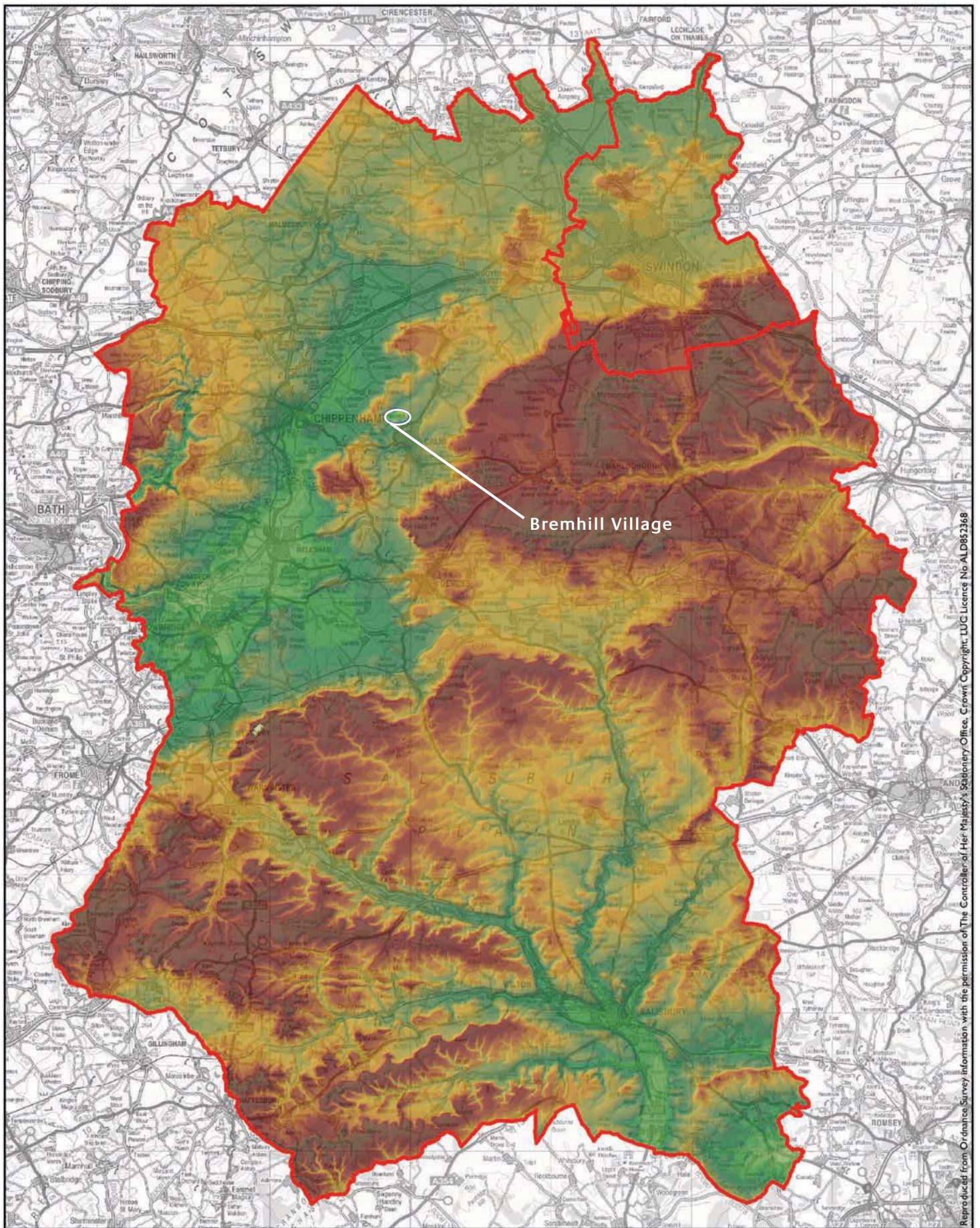
This report uses the historic work of landscape consultants to North/Wiltshire Council White 2002, 2004; Land Use 2005 and connects to the current 2014 landscape work relating to the Chippenham Site Allocations DPD. The 2014 work is a study of what is special about villages in Bremhill Parish and what the features are that bring them 'a sense of place'.

### 2.12 Bremhill Village landscape evidence base

The geology of the landscape area of Bremhill village, is discussed in terms of being positioned on a Limestone Ridge. It sits in the Bristol Avon Vale, which is surrounding lowland of clay vales of both Chippenham and Calne areas. It is approached by steep hills, especially from the west (map page 31) The high position gives panoramic views of the Cherhill Downs, part of the North Wessex AONB.



View from Bremhill Village to Cherhill White Horse



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**WILTSHIRE LANDSCAPE CHARACTER ASSESSMENT**

Figure 11:  
Topography

Key  
 Wiltshire and Swindon



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**LAND USE CONSULTANTS**  
 43 Chalton Street  
 London, NW1 1JD  
 Ph: 020 7383 5784  
 Fax: 020 7383 4798  
[www.landuse.co.uk](http://www.landuse.co.uk)



## 2.12 Bremhill Village character

The small settlement of Bremhill is approached by steep hills from the two main surrounding towns of Chippenham and Calne. It faces west to farm buildings and land across a shallow valley. There is an ancient monument of Maud Heath standing high over the surrounding land, representing a journey with produce to the local market of Chippenham via flooded lowland. She left a bequest for a raised causeway to be constructed for pedestrians to make this journey during floods.

By contrast, the main view eastward, towards the North Wessex Downs, is a broad panoramic view and gives a sense of 'place' within the historic Wiltshire chalk downs, going further to Avebury and Stonehenge. The topology is illustrated in the maps shown, and the distinct Countryside Character Areas. Typical chalk down landscape can be seen, of tumuli, symbolic tree groupings and stone circles which have ancient spiritual meaning. A White Horse is visibly cut into the chalk at Cherhill Downs. The biodiversity is rich because it is strongly protected as an AONB.



Maud Heath's Monument



Panoramic view towards Cherhill Downs



Charlcutt, the small settlement along the ridge, north of Bremhill Village

The tree planting closer to the village, especially of limes, creates some aesthetic cover from views of encroaching urbanisation from Calne. But most of the ancient woodland which would have been a feature of the area, has been cleared for small village settlement and agriculture.



Gentle rolling fields towards Calne bounded by Lime Trees

## 2.13 Important Views



View east towards Marlborough Downs



South west footpath to the village pub

As mentioned previously, the most striking views are eastward towards the chalk Marlborough Downs. These are an extensive and valued Wiltshire landscape. The broad skies and varied lighting are aesthetically very enriching and pleasing.

The view towards the Chippenham Avon vale is very different, and is particularly valued for its water features, since it is also a valley area of the River Marden. This brings rich riparian planting, wildlife and biodiversity and meadows for arable farming. There is a green Sustrans cycle route running through this area, on the disused railway line. This gives the local community a valued green space for walking and cycling. At the moment the area is tranquil and rural, but threats from urban sprawl exist. The viewpoints towards both Calne and Chippenham areas are sensitive landscapes for villages along the higher limestone ridge, as there is intervisibility between settlements.



View from Bencroft Hill towards Chippenham



Bremhill Village approach via Dark Lane

The village is approached, from the west, via Dark Lane, bounded by lime trees and steep road-side banks. These high banks conceal a general view of the village until arrival. The pub of the village is across fields from the settlement. On entering the village there are a few thatched cottages on the left, one of which used to be the local bakery. There is a stone walled farm entrance from the road opposite.



Stone-walled farm entrance



Pasture with sheep west of village

The landscape beyond the village buildings is agricultural land, both arable and livestock grazing.



The village itself is a compact spatial housing plan, following a main street, which includes a central community square, adjacent to the church. There is a converted Victorian school in the square, which is now a Village Hall, and hosts community events including the annual flower and produce show.

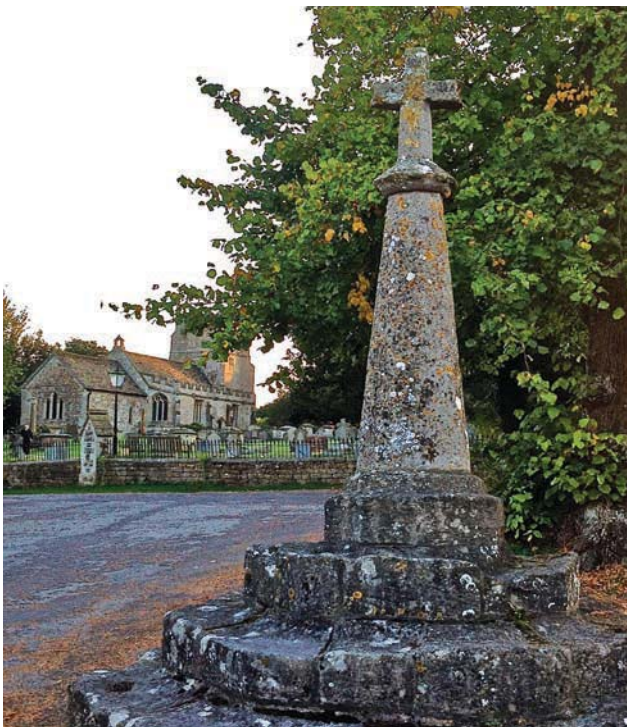
The community of Bremhill Parish is sufficiently resilient and cohesive to continue with these village traditions. This would be threatened, however, if further urban development creeps into this rural area, which could destroy this culture. Tractors and farm vehicles are as frequent a sight as cars on the roads. People also walk, run and cycle to enjoy rural lanes and footpaths. Horses are often ridden through the village.



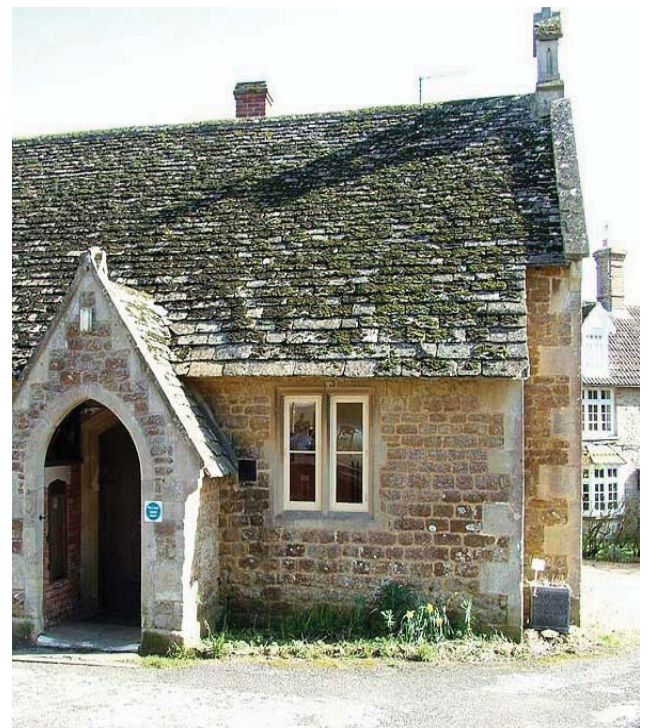
Annual produce show in Village Hall

## 2.14 Defining Landscape features

The village, much of which has conservation status, is compact and reflects its history as being owned by the Bowood Estate, property of landed aristocracy. The village would have been built for agricultural workers. The village houses carry the Lansdowne crest, and are built of local stone and brick.



Evangelical Village Cross and St. Martin's Church.



Bremhill Village Hall (The former Village school)

Larger buildings reflect the significance of the church, St. Martins, and the old Vicarage is of a grand scale. There were also two working farms, Manor Farm and Glebe Farm, both of which are now converted into domestic residences. In the area generally there are further farm buildings, but not immediately within the village. Interestingly, the centre of the village, which forms a communal space adjacent to the Village Hall, has a prayer cross at its centre. The trunk of the lime tree there functions as a village notice board.

### **2.15 Features that detract**

There are two main areas which already do detract, and threaten to detract in the near future. The airfield at Lyneham has been a military site creating noise pollution for many years and is now a military training college.

The other detraction is the ever expanding urban development of both Calne and Chippenham. Chippenham, a modest market town until recently, has been classified as a Principal Settlement, which will attract massive amounts of additional housing, mixed business development and infrastructure. Proposed development is excessive in terms of landscape, which is why action groups have been arguing for a rural buffer to apply to restrict its expansion into sensitive and valued rural landscape.

The current NPPF states it 'attaches great importance' to Green Belts, and in para 76 makes provision for communities to designate land as Local Green Space, to protect natural landscape from built development. Bremhill village needs some landscape protection, as envisaged by the Rural Buffer in White's 2002 report to the council:

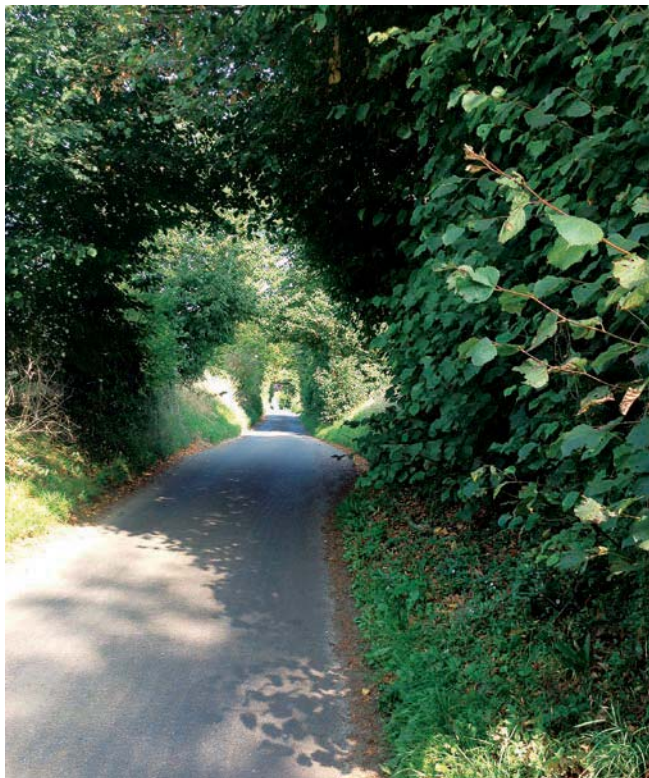
### **2.16 Potential for coalescence**

The small village [and conservation area] of Bremhill to the north west of Calne is at a distance of 1km from the new peripheral bypass. There is clear intervisibility between the two settlements. The town has expanded on this side recently and the peripheral road marks a clear boundary.

The rural buffer between an expanding Calne town and the conservation rural small village of Bremhill is protected by Wiltshire Council Core Strategy CP51.

### 2.17 A distinctive approach into the village

The approach to the village, coming either from Calne via Ratford and past the Dumb Post Inn, or from Chippenham up Bencroft Hill, goes into the village from the west. This is the main approach and comes off Turf House Lane into Dark Lane.



Dark Lane, village approach from the west

As mentioned above, this is distinctive and only runs to the village itself. It then runs through the centre of the village and downhill further northwest, where it connects to other small country roads going along the ridge, to Spirthill and eventually Lyneham. Another road travels into Calne via Lowbridge Farm. And there is also a private trackway at the junction of these routes going to private houses and farms.

Another route, running from Turf Lane, travels down the steep Wick Hill, to the Tythertons and beyond, and is bounded by the Maud Heath Causeway and a monument to Maud Heath at the top of the hill. This is rural parish landscape of historic value to the community.

From the west the quality of the rural route to Bremhill village along Stanley Lane and up Bencroft Hill, is dependent on this area being protected against urban sprawl and maintained as countryside landscape which gives a sense of rural 'place'. Above all Bremhill is a small village community, not simply a weekend retreat village.

### 2.18 Policy, reference and context to East side of Bremhill Parish

Please refer to Appendix B

### POLICY 2

Development should not be permitted in the open countryside between Bremhill village and the Parish boundary to the south and east unless it is for development permitted by the 'exceptions' policies in the Core Strategy or other policies in this Neighbourhood Plan. Any development must maintain the visual separation between Bremhill Village towards Calne and ensure that the landscape character of the area is protected or enhanced.

#### NP2.1 POLICY EVIDENCE

1. This policy supports the following Vision Statements in our Neighbourhood Plan

b "Appreciate our Green Environment

d "An Attractive Parish"

2. This policy supports the following Objectives in our Neighbourhood Plan.

c "Green and Open Spaces"

d "The local landscape and wildlife"

3. The Bremhill Parish questionnaire responses showed 86% of respondents agreed it was highly important that the rural areas of the Parish remain unspoilt. 88% of people were highly concerned about maintaining separation from surrounding towns.

4. The Bremhill Landscape Report within this Neighbourhood Plan evidence shows that there is potential for coalescence between Bremhill and the town of Calne, as the village is 1km away from the Calne built area.

A3102 ring road, designated as the Calne settlement boundary. Bremhill village lies on rising ground around 100m AOD on the northern valley side so there is landscape sensitivity from the receptors of Calne Town. The unspoilt landscape is mixed pastoral and arable with low maintained hedgerows and some hedgerow trees. The land is mainly Grade 2 and 3 with a few scattered dwellings and farm

#### NP2.2 POLICY CONTEXT

This Policy was developed in the context of the following National and Wiltshire Council policies which apply to the area:

##### **Wiltshire Council Core Policy 51 Landscape**

Development should protect, conserve and where possible enhance landscape character and must not have an unacceptable impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been considered:

- i. the locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies
- ii. the locally distinctive character of settlements and their landscape settings
- iii. the separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe
- iv. visually sensitive skylines, soils, geological and topographical features
- v. landscape features of cultural, historic and heritage value
- vi. important views and visual amenity
- vii. tranquillity and the need to protect against intrusion from light pollution, noise, and motion and
- viii. landscape functions including places to live, work, relax and recreate.

**Wiltshire Council Core Policy 58 Ensuring the conservation of the historic environment**

Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- iii. Buildings and structures of special architectural or historic interest
- iv. The special character or appearance of conservation areas

Distinctive elements of Wiltshire’s historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

This refers to the Conservation area and listed and historical buildings within Bremhill.

**Wiltshire Council Saved North Wiltshire Policy H4**

Development in the Open Countryside

**NPPF paragraph 109**

Conserving and enhancing the Natural Environment – The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valuable landscapes, geological conservation interests and soils.

**NPPF paragraph 123**

Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

# SECTION 3



## **BREMHILL PARISH - NOW AND THE FUTURE**

**VISION - To enable cultural, environmental, heritage and business opportunities for the Parish to build on a vibrant community life.**

## **SECTION 3: BREMHILL PARISH - NOW AND THE FUTURE**

**This section is divided into the following:**

**SECTION 3.1 - Appreciate our green environment**

**SECTION 3.19 - An attractive Parish**

**SECTION 3.28 - A viable community**

**SECTION 3.33 - Easier to get around**

**SECTION 3.41 - Wellbeing & Leisure**

**SECTION 3.55 - Responsible attitudes to energy**

# SECTION 3.1

## **BREMHILL PARISH - APPRECIATE OUR GREEN ENVIRONMENT**

**VISION - To conserve the rural character of Bremhill Parish and preserve the green areas within and surrounding the small villages.**



## 3.1 APPRECIATE OUR GREEN ENVIRONMENT

### 3.2 The air we breathe

Bremhill Parish is a green and relatively undeveloped area, consequently the air in the Parish is clean and the quality good and unpolluted, particularly now as a result of the operational airfield at RAF Lyneham closure. On this site a new MOD technical Training College has been built which will have training facilities for up to 5,000 students. The outdoor training include the use of operational jet engines and tank recovery, live firing and use of thunderflashes. Air quality and noise pollution is being monitored regularly in conjunction with Wiltshire Council and MOD representatives to maintain statutory and acceptable levels to surrounding residents.

Plans for new housing and infrastructure development resulting in higher vehicle numbers on the Western side of the Parish adjacent to Chippenham and the Eastern side next to Calne have the potential to decrease air quality and higher amounts of water run-off. It is important that steps are taken to avert this situation in order to minimise or eliminate possible harm to the environment with particular attention to increased nitrogen dioxide (NO<sub>2</sub>) and Particulates (PM<sub>10</sub>) in air quality.



RAF Lyneham closed 2012 ceasing operational flying for Hercules aircraft.

### 3.3 Water Quality & Flooding

We enjoy safe, clean drinking water, which is vital to public health. This is ever more important in the face of significant challenges to drinking water supplies from the impacts of climate change on the quality and availability of water resources due to flooding. The Bristol Avon, River Marden and tributaries, including the Cade Burna, are typical lowland watercourses, generally slow moving and flowing through pastoral countryside. Although fed by calcareous water from the tributaries, the rivers flow through impervious clays, leading to silty but good quality water that rises quickly after rainfall. It has rich plant and animal communities and a nationally important coarse fishery.

The parish of Bremhill has lived with the threat of flooding since the 15th century.

In 1474 matters were so bad that Bremhill farmers could not get to the market in Chippenham because the river Avon flooded so badly that it was impassable at Kellaways.

Maud Heath, a local benefactor started a trust to build a causeway across the river Avon. This causeway still stands today, and appears to be in more use now than in recent years. This is the oldest privately owned footpath in the world, and the trust still maintains the fabric of the causeway.

Sir Michael Pitt stated that “The river Avon is one of the deepest, and fastest flowing rivers in the south of England” during his report on the serious flooding of the west country in 2007.

Chippenham like York has two rivers meeting at a confluence, Chippenham has the river Marden, and the river Avon meeting several hundred yards upstream of Chippenham Town centre. On 24th December 2013 the river Marden rose from .5 of a metre to 3.42 metres in just 48 hours. This water spread across the flood plain adjacent to New Leaze Farm, and upstream across farmland to Foxham. A farmer lost 80,000 chickens that night, and homes in Foxham, Ratford and in Chippenham came very close to flooding. The occasions when the floodwaters have risen to close the road to Chippenham have increased in recent years.

The people in parish and Chippenham live under the threat of flooding as climate change brings about changes in the amount of rainfall that falls in a very short time. This very heavy rain falling on already saturated ground means that the rivers rise very quickly causing the threat of flooding.

Given the new data from the Climate Change Commission where river levels could increase by 40% as Climate Change takes hold, this will mean that the water level at the River Marden measuring station may rise to some 4.5 metres meaning that some properties in Foxham, Christian Malford, Sutton Benger, Langley Burrell and Ratford will be seriously threatened with flooding. In addition those living in Monkton Park, and the centre of Chippenham will be overwhelmed by flood water. It is not a matter of “if”, but “when” it happens.

The Parish Council will need to look to contingency plans in the event of future flooding in the parish.



Flooding from the River Avon in the centre of Chippenham



Flooding occurs annually along the River Marden and River Avon.



Annual flooding means that several strategic parish roads are impassable

Areas of the Berks & Wilts canal are being restored which will add to the management of water and leisure opportunities. Climate change is inevitable so it is essential we respond by planning ahead. The Parish Council is represented on Wiltshire Council's Flood management Group to measure our current and future vulnerability to flooding and develop plans for increased resilience provided that the current situation is not compromised by insensitive housing development and loss of green and open spaces.

### 3.4 Green Infrastructure

Green Infrastructure (GI) is a strategically planned and delivered network that comprises the broadest range of high quality naturally created and managed multi-functional green spaces. It includes access corridors and other environmental features, that integrate biodiversity, landscape, the water environment, ecological processes and cultural heritage together which enhance our health, quality of life and that of wildlife.

Multi-functionality is the ability of each green space to provide a range of different functions or 'services', for instance enhancing biodiversity and providing flood retention and recreational opportunities to support healthier lifestyles by bringing the natural world into the neighbourhood with the benefits of green routes (like Sustrans) and spaces for walking, running, cycling, horse riding and visual amenity.

Connectivity is about considering how green spaces and corridors link together as an integrated network for people and wildlife.

Green spaces also support the efficient management of water, helping to reduce the likelihood of homes being flooded through the appropriate management of permeable ground, tree planting and the provision of flood storage areas



## 3.5 Protecting our Green Space

A survey of the public saw 88% of the public want to retain green space between the countryside and towns adjacent to the Parish.

The River Marden valley is part of the exceptional landscape to the east of Chippenham. The river valley can only be accessed from a public footpath. It is an undisturbed site for wildlife. The river is surrounded by riparian trees and is home to swans, ducks, geese, all of which fledge their young on these quiet waters.

The River Marden has been identified as a Priority Habitat (Running Water) in the Wiltshire and Swindon Biodiversity Action Plan. Protection is therefore supported by Core Policy 50 Biodiversity and Geodiversity in the Wiltshire Core Strategy. Paragraph 6.72 in the supporting text says 'The valuable natural environment includes not only identified sites, but also features of natural conservation value including....priority species and habitats (including those listed in the national and Wiltshire Biodiversity Action Plan)'.

Otters have also been sighted in the River Marden and watercourses nearby. A deer herd is often seen by the river. The bird life includes kingfishers and many other species such as hawks and buzzards. Owls have also been recorded along the riverbanks. The Marden joins the River Avon which then flows towards Chippenham.

Norman Hartnell lives in Tytherton Lucas and is a respected bird watcher and a volunteer for RSPB surveys. He has lived in the village for 30 years and from 2007 to 2011 took part in a survey organised by the British Trust for Ornithology. He reports, "The survey covered the whole of the UK and Ireland and the information provided by fieldworkers was used to produce the Bird Atlas, which was published this year. Part of the area that I surveyed was by the Rivers Avon and Marden between Tytherton Lucas and Chippenham.

## STATEMENT FROM NORMAN HARTNELL;

"I recorded what a valuable resource the rivers and their banks and adjacent fields were for birdlife. The banks are often tree lined and there are frequent reed beds where reed warblers nest. There are one or two attractive small waterfalls where I have seen dippers and the banks of the river are often steep which is perfect for the many kingfishers that frequent the rivers. Other birds that use the rivers and their banks are swans and mallard, coots, moorhens, little grebe, herons and recently a pair of little egret. Swifts and swallows are attracted to the rivers to feed, as are common sandpipers in the spring and last August two young cuckoos were by the Avon for a while before heading off to Africa. In the winter, flocks of redstart and fieldfare arrive to feed in the fields alongside the river. This is just a sample of the many birds that survive alongside the river because of it's isolation from urban development".

The Calne and Chippenham fishing clubs fish along this river valley, this recreation has taken place for many years, and their understanding of the river and conservation helps to preserve the character and nature of this Green Space. The anglers report mink and otters in the river and bats and owls using the river for feeding and drinking. Barn owls quarter the fields surrounding the river. There is an indigenous deer herd plus badger setts and grass snakes have been sighted along the river margins.

## STATEMENT FROM CALNE ANGLING CLUB;

*Calne Angling Association have fished that stretch of the river Marden for over forty years and have enjoyed unhindered enjoyment of the countryside and wildlife, as anglers sitting quietly on the river Marden , we will often see fauna that most people will never see due to the noise, this includes Otter, Mink, Kingfishers, which nest in the banks and a very varied birdlife, including , Wagtails, Tits, Warblers, Wren, Thrushes, Robins and very often an Owl will come to the river to drink.*

*There is a breeding pair of Barn Owls which we regularly see quartering the fields in search of food, most of this will disappear and be pushed further into the countryside, thereby removing this facet of the river, if the land becomes over-developed.*

*We have anglers from as far away as Thatcham, who join Calne Angling Association solely to fish this stretch of the river Marden, which is primarily for the size and diversity of the fish populace in the Marden, we have Carp, Barbel, Chub, Roach, Perch, Pike, Rudd, Dace, Tench, Gudgeon, Trout, Minnow, Bream and Bullheads, a lot of these species will disappear into the River Avon if their quiet sanctuary is destroyed.*

*This river is also a safe refuge area for many species when the River Avon is in flood. The quality of the water is pristine, as proven by the large head of Trout that happily thrive and breed in the river. As a small club, we can hardly afford to lose any members and I am sure that would be the outcome of ruining this beautiful and popular section of river.*

**- Tim Carr TECH IOSH, Vice president of CAA**



Footbridge across the River Marden, English Heritage site (list 1245362)



Plaque in memory of Ray Anscombe 1924 -1996

PARISH CONSULTATION COMMENT

**“This part of Wiltshire is one of the few places that is left unspoilt. Soon there will be none left.”**

PARISH CONSULTATION COMMENT

**“Productive farmland should be protected and retained as productive farmland.”**

PARISH CONSULTATION COMMENT

**“Leaving rural areas untouched other than relevant upkeep and natural improvements is most important”**

PARISH CONSULTATION COMMENT

**“Very important is the rural character of Bremhill Parish and the desire to protect separation from surrounding towns”**

A footpath connects the conservation village of Tytherton Lucas to New Leaze Farm over an English Heritage footbridge (list 1245362) dedicated to Councillor Anscombe. The footpath continues across farmland to the North Wiltshire Rivers NCN 403 cycle route, which is used by walkers, cyclists and horse riders to connect between Calne and Chippenham. This route has historical value in that it is the old railway line between the two towns passing through the countryside. The footpath also provided access for the Vicar of Chippenham who would have to travel to St Nicholas Church by horse for Sunday services before motorized transport.

A site of Special Scientific Interest SSSI **River Avon grid ref: ST945 750** is at the River Avon and River Marden confluence at the northern border of the Local Green Space. The site name Kellaways – West Tytherton (Tytherton Lucas) River Avon is notified under Section 28 Wildlife and Countryside Act 1981. This is a new geological conservation site. The Kellaways – Tytherton Lucas exposures are of great international importance and historical significance and constitute the most important Callovian locality in Great Britain. The area along the riverbank has many important invertebrate species, especially ammonites. The site requires protection from pollution and erosion, and should not be put to any unacceptable risk.

PARISH CONSULTATION COMMENT

**“We cannot allow erosion of the natural beauty of this area. Once gone - gone forever”**

PARISH CONSULTATION COMMENT

**“Don’t let the expansion of Chippenham ruin our Parish and countryside.”**

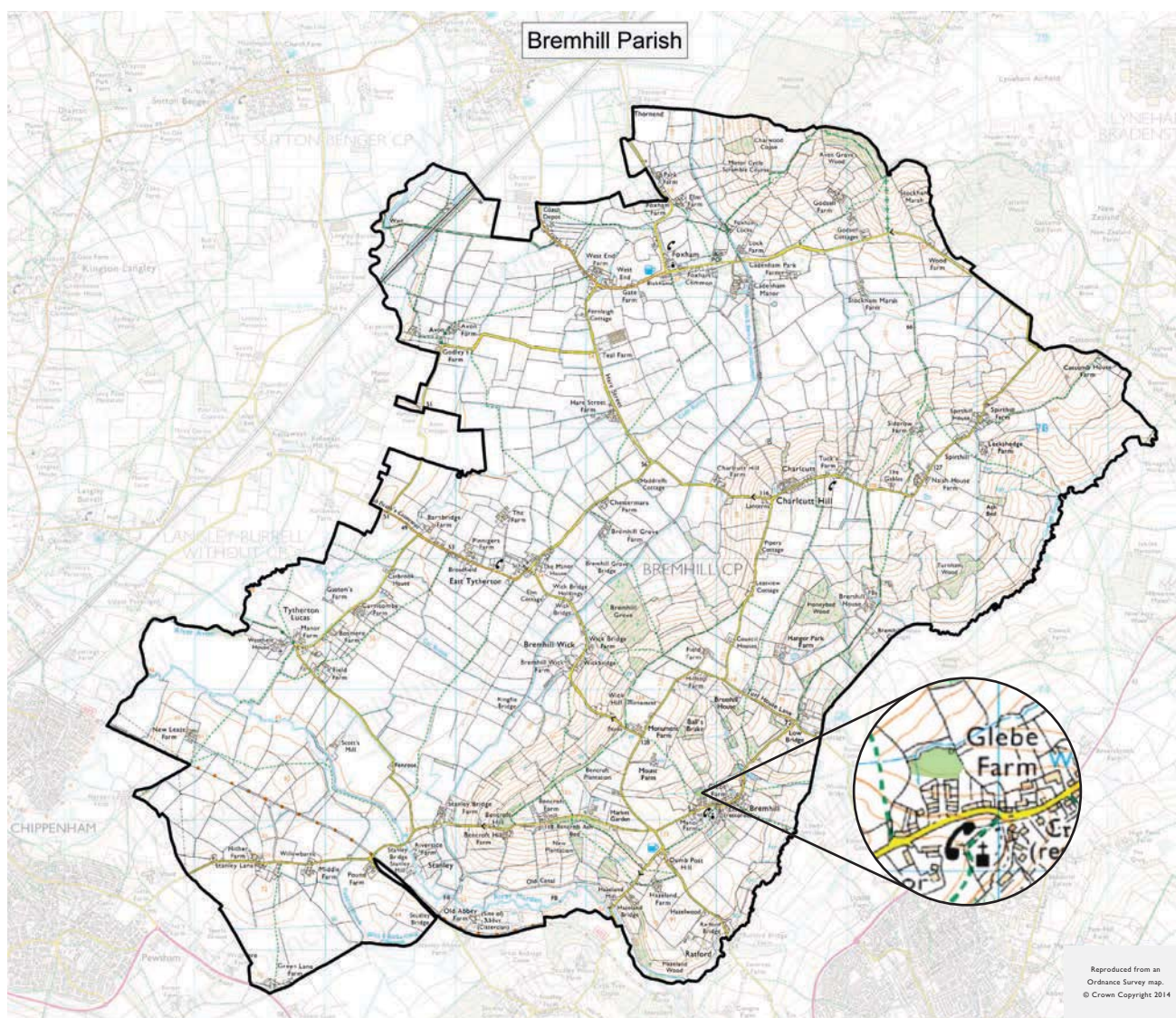
Visitors and local people use the paths and North Wiltshire Rivers national cycle route for recreation. The view to the east from the cycle route falls away to the river Marden, and towards Tytherton Lucas and St Nicholas Church (English Heritage list 1022422), which is reported to have a Norman font and dates back to 1272. These are the last views of the countryside as the view from the cycle track to the west is of Chippenham Town.



Cycle track near Newleaze Farm with mobility scooter



The Bremhill Parish Neighbourhood Plan has identified one specific area to be designated as Local Green Space, and this is shown on a map below with detail shown on adjacent page:



The area is at Lodowicks in Bremhill village (see inset). This arose from direct consultation with parishioners living in Bremhill when the draft neighbourhood plan was presented to them at a meeting in the village hall where 55 people attended. Bremhill villagers requested and subsequently voted by a large majority that they wished to make the land at the bottom of Lodowicks as designated green space, this being the only open space left in the village for outdoor village events and activities.

*Activities carried out at the Lodowicks field include annual village events, village fetes, fireworks and bonfire night, childrens play area and ball games.*

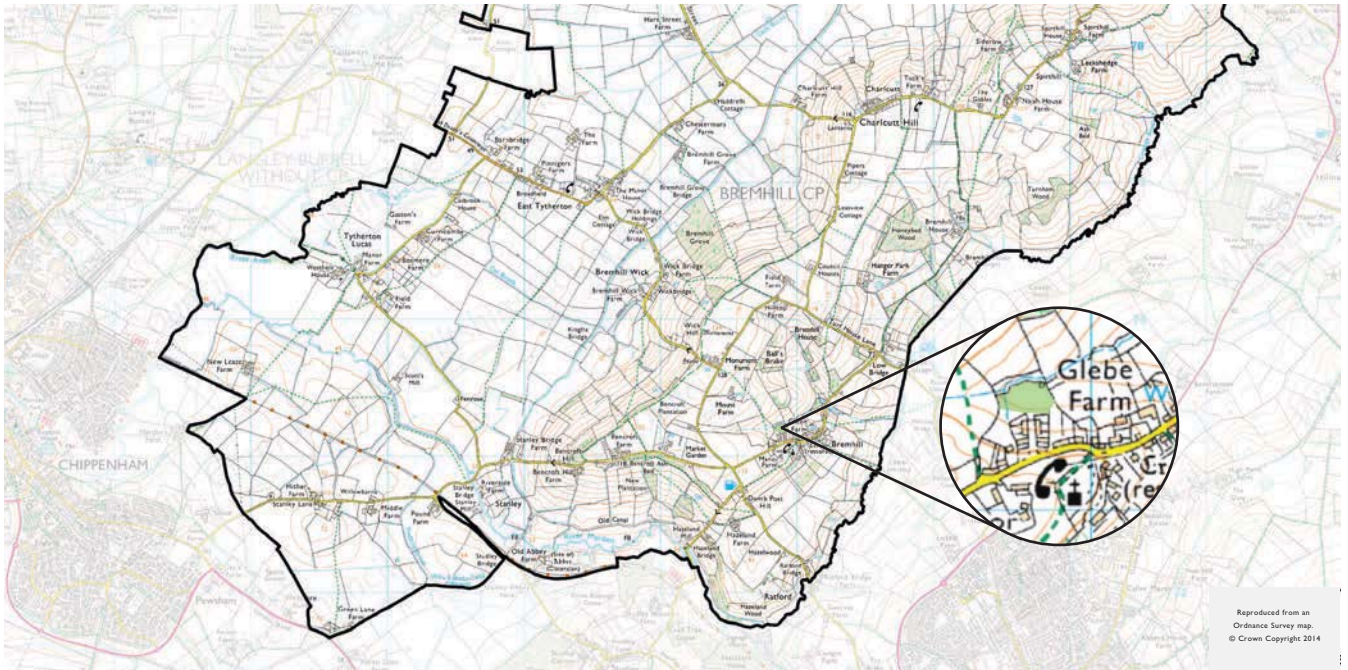
**See letters from residents at Lodowicks for more comments and evidence in Appendix H or [www.bremhillparish.org](http://www.bremhillparish.org)**

Bremhill Parish Council submits this area of Local Green Space as part of the Parish neighbourhood planning process in order to preserve valuable parts of the countryside and preservation of amenity for all to enjoy.

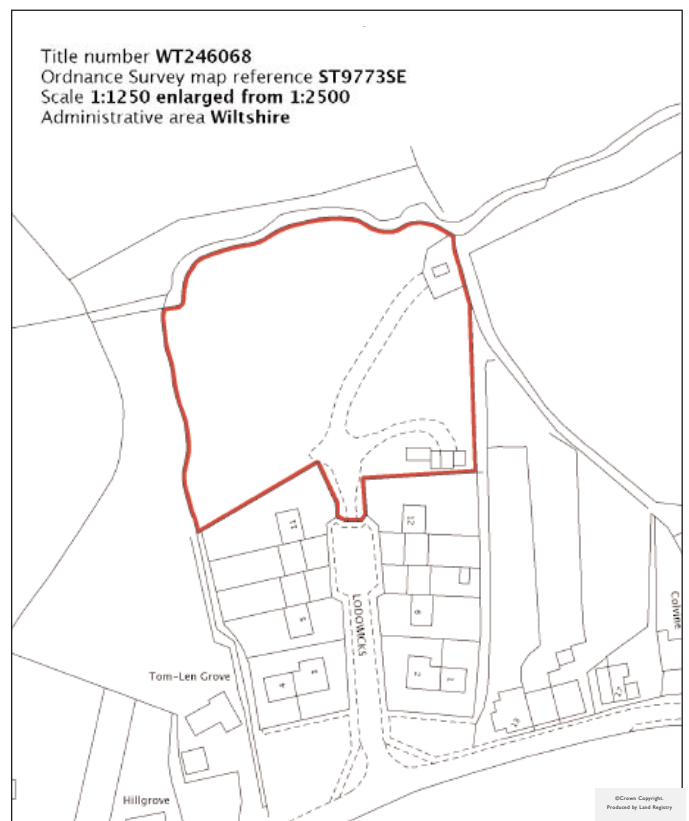
## NP5 LODOWICKS DESIGNATED GREEN SPACE

### POLICY 5

Land at Lodowicks, Bremhill Village, as shown on the detailed accompanying map entitled Lodowicks Green Space is designated as a Local Green Space for the benefit of the community.



Lodowicks Local Green Space map



### 3.7 POLICY EVIDENCE

1. This policy supports the following Vision Statements in our Neighbourhood Plan  
a “A Viable Community”  
f “Wellbeing and Leisure”

2. This policy supports the following Objectives in our Neighbourhood Plan.  
c “Green and Open Spaces”  
g “Community well-being”

3. 55 villagers attended the Neighbourhood Plan meeting in Bremhill Village Hall, and a specific vote was taken on the request for Lodowicks to be included in the plan as Local Green Space. 49 people voted for and none against the proposal. A comment was made on the unsuitability of the site for housing for elderly people, as it is at the bottom of a steep hill.

### 3.8 POLICY CONTEXT

#### **NPPF Paragraph 76**

Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

#### **NPPF Paragraph 77**

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

### 3.9 Heritage and Archaeological Environment

Bremhill Parish is rich in its historical environment as outlined earlier in this document, notably Maud Heath's Monument and Causeway, the site of the former Stanley Abbey, historic churches and artefacts all of which contribute to tourism and visitor attraction.

Perhaps most important of all is the landscape setting which provides unspoilt views of a beautiful and extensive valley bounded by an escarpment and views to the Downs which in itself contributes to a feeling of well being.










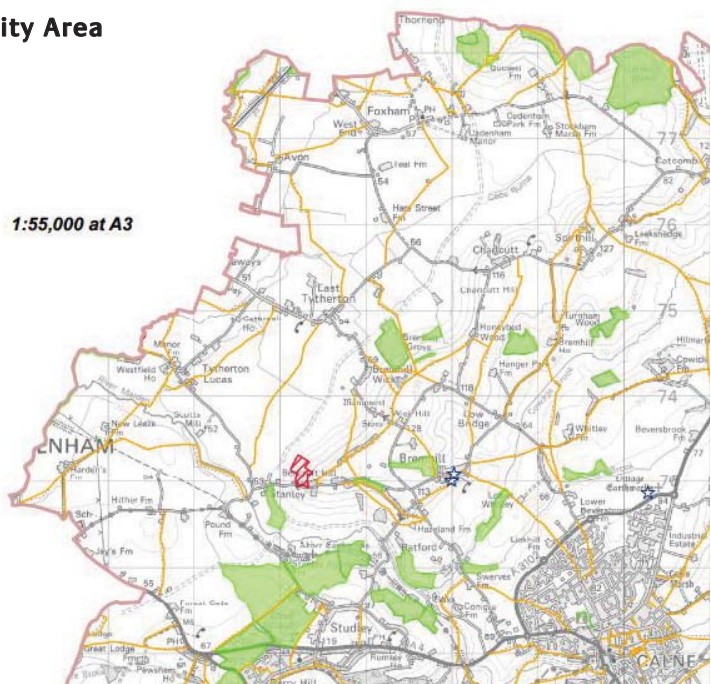
### 3.10 Wildlife

General overview-The Calne community area designated by Wiltshire Council includes most of the Parish of Bremhill. (see area map below) In a report (JSA for Wiltshire 2014) it describes important wildlife habitats which include: Calcareous grassland, broadleaved woodland and neutral grassland (wildflower hay meadows). Calcareous grassland and unimproved grassland is an important habitat for butterflies, bees, birds, wildflowers and other wildlife. The report states that there is a great need to protect these areas from the impacts of further development, to encourage wildlife-friendly farming practices and to improve the connections between wildlife sites, so that wildlife can move and adapt in future. Bremhill Neighbourhood Plan supports the vision and scope of this report and further assessment of potential unimproved grassland is ongoing throughout the Marden valley during 2015. The aim of the Neighbourhood Plan is to create a wildlife corridor with natural habitat along both sides of the River Marden.

### Landscape classification for Calne Community Area

#### Calne Community Area Environmental Designations

-  Community Area Partnership - Calne
-  Scheduled Ancient Monuments
-  Public Rights of Way
-  Access Land
-  Sites of Special Scientific Interest
-  County Wildlife Sites
-  Area of Outstanding Natural Beauty



Reproduced from an Ordnance Survey map. © Crown Copyright 2014

Bremhill Parish is well placed to help conserve wildlife with its river vales, hillside patches of woodland and fields and pastures which must be protected for the future.

A variety of wildlife habitats are present but we must take precautions to make sure they do not become isolated by development. Isolation makes it harder for wildlife to move between them and thrive. The more species and abundance of biodiversity we have, the better the health of our natural environment and the quality of ecosystem.

However, as a general background Wiltshire Wildlife Trust reports that 60% of Wiltshire's species have declined over the last 40 years and 31% have declined strongly. Half of the species assessed have shown big changes in abundance, indicating that recent environmental changes are having a dramatic impact on the land and waterways. Locally 2012–13 was the wettest 12 months on record followed by the driest two-year period on record making it a difficult time for wildlife.



Opportunities for feeding, sheltering and breeding were reduced for many species including bats, butterflies, dragonflies and birds. There is also evidence to suggest that species with specific habitat requirements are faring worse than generalist species that are better able to adapt to a changing environment.

PARISH CONSULTATION COMMENT

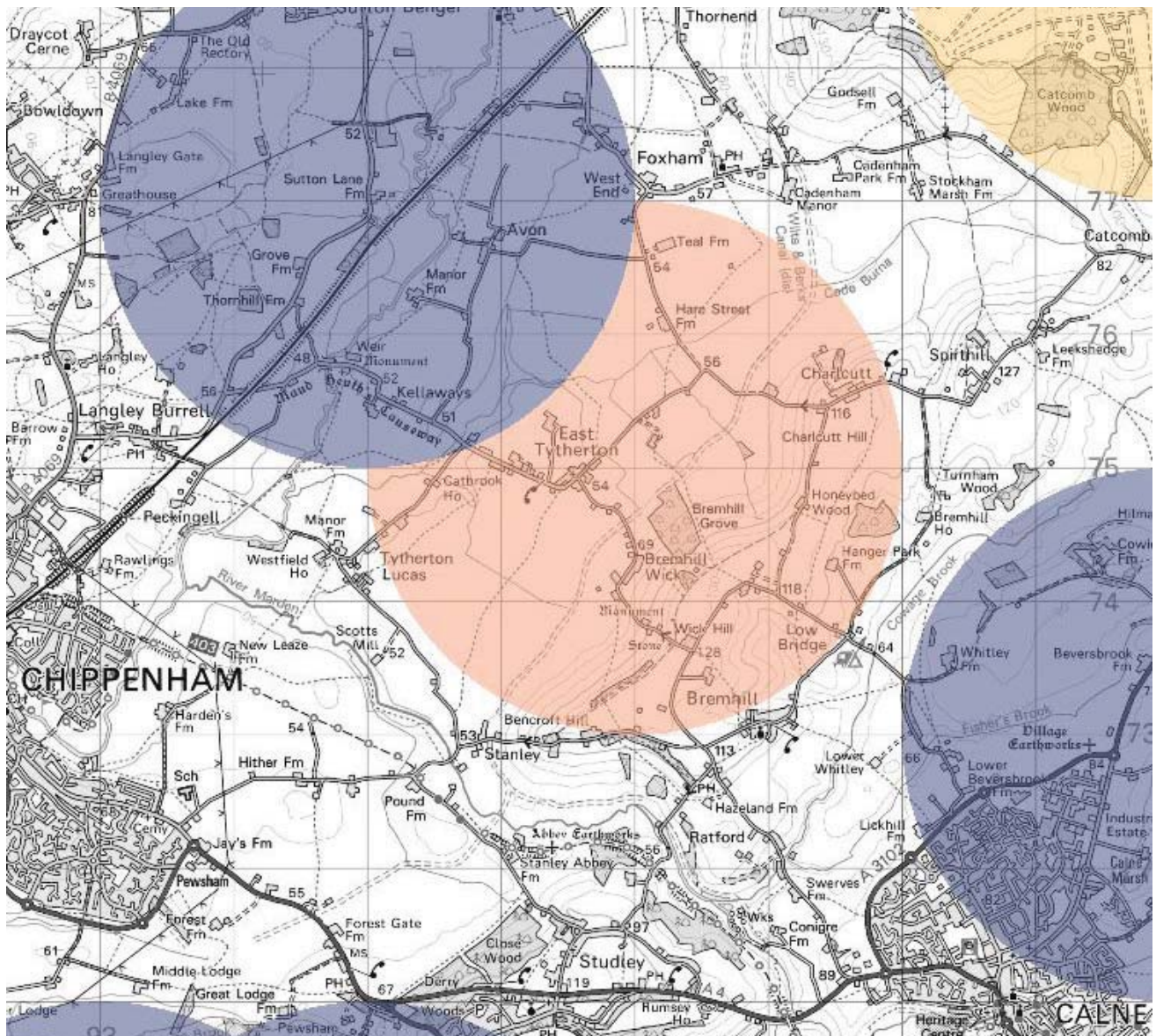
**“We live in a lovely conservation area with an abundance of wildlife and open spaces which need to be protected.”**

PARISH CONSULTATION COMMENT

**“We enjoy that it is unspoilt countryside as nature intended”**

### 3.11 Bird life

Wiltshire Ornithological Society published a 2012 survey that reflects declining trends. Specifically to their habitat in Bremhill Parish two species are designated by Natural England as of particular importance to the area. Tree sparrows are monitored from the River Marden in a North West direction to the Parish boundary and lapwings, again, from the River Marden to the Northerly boundary of the Parish. On a positive note for the Parish red kites and little egrets have recently been seen for the first time and an increase in buzzards has been noted.



Blue shading denotes Tree Sparrow habitat. Pink for Lapwings. Monitored by Natural England

### 3.12 Insect life

One of the reasons for bird decline is a rapid loss in insect diversity. Butterflies and moths reached an all time low in 2012. Honey bees have also declined and wild insects are now thought to be the main pollinators, however in the past year honey bees have had a more favourable existence due to the extended season of warm weather.

Over three quarters of British butterflies exist and breed on farmland. Measures taken to encourage butterflies on farmland will also help moths and a wide range of other wildlife. The pearl-bordered and small pearl-bordered fritillary butterfly have declined seriously in our grassland and have been listed as a Section 41 species of principal importance under the NERC (Natural Environment Research Council) act (2006) in England.



### 3.13 Plant life

Wild plants have been 'marginalised' and generally take a back seat in sustainable development. However, wild plants are essential to life – they clean our air and water, provide food and shelter for our insects, birds and animals and are critical in the fight against climate change. This puts into perspective the importance of wild plant conservation and to help safeguard the future for our native wildflowers and their habitats in the face of increasing development and economic pressures. Bremhill Parish has a designated SSSI of unimproved pasture-National Grid Reference: ST 962732 Area: 5.1 (ha.) 12.6 (ac). Bencroft Hill Meadow comprises an area of unimproved pasture of exceptional botanical quality. It is one of the most species-rich examples in southern England of a habitat type which has been largely lost in Britain due to the recent widespread adoption of intensive farming methods. There are other sites of significant interest including the former water meadows bordering the River Marden from Hazeland Mill to Stanley Manor Farm.



### 3.14 Animal life

Among the species that are at risk are the brown hare and types of bats, (namely Horseshoe) Bats require quality habitats to feed such as river corridors and wetlands and their 'sonar' routes along hedgerows to reach them. The ancient buildings and agricultural barns along the River Marden Valley host significant numbers of bats that navigate their way to important feeding sites such as Nocketts Hill south of the A4. The NP will endeavour to minimise the impact of development in order to conserve habitat for their well-being.



### 3.15 Effect of Game shoots

There are seven organised game shoots in the BP area which provide feeders for seed feeding in order to maintain healthy pheasant and partridge stock. These feeders and game strips sown beside hedges also provide natural habitat and food in winter for wild birds and animals.

### 3.16 Road verges help provide a green network

Ancient road verges are part of our history, some dating back thousands of years originating from stone age tracks. Drove roads and green lanes, with verges broad enough for grazing, were used to move sheep and cattle around the countryside, eg. Clacks Way, now a bridle path which connected Calne to Malmesbury via the hamlets of Spirthill and Foxham.

Verges and their associated hedges and ditches provide valuable refuges for a range of birds, small mammals and insects. Verges are also important wildlife corridors for these animals to move through the countryside. Wild flower communities on some of our verges have been around for centuries and cannot be recreated if lost.



## NP4 BIODIVERSITY

### POLICY 4

Permission should be refused for development that results in the loss or deterioration of irreplaceable or fragile habitats in line with National Policy. Development should protect and, wherever possible enhance landscapes, woodland, hedgerows, ponds, lakes, rivers, streams, ditches and wildlife habitats. This includes ecology buffers of approximately 200m of the main watercourses, Rivers Avon and Marden. Also, 100m of other key watercourses including Cade Burna, Fishers Brook, Cowage Brook and the disused Wiltshire & Berkshire Canal.

### NP4.1 POLICY EVIDENCE

1. This policy supports the following Vision Statements in our Neighbourhood Plan

b “Appreciate our Green Environment

d “An Attractive Parish”

2. This policy supports the following Objectives in our Neighbourhood Plan.

c “Green and Open Spaces”

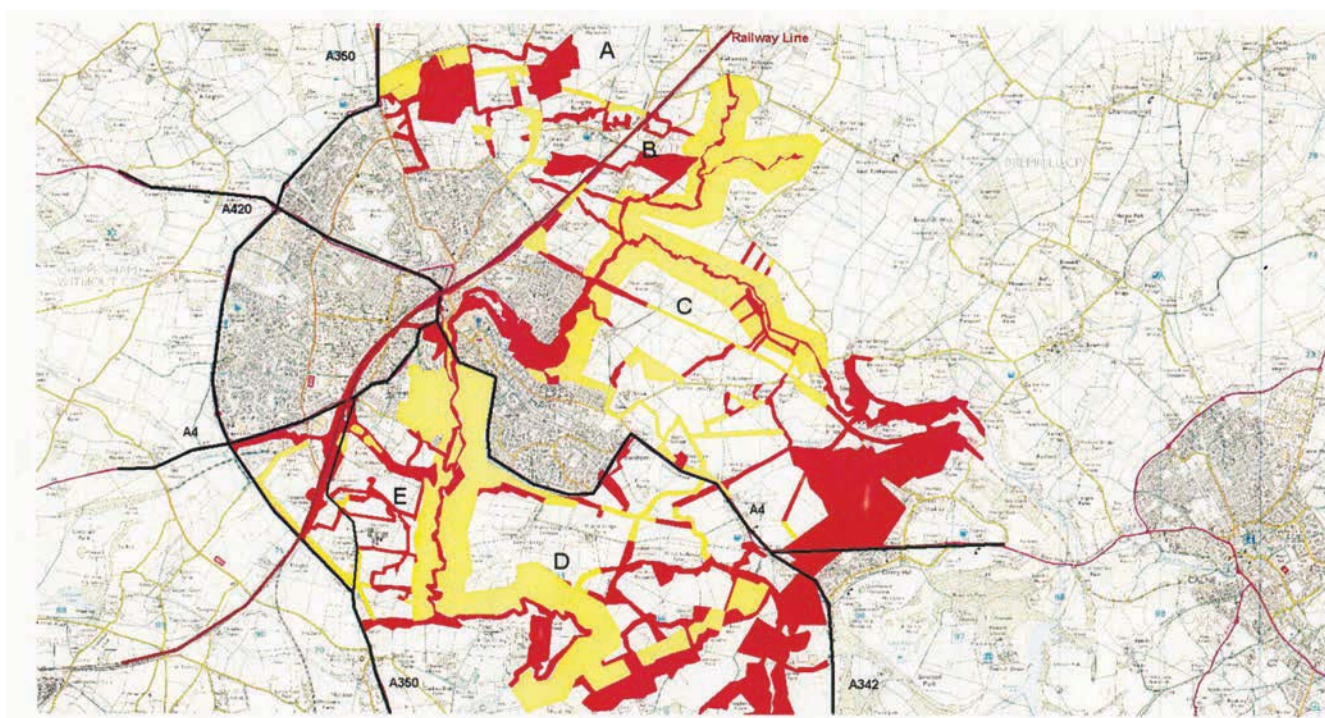
d “The local landscape and wildlife”

e “Management of water courses and flood mitigation”

3. With respect to the areas of the River Avon and Marden within the Chippenham Site Allocations Plan, Evidence Paper 5: Biodiversity July 2015 admits that further work is needed to assess the areas of the Rivers Avon and Marden for protected species and priority habitats.

**A map of an Ecology diagram is shown showing the Ecology Opportunity Areas for the River Avon and Marden overleaf...**

## AREA C - SHOWS CONTEXT OF RIVER AVON AND RIVER MARDEN



### Ecology diagram

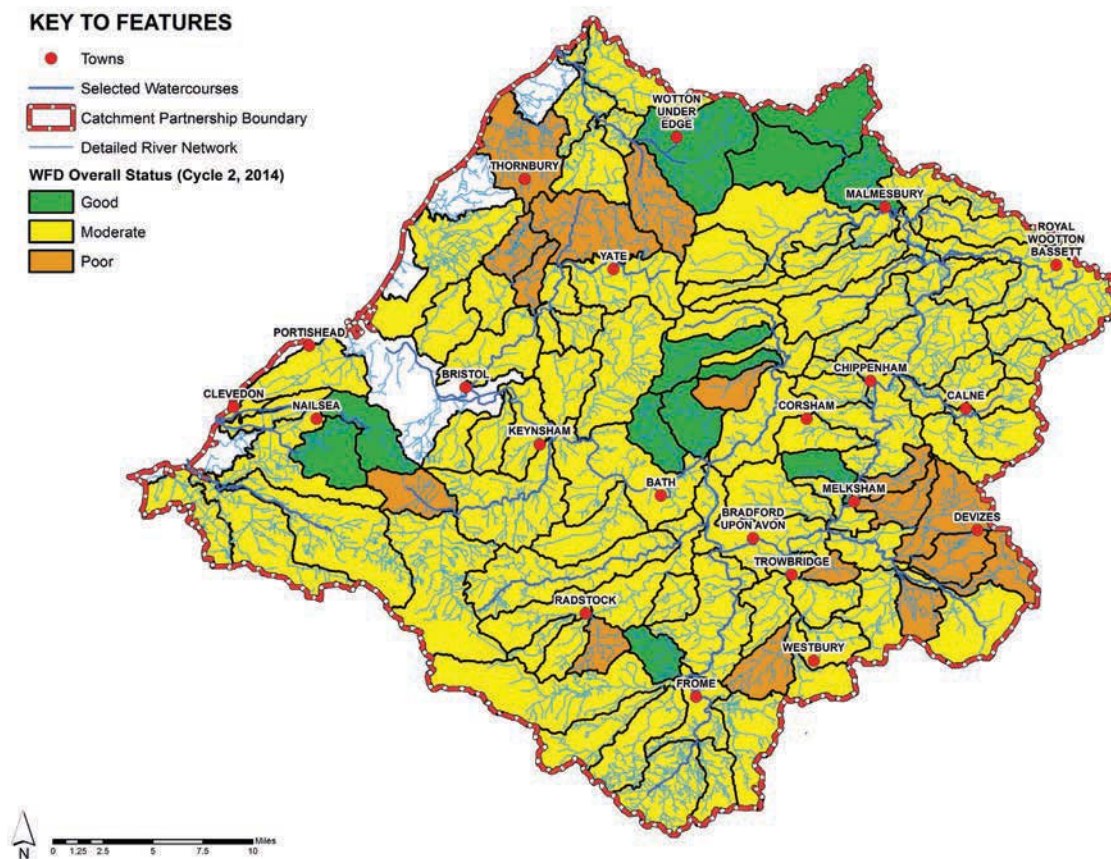
**Red** = important ecology areas to be retained, protected, enhanced; including County Wildlife Sites, rivers, woodlands, hedgerows, and other key habitats

**Yellow** = opportunity areas; river corridors (c. 100m buffer) and floodplain, links to re-connect habitats, restoration and enhancement

4. The River Avon has a designated SSSI in the Neighbourhood Plan area north of the confluence with the River Marden. Kellaways – Tytherton Lucas, River Avon SSSI (grid reference ST945750) is a 4.1 hectare geological Site of Special Scientific Interest, notified in 1998. Located 3 miles north east of Chippenham, this SSSI is of geological interest as the banks of the River Avon expose Callovian highly-fossiliferous sandstone which contains well-preserved bivalves, gastropods, brachiopods, belemnites and ammonites.

5. The Bristol Avon Catchment Plan overleaf - January 2016 shows the waterbodies within the Neighbourhood Plan Area as “moderate” under the EU Water Framework Directive. Any waterbody not reaching “good” ecological status has to have plans to address this by 2027.

## THE BRISTOL AVON CATCHMENT WATERBODIES



### NP4.2 POLICY CONTEXT

This Policy was developed in the context of the following National and Wiltshire Council policies which apply to the area:

#### **Wiltshire Council Core Policy 8 Spatial Strategy for Calne Community Area**

There is an objective of “protecting and enhancing the important ecological value and landscape character of the River Marden corridor” as stipulated in bullet 3 of paragraph 5.41 of the Issues and Considerations of CP8.

In paragraph 5.42 of Core Policy 8 there is the objective of using the River Marden to provide a “wider green infrastructure network linking Calne with Chippenham and the wider countryside”.

#### **Wiltshire Council Core Policy 50 Biodiversity and Geodiversity**

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances.

### **Wiltshire Council Core Policy 51 Landscape**

Development should protect, conserve and where possible enhance landscape character and must not have an unacceptable impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been considered:

- i. the locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies
- ii. the locally distinctive character of settlements and their landscape settings
- iii. the separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe
- iv. visually sensitive skylines, soils, geological and topographical features
- v. landscape features of cultural, historic and heritage value
- vi. important views and visual amenity
- vii. tranquillity and the need to protect against intrusion from light pollution, noise, and motion and
- viii. landscape functions including places to live, work, relax and recreate.

### **Wiltshire Council Core Policy 53 - Wiltshire's canals**

The restoration and reconstruction of the Wilts and Berks and Thames and Severn canals as navigable waterways is supported in principle. The historic alignments of the Wilts and Berks, including the North Wilts Branch, and Thames and Severn canals, as identified on the policies map, will be safeguarded with a view to their long-term re-establishment as navigable waterways. These alignments will be safeguarded by:

- i. Not permitting development likely to destroy the canal alignment or its associated structures, or likely to make restoration more difficult, and
- ii. Ensuring that where the canal is affected by development, the alignment is protected or an alternative alignment is provided. Proposals will be permitted that are designed to develop the canal's recreational and nature conservation potential, in particular, the use of the old line of the canal for walking, cycling.

**Wiltshire Council Core Policy 68 – Water Resources**

Development must not prejudice the delivery of the action and targets of the relevant River Basin or Catchment Management Plan, and should contribute towards their delivery where possible.

**Wiltshire Council Saved North Wiltshire Policy H4**

Development in the Open Countryside

**NPPF paragraph 109**

Conserving and enhancing the Natural Environment – The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valuable landscapes, geological conservation interests and soils.

**NPPF paragraph 117**

identify and map components of the local ecological networks for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation.

**NPPF paragraph 123**

Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

**EU Water Framework Directive**

Directive 2000/60/EC of the European Parliament and of the Council establishing a framework for the Community action in the field of water policy.

# SECTION 3.19



## **BREMHILL PARISH - AN ATTRACTIVE PARISH**

**VISION - To ensure any new development should be of a small scale and reflect the types of buildings already in the Parish. Maximum use should be made of brownfield (including agricultural buildings) and infill development rather than greenfield development.**

## 3.19 AN ATTRACTIVE PARISH

The Parish is a rural Parish where the community wants to support development to allow both younger and those down sizing to be able to live in the Parish.

The Neighbourhood Plan survey found that 62% of the community want more housing, and 68% want more family homes which are built to reflect the rural setting.

### PARISH CONSULTATION COMMENT

“Housing should be made available for local young people who wish to remain in the area but large estates would ruin the area and the environment. No more than 20 extra homes.”

### PARISH CONSULTATION COMMENT

“We have plenty of large homes. Smaller affordable to local people should be available.”

There is a need for a few more homes for each ward, especially low cost homes so that those who have been brought up in the Parish, and now work can live locally. Those engaged in agriculture often work long hours, especially in the summer months, it is important that these workers live close to their place of work. Development under CP44 rural exception sites will satisfy this demand.

**Core Policy 1 Settlement Strategy, establishes the settlement strategy and hierarchy for development in Wiltshire i.e. Principal Settlements; Market Towns; Local Service Centres; Large and Small Villages.**

Large Villages are defined as settlements with a limited range of employment, services and facilities. Small Villages have low level of services and facilities and few employment opportunities. The assumption made is that there is a low level of employment in small villages.

Our Parish survey has revealed that 53% of those responding work from home. And the business survey has shown that over 70% of the businesses interviewed expect to expand and take on more staff. The increased improvement in the speed of the Internet will mean even more opportunities for people to work from home, this will reduce out-commuting.

The survey has clearly shown that there are significant employment opportunities in small villages and open countryside villages.

This is new information, which will support new development in villages and open countryside.

**Core Policy 2 Delivery Strategy establishes how much development will be delivered in Wiltshire between 2006 and 2026 and sets out the overarching principles for where development can be appropriately located:**

Within the limits of development, as defined on the policies maps, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres, and Large Villages.

**Outside the defined limits of development** Other than exceptional in circumstances as permitted by other policies within this plan, identified in para 4.25, which lists the “exception policies” which seek to respond to local circumstance and national policy and which represent additional sources of supply. These are:

- Additional employment land
- Military Establishments
- Development related to Tourism
- Specialist accommodation provision
- Supporting rural life

Development will not be permitted outside the limits of the settlement. The limits of development may only be altered through the identification of sites for development community-led planning policy documents including the Neighbourhood Plan.

At small villages (Bremhill) development will be limited to infill within the existing built area. Proposals for development at small villages will be supported where they seek to meet housing needs of settlements or provide employment services, and facilities providing the development:

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

Wiltshire Core Policy (4.16) includes a definition of infill development i.e. the filling of a small gap that is only large enough for not more than a few dwellings, generally only one dwelling. Exceptions to this approach will only be considered through the Neighbourhood Plan process or DPDs.

In the Calne Area Strategy (CP8) Bremhill Village has been defined as a small village. As set out above, policy CP2 establishes that infill development within the existing built area, which meets housing needs or provides employment services and facilities will be acceptable subject to the three criteria being complied with.



A possible exception to this approach which is explained in CP 44 Rural Exception Sites is that the strategy recognizes the particular difficulties in securing an adequate supply of affordable housing for local needs in rural areas. As an exception to normal policy, affordable housing would be permitted provided that:

1. The proposal has clear support from the local community
2. The housing is delivered to meet an identified and genuine local need
3. The proposal is well related to the existing settlement
4. Environmental considerations will not be compromised
5. The proposal consists of 10 or less dwellings
6. Employment and services are accessible from the site
7. Its scale and type is appropriate to the nature of the settlement to the nature of the settlement and respects the character and setting of that settlement
8. The affordable housing provided under this policy will always be available for defined local needs, both initially and on subsequent change of the occupant.

**Affordable Housing;** The Plan will support CP44 Rural Exception sites. (CP45 Meeting Housing Needs; CP46 Meeting the needs of Wiltshire’s vulnerable and older people may also be relevant) The Council has approached the Parish council to establish support for the provision of two bungalows for two elderly couples who wish to down size from 3 bedroom houses in the Parish. The Parish council is examining what land may be available in the Parish.

The remainder of the Parish, Tytherton Lucas, East Tytherton and Foxham are in Open Countryside. In these locations development may be permitted only in exceptional circumstances.

Examples of those circumstances are set out in the list of policies above in Para 4.25. However examples of “exceptional circumstances” which may be appropriate in this instance and which are explained in Core Policy 48 include dwellings associated with agriculture/forestry or other employment essential to the countryside. Conversion and reuse of buildings for employment, tourism, or community use; community ownership may be allowed under *The Town and Country Planning General Permitted Development - England Order 2015*

***To sum up, only limited development will be allowed in Bremhill, which is designated as a small village. Only infill will be allowed, and there is very little left in the village to infill. Wiltshire Council does own land at Lodowicks which is used by the community as open space.***

PARISH CONSULTATION COMMENT

**“The Parish has redundant farm buildings and infill plots that could provide additional housing.”**

PARISH CONSULTATION COMMENT

**“This area is unique, and should not be destroyed to create yet another housing estate.”**

PARISH CONSULTATION COMMENT

**“Utilise brownfield sites/empty buildings but don’t destroy green belt.”**

PARISH CONSULTATION COMMENT

**“Bremhill is a rural Parish, and I do not support development on unspoilt greenfield sites.”**

### **3.20 What is permitted development under The Town and Country Planning (General Permitted Development) England Order 2015.**

New regulations have been brought out in April 2015 to allow a change of use of an agricultural building and land within its curtilage to use as a dwelling house; and also the building operations necessary to convert the building into a dwelling house.

There are restrictions; the unit must have been in use for agriculture on 20th March 2013, if it was not in use on that date, when it was last in use. There are restrictions on floor space of 450sq metres, and no more than three dwellings are allowed with a cumulative floor space of 450 sq. metres.

This new change to the regulations may bring opportunities for development of old derelict farm buildings for development to provide accommodation.

## **NP 1 - GENERAL DEVELOPMENT**

### **POLICY 1**

Over the plan period approximately 20 homes will be provided in the Parish of Bremhill. In addition, the provision of low cost homes for the young and rural workers to allow them to live and work in the parish will be supported.

Proposals for development in the countryside will only be permitted where it can be demonstrated that the development would have an acceptable effect on the rural character of the landscape of the area, and would also support one of the following purposes;

- i. Supporting wildlife habitats**
- ii. Provide or improve a recreational facility appropriate to the countryside**
- iii. Be for agricultural purposes or would enable farm diversification**
- iv. Support cultural or tourism opportunities**
- v. Other development supported by National development or other development plan policies**

Proposals for converting farm buildings to dwellings will be supported, subject to the building being capable of conversion without major rebuilding or structural works.

There follows a number of Bremhill Neighbourhood Plan Design Statement Policies that will guide development within the parish under Neighbourhood Plan Policy 1.

Design Statement Policies:

**DSP1:** The landscape resources (woodlands, hedgerows, watercourses, geological features and views) should be preserved and/or enhanced by future development (see also Policies NP2, NP3 and NP4).

**DSP2:** The design of new buildings and conversion of agricultural buildings should be appropriate to the setting of all adjacent buildings, particularly where they are historic.

**DSP3:** Development should continue the tradition of adapting to change, but should be of a scale and design to that is compatible with a rural settlement.

**DSP4:** Restoration and adaptation of old buildings should be sensitive and sympathetic to their character and should be carried out to appropriate building standards, particularly with regard to energy performance.

**DSP5:** Small scale business developments, workshops and bed & breakfast facilities should be encouraged consistent with the policies within this Neighbourhood Plan and other development plan policies.

## **NP1.1 POLICY EVIDENCE**

1. This policy supports the following Vision Statements in our Neighbourhood Plan

- a. "A Viable Community"
- b "Appreciate our Green Environment
- d "An Attractive Parish"
- e "A Cultural Centre"

2. This policy supports the following Objectives in our Neighbourhood Plan.

- a "Housing"
- c "Green and Open Spaces"
- d "The local landscape and wildlife"
- g " Community well-being"

3. The Bremhill Parish questionnaire responses showed that 82% of people have said they want to see no more than 20 homes built in the Parish in the next 15 years.

Out of the suggested plot sizes, more people would prefer to see the development of individual plots, rather than large developments of 10- 20 houses, of which 94% of people were opposed to this proposal.

## NP1.2 POLICY CONTEXT

### **Wiltshire Council Core Policy 48 – Supporting Rural Life:**

#### **Dwellings required to meet the employment needs of rural areas**

Outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages, proposals for residential development will be supported where these meet the accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside. Proposals for accommodation to meet the needs of employment essential to the countryside should be supported by functional and financial evidence.

#### **Improving access to services and improving infrastructure**

Proposals which will focus on improving accessibility between towns and villages, helping to reduce social exclusion, isolation and rural deprivation, such as transport and infrastructure improvements, will be supported where the development will not be to the detriment of the local environment or local residents.

#### **Conversion and re-use of rural buildings**

Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where it satisfies the following criteria:

- i. The building(s) is / are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building; and
- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas; and
- iii. The building can be served by adequate access and infrastructure; and
- iv. The site has reasonable access to local services or
- v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding

Where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria. In isolated locations, the re-use of redundant or disused buildings for residential purposes may be permitted where justified by special circumstances, in line with national policy.

### **Wiltshire Council Core Policy 57: Ensuring High Quality Design and Place Shaping**

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire.

### **NPPF Paragraph 28**

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the –character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- promote the retention and development of local services and community facilities in vil lages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

### **NPPF Paragraph 55**

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling.

**Such a design should:**

- be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
- reflect the highest standards in architecture;
- significantly enhance its immediate setting; and
- be sensitive to the defining characteristics of the local area.

**The Town and Country Planning (General Permitted Development) (England) Order 2015**

Class Q – agricultural buildings to dwellinghouses

Permitted development Q. Development consisting of-

1. (a) a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; and
2. (b) building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

### 3.21 What type of housing is acceptable?

62% of the survey stated that low cost starter homes are needed

66% of the survey stated that their preference was for family homes

53% of the survey stated that more Eco homes were required

PARISH CONSULTATION COMMENT

**“Some limited social housing to allow young people brought up in the village to remain in the Parish”**

PARISH CONSULTATION COMMENT

**“A few more - There is room for housing to attract younger residents as the demographic for the area is skewed to more mature households”**

PARISH CONSULTATION COMMENT

**“A few more - up to 20 units on brownfield sites”**

PARISH CONSULTATION COMMENT

**“Just development of existing outbuildings. No more than 20”**

PARISH CONSULTATION COMMENT

**“With the urban sprawl of the over-developed towns it is vital to retain green space between villages/hamlets.”**

PARISH CONSULTATION COMMENT

**“Urban Sprawl from Surrounding Towns - Any development from Chippenham needs a clear boundary.”**



# SECTION 3.28



## **BREMHILL PARISH - A VIABLE COMMUNITY**

**VISION - To maintain the character of Bremhill Parish as a place with a sense of community and history. Aim to enhance local employment opportunities especially for small start-up businesses and provide the community with better business facilities and services.**

## 3.28 A VIABLE COMMUNITY

### 3.29 Agriculture

Bremhill Parish is one of the largest land area parishes in the county; consequently it is highly reliant on agriculture both directly and indirectly through supportive occupations. Farming of the land is mostly livestock orientated, with a few small arable units. The last thirty years has seen dairy units reduce from some twenty-five or thirty to the current three herds.



Friesian cattle on Charlcutt ridge

The remaining three medium sized dairy units are all family owned and run, but as margins become tighter and future agricultural support is reduced, they will have to expand further. During 2014 the Parish lost a dairy herd, as it was not a sustainable business with the small number of cattle. The consensus of opinion is that a herd must be of 200 plus animals to make it a viable business with volatility of prices, and often the low price given for a litre of milk.

As such the herds spend most of the year in large open barns, this allows for a monitored regime of feeding which will produce the best quality milk for the market. This means that much of the food for the cattle is produced from the land.

As dairy herds have grown the pressure to source more land to grow food to support the business model has increased. Such is the pressure on the farmers that new land has to be purchased outside the Parish.

Any loss of good farmland to solar panel farms and to development will have a knock on effect for farmers requiring land to provide food for the herds of cattle. The Environment Secretary Elizabeth Truss, the then, Secretary of State for Communities and Local Government Eric Pickles, and the local MP James Gray have spoken out about the loss of farmland to development and solar panel farms during 2014.

The potential further loss of two farms in the Parish, Hardens Farm and New Leaze Farm in the Marden and Avon valleys to development by Chippenham 2020 will impact the farming economy in the Parish, at this present time they both provide a valuable food supply to the dairy farmers and an amenity to the Parish for tourism, as the Sustrans rail track and footpaths cross this land.

These three dairy farms are engaged in farming 24x7 and require considerable support from contractors to harvest food crops, and distribute slurry from the dairy yards. A successful agricultural contractor in the Parish supports the farm businesses, and he employs local people.

In support of the farmers is an agricultural engineer who is engaged maintaining all the agricultural equipment both within the Parish and outside. He has his repair premises within the Parish. Other businesses associated with the land are successful, such as garden machinery repairs, landscape gardening contractors, and a tyre fitting service. Vehicle repairs are also carried out at a local yard.

One of the comments made by one of the business survey respondents was “ I can have the best machinery to complete my landscaping business, but I still need young people to be engaged in the practical and clearing work, there are fewer young people in Parish to take on this work”

All of the above businesses require staff, and 70% of the businesses interviewed expect their businesses to expand. There is a need for housing for people working in the Parish. There is a link between employment and housing and this Neighbourhood Plan provides the evidence for more local affordable housing which supports these unique businesses in the Parish.

PARISH CONSULTATION COMMENT

**“There appears to be a need for affordable housing for the young.”**

PARISH CONSULTATION COMMENT

**“The Parish should provide housing for local people to allow for working in the Parish”**

The consequences of further expansion are many, from accommodation for more staff on-site and more housing need for animals to greater use of the highway system by HGV's delivering larger quantities of feed to dairy units.

The dairy industry has moved to using agricultural contractors with very large machinery to reduce costs, some of this equipment has axle widths wider than some of the current single track road system.

Other consequences of this need for expansion is the increase in land needed to grow forage crops to feed livestock with less bought in feed to help sustain the farming enterprise by providing a better margin.

There are approximately six hundred dairy cows across the three herds producing around five million litres of milk per year, which has a current income into the Parish of £1.6 million. On top of this there are sales of calves or beef cows to other farms outside of the Parish for further rearing as beef. Other agricultural units run small-scale sheep enterprises and single suckled beef units, which also create income into the Parish. All these agricultural businesses need supportive occupations such as, contractors, agricultural and car mechanics and accountancy and secretarial support.

Ideally, the owners of these supporting businesses should be able to live within this Parish. Work units would be an excellent addition to the Parish economy and should be supported if proposed for development.

All bovine animals must be registered with BCMS, the British Cattle Movement Service, which can only be done online. This means that the availability of usable broadband for the application of passports through this system is of great importance. Currently this has to be done very late in the evening or very early in the morning as these are the only times at which the Internet speed is fast enough to complete the task.

The countryside is farming's 'factory floor' and therefore should be preserved and respected as global food supply and availability becomes tighter due to the increased planetary population. Future residential development should be encouraged on 'Brownfield' and unproductive areas or redevelopment of existing redundant agricultural or industrial buildings and opposed on productive agricultural Greenfield sites.



### 3.30 Rural Economy

Although agriculture is dominant there is a diverse economy within the Parish; There are two very good public houses that provide great food. The survey of the community reported that 76% of those responding considered the Parish pubs to be highly important or important.

Within the Parish there are professional artists studios, several bed and breakfast establishments holiday cottages and a nature trail serving the thriving tourism industry. Importantly the Parish is within an hour of many historical towns and sites of historical interest. Salisbury has been voted the 10th best city in the world, and Bath is a well-known historic town. The World Heritage sites at Avebury, and Stonehenge are less than an hour away.

The Parish boasts the oldest private footpath in the world – Maud Heath’s Causeway crosses the River Avon, which floods, and the causeway still provides a vital link to Chippenham for those on foot, cycle, or motorcycle. It is important for many businesses to be able to move freely to Chippenham, any additional threat of flooding will impact businesses in the Parish.



There are approximately 400 horses in the Parish, one for every household. There are two equestrian yards run by professional riders, one of whom has ridden at the highest level, the 4 star event at Badminton Horse Trials. They provide training to young riders, and others living both in the Parish and from outside. There is a large DIY livery yard servicing those having horses. There is concern that further development to the east will bring additional traffic to the already busy country lanes causing danger to both riders and horses. This type of business requires dedicated staff prepared to work 24/7, and as such accommodation is required on site to safeguard these valuable animals. The business survey indicated that there is a need for accommodation on site for those working with animals. There is a need for low cost housing for those engaged in this industry.

Servicing the businesses are two accountancy firms, which specialize in small businesses. A vineyard in the Parish provides wine supply to a national outlet, and sells every bottle it produces. Global warming and a change of weather patterns appear to be helping this successful business. Similarly, a wine merchant with a niche business, undertaken from home, is thriving but the poor internet service provided at the present time costs time and money.

The artists, a national press photographer, and graphic designers are amongst those that all suffer from the poor broadband service in the Parish. The survey has revealed that 53% of the surveyed community work from home, where the Internet service is very important for their business. 90% of the Parish reported the broadband service to be poor and falls very short of the Government's minimum 2 mgb Broadband future target.

There has a been lost opportunity in the past where planners refused a planning application for 'seed bed 'style units for the self employed to work from home, this is just the type of development the Parish needs to maintain the growth in employment and to generate income for the community. This type of housing reduces commuting, lessens the environmental impact of vehicle movements and provides a strong vibrant and varied economy. The Neighbourhood Plan will hope to influence planners of the future to be more flexible and support the will of the local community.

PARISH CONSULTATION COMMENT

**“High speed broadband is an urgent necessity”**

PARISH CONSULTATION COMMENT

**“The lack of decent broadband speed is a major issue”**

## Internet access availability

Availability of fast Internet access is a key issue across the Parish of Bremhill. Both domestic and business questionnaire respondents expressed a high degree of dissatisfaction with, and a significant desire for better, Internet access availability and access speeds. Indeed, for some business respondents, connection speeds are not sufficient to allow them to access official websites and submit required information.

Wiltshire Council has recognised the importance of fast Internet access for rural communities and has the objective that:

“All premises within Wiltshire to have access to a minimum broadband service of 2 Mbps, achieving the Government’s goal to ensure delivery of Standard Broadband to virtually all communities in the UK. A minimum of 85%, (possibly 95%) of premises will be able to access the higher performing next generation superfast broadband access by 2015”.

Many premises across the Parish cannot receive an Internet service of 2Mbps or better. Indeed, some struggle to receive any broadband Internet service at all. Hence businesses and residents throughout the Parish would welcome Superfast Broadband Internet access, which, in many instances would be a major improvement on current Internet access speeds.

The recent questionnaire responses have shown that fast and reliable Internet access is essential for almost all businesses and residents in the Parish.

The responses have also indicated that a fast and reliable Internet access is essential in allowing a large number of residents to work from home regularly, thus reducing commuter miles and pollution, making the Parish more attractive to young adults and working families, improving quality of life for all and contributing to more vibrant communities.

### Geographical dispersion and Exchanges

The Parish is spread across a large geographical area and premises are served from several exchanges including at least:

- Kellaways Exchange (SSKEL) located in East Tytherton (SN15 4LT)
- Calne Exchange
- Hilmarton Exchange

Table 1 – Exchange enablement, below, summarises the Internet access technologies provided by these exchanges. It should be noted that enabling an exchange does not, de facto, make the technology available to all premises connected to the exchange. Indeed, most premises are connected to their respective exchanges via street cabinets but a significant number of premises (both domestic and business premises) are connected by “Exchange Only” lines.

Furthermore, some premises are so far from the street cabinets that even though the cabinets are FTTC enabled, the lines are unable to maintain stable FTTC connections, leaving residents with unreliable ADSL connections instead (especially in and around the village of Bremhill).

Exchange	ADSL enabled	FTTC enabled	FTTP enabled	Unbundled	21CN WBC
Kellaways (SSKEL)	ADSL Max	Partial	No	No	No
Calne (SSCAL)	Yes	Partial	Partial	Yes	No
Hilmarton (SSHIL)	ADSL Max	Partial	No	No	No
Chippenham (SSCHI)	Yes	Partial	No	Yes	Yes

The Kellaways and Hilmarton exchanges are OFCOM classified as Market 1 (meaning that BT OpenReach is the sole supplier of broadband access through these exchanges and there is no alternative to BT OpenReach in these locations). OFCOM allows BT OpenReach to charge higher broadband fees in Market 1 locations.

In Market 1 locations BT OpenReach use ADSL1 technology which provides a maximum download speeds of 8 Mbps, whereas in locations where BT OpenReach has competition for broadband access, it has enabled ADSL2+ technology which provides a maximum download speed of 24Mb/s. Hence homes and businesses connected to Market 1 exchanges have historically paid more per month for a poorer service. This situation continues with ADSL and VDSL connections.

### Connection speeds and line reliability

A survey of access speeds for those able to obtain an Internet connection from a fixed land line across the Parish highlights speeds ranging from 50-100 Kbps to 7 Mbps with the majority experiencing speeds lower than 4 Mbps.

53% of domestic respondents indicated that they work from home while 90% of business responded that Internet access is essential to their business. Unfortunately, connection speeds are barely sufficient to sustain the business established in the Parish and make it harder for people to work from home.



Some businesses/households in the Parish have experimented unsuccessfully with alternative technologies:

- Satellite Internet access has proved difficult to setup, unreliable and slow.
- Mobile data (3G/4G) reception has proved patchy, unreliable and slow across most of the Parish, often relying on a single mobile network supplier in any location. A 4G signal is available in some areas of the Parish although these areas also tend to benefit from the higher ADSL connection speeds.
- Line bonding of multiple ADSL lines

This lack of availability of reliable, high speed Internet access leaves residents and businesses unable to access online services such as our local website ([www.bremhillparish.org](http://www.bremhillparish.org), sponsored by the Parish Council), Government websites (including the Wiltshire Council and HMRC websites, DEFRA websites, etc.), ecommerce or news websites and radio / TV catch-up services such as BBC iPlayer. Hence, residents are being unfairly socially disadvantaged by the unavailability of reliable, fast Internet access.

### **Options for improving Internet access availability and speed**

The Steering Group has formed a small working group to investigate the technical options to provide improved Internet access throughout the Parish. The working group understands the rationale and commercial constraints driving BT OpenReach's rollout of Superfast Broadband. The working group also understands the objectives and limited funding of the Wiltshire Online programme. However, there is a clear need to provide reliable, fast and affordable Internet access of 30 Mbps or better to 100% of premises in the Parish Council area. This is also in line with the stated EU goals for Internet access.

The working group has gathered evidence and feedback from premises already enabled for Superfast Broadband:

- Even though VDSL2 should work over distances of up to 2km (cable length) from enabled cabinets, in practice empirical evidence indicates that premises more than ~1.5 km away from an FTTC cabinet cannot receive a stable, reliable and fast Internet connection within the Bremhill Parish.
- BT OpenReach's availability checker reports overly optimistical connection speeds and implies that premises up to 2km away from a cabinet can receive Superfast broadband. This has proved not to be the case in practice.
- Actual connection speeds diverge significantly from the figures provided by BT OpenReach's availability checker and BT OpenReach engineers installing Superfast broadband.
- The locations of FTTC cabinets are puzzling. For example, cabinet 2 from the Kellaways exchange is located several hundred meters away from the edge of West End (Foxham) rather than in the centre of the village or, at least, at the very boundary of the village. As a result, many premises in the village are too far to receive a reliable enough signal to maintain a stable connection.

The working group has identified the following options for improving the availability of fast and superfast Internet access:

- Deploying more FTTC cabinets closer to premises to provide Superfast Broadband to Charlcutt, Spirithill, Bremhill, Foxham, Godsell Farm and Tytherton Lucas
- Converting Exchange Only lines and adding cabinets to the Kellaways exchange (especially in Foxham and Godsell Farm)
- Ensuring that existing FTTC cabinets are located optimally in order to provide Superfast Broadband to more premises within 1.5 km. For example, relocating the existing Kellaways Cabinet 2 closer to West End or deploy a new cabinet to maximise the number of premises able to benefit from Superfast broadband. The current location of the cabinet, several hundred meters outside West End (Foxham) lengthens the connections between premises and the cabinet without adding any value
- Using fixed wireless point-to-point connections to new cabinets coupled with using FTTRN over existing telephone poles
- Enabling and providing ADSL2+
- Providing ADSL2+ from new cabinets



More optimally sited FTTC cabinets required in the Parish

### 3.31 COMMUNITY PRIORITY ACTION

Bremhill Neighbourhood plan will support sustainable growth in business developments appropriate to the rural nature of the Parish. This will include the expansion and diversification of ( but not limited to) agricultural enterprises, workshops, bed and breakfast facilities, holiday cottages, rural tourism, arts and crafts consistent with the overall strategic objectives and policy requirements of this Neighbourhood Plan. A minimum throughout the Parish of 2mb Broadband and beyond is essential for the business development priorities of the Neighbourhood Plan.

### 3.32 CONTEXT

#### NPPF 28

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and Neighbourhood Plans should:

- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.
- Promote the development and diversification of agricultural and other land based businesses
- Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in rural service centres; and
- Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

#### NPPF 42

Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services

# SECTION 3.33



## **BREMHILL PARISH - EASIER TO GET AROUND**

**VISION - Easier to Get Around:** To improve access to our countryside for our walkers, cyclists and horse riders by improving the network of footpaths and bridleways, while managing HGV/LGV traffic through our villages.

### 3.34 Private and Public Transport in Bremhill Parish

Government forecasts indicate that traffic volumes will increase for the foreseeable future. This is partly due to economic growth and population increases. Bremhill Parish will probably reflect this trend, albeit our Parishioners will face the challenge of getting around as our population ages.

One of the major influences that we may face is a disproportionate number of new houses likely to be built in Chippenham and near the Parish during the next 20 years.

According to the Wiltshire Core Strategy Document 2012, adopted January 2015, the following observations were made that may influence our approach to future transport needs within the Parish:

**1.2** The strategy recognises that previous growth hasn't always been delivered in a proportionate manner whereby housing is delivered in settlements where there are insufficient employment opportunities leading to out commuting.

**1.3** Providing for the most sustainable pattern of development that minimises the need to travel and maximises the potential to use sustainable transport

Managing development to ensure that jobs and the right infrastructure are delivered at the right time to ensure that out commuting, in particular to areas outside of Wiltshire, is not increased and development does not have a detrimental impact on infrastructure.

**2.1** Wiltshire Council is one of the largest unitary authorities in England. The authority's area covers approximately 3,255 square kilometres and has a population of approximately 460,000 people.

Wiltshire is a largely rural area encompassing many natural and historic features which make it distinctive

**2.4** Wiltshire also contains numerous villages and rural settlements: around half of the people living in Wiltshire live in towns or villages with fewer than 5,000 people, reflecting the rural nature of the county.

4. The predominant rural character of Wiltshire means that transport choices to access a range of services are often extremely limited and especially in the more remote rural areas there is a reliance on the private motor car....

We have 967\* residents in Bremhill Parish; all of whom regularly need transport. \*2011 Census data

Our Neighbourhood Plan Questionnaire identified over 70 businesses that are based within the Parish, which is both surprising and probably unique for a Parish of our size. As such we are already reducing the level of out-commuting. We could improve what we currently achieve by providing more employees with housing for growing businesses e.g. farms, farm shops, etc (see housing section)

It is probable that by 2026 there will be a higher proportion of older age groups in the Parish, including the over 85s. This part of the population is predicted to grow the fastest by 89.4%, over the next 15 years and it is also predicted that there will be double the number of older disabled people by 2026.

Wiltshire Council's Draft Topic Consultation Paper 11, 6.14 states "The need to own a car is influenced by the stages of the family life-cycle and this can also have a rural-urban impact. The UK's ageing population may also have a significant impact on car ownership and usage. Retired people tend to have lower levels of car ownership but gradually rising retirement ages may change this position"

The 2011 Census gave a total of 17 Bremhill Parishioners over the age of 85 years, and 43 parishioners over 80. The Link Service, operated by volunteers, provides a valuable service for this age group who have no other means of transport. We need to support Link in the years ahead or have something similar in place.

In its latest Core Strategy, Wiltshire Council noted that certain communities within Wiltshire experience social exclusion as a result of their isolation from essential services and facilities. This situation has been exacerbated through the decline in rural facilities which in turn has led to a greater reliance on the private car.

We believe that this may be particularly relevant for two groups: teenagers under driving age and some of the elderly who can no longer drive whose families are not able to regularly visit them. Whilst the four villages regularly have social events, these do not often meet the needs of these two groups – in addition to the link scheme mentioned above, some form of self funded, consistent and active car sharing may be a solution.

Wiltshire Councils Core Policy 60 Sustainable Transport states “The council will use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire. This will be achieved by:

- i. Planning developments in accessible locations
- ii. Promoting sustainable transport alternatives to the use of the private car
- iii. Maintaining and selectively improving the local transport network in accordance with its functional importance and in partnership with other transport planning bodies, service providers and the business community
- iv. Promoting appropriate demand management measures
- v. Influencing the routing of freight within and through the county
- vi. Assessing and where necessary mitigating the impact of developments on transport users, local communities and the environment.

The Parish survey gave feedback related to travel in the Parish, in terms of changes needed in the Parish the results are quantified below:

Change Needed % agreeing or strongly agreeing	
Road maintenance	92%
HGV traffic	60%
Lower speed limits	58%
Bus services	48%
Footpaths	36%
Cycle Paths	34%
Speed humps/traffic calming	33%
Bridleways	33%
Parking	11%

### 3.35 Road Maintenance and HGV Traffic

This is by far the biggest issue for transport around the Parish. It affects safety for drivers, walkers, riders and cyclists. Damage to vehicles is costly and inconvenient. We understand that Wiltshire Council is stretched financially and is having to “balance the books”; however, The Parish is allotted a repair team for several days per month. This is helpful but is only targeting essential repairs.

The Parish Council attends and raises our issues at the Calne Area Transport Group Meetings and continually reports and follows up on road repair issues. Road condition may be adversely affected by the amount of HGV traffic using our roads. It is currently difficult for vehicles to pass each other without one or both damaging the verge, the edges of roads, gullies and in the case of Maud Heaths Causeway, the pavement.

We are a farming community and it has been essential for tractors and trailers to increase in size to make farms more efficient. Farming practices have also changed requiring more and often larger deliveries of feed. One solution may be creation of more, strategically placed passing bays. Damage to verges also damages part of our extensive Green Infrastructure that is essential for health and wellbeing. Roadside verges also provide natural habitats encouraging bio diversity as well as being visually attractive.



PARISH CONSULTATION COMMENT

**“Parish roads are not suitable for heavy goods vehicles. Speed of agricultural vehicles is totally unacceptable - particularly contractors”**



### 3.36 Lower Speed Limits

Some of the Parish, parts of Tytherton Lucas, East Tytherton and Bremhill have 30 MPH speed limits. In East Tytherton this was due to the former school that is now a centre for Girl Guides. Parts of the Parish (Foxham) have a 40 MPH limit. The rest of the Parish has the National Speed Limit for cars of 60 MPH (see table below). With narrow lanes, some hamlets without pavements and our abundance of horse riders, walkers and cyclists the National Speed Limit is inappropriate.

PARISH CONSULTATION COMMENT

**“Living in Ratford is seriously impaired by the danger of the speed of traffic”**

PARISH CONSULTATION COMMENT

**“Village traffic speeds is at an alarming rate and is one of the biggest barriers to children enjoying the community”**

Obtaining a lower speed limit is governed by law and a system of priorities: number of fatalities, critical injuries and serious accidents. Our contribution to deterring speeding motorists has been implementation of a Community Speed Watch Scheme in East Tytherton by the Parish Council. We shall extend the scheme to the rest of Bremhill Parish. Attracting volunteers to take part has, however, been challenging so far.

Below details current National Speed Limits as of June 2015:

#### National Speed Limits

Vehicle Type	Single Carriageways MPH/KPH
Cars and vehicles (including dual-purpose vehicles)	60 (96)
Car-derived vans up to 2 tonnes maximum laden weight	60 (96)
Cars towing caravans or trailers (including car-derived vans & motorcycles)	50 (80)
Motor homes or caravans (not more than 3.05 tonnes max unladen weight)	60 (96)
Motor homes or caravans (more than 3.05 tonnes max unladen weight)	50 (80)
Buses, coaches & minibuses (not more than 12 metres overall length)	50 (80)
Buses, coaches & minibuses (more than 12 metres overall length)	50 (80)
Goods vehicles (not more than 7.5 tonnes maximum laden weight)	50 (80)
Goods vehicles (more than 7.5 tonnes maximum laden weight)	40 (64)

### 3.37 Provision of Bus Services (and other Public Transport) within the Parish

Public transport will require separate studies because public transport has to be fully commercially viable or subsidised. Undoubtedly public transport for rural communities is an essential part in achieving Wiltshire Council’s Core Strategy obligation to obviate social exclusion.

Our Parish is poorly served as the timetable below illustrates:

As of 30th March 2014 Service 95 will now only run from Bradenstoke and Bremhill to Chippenham on Mondays, Tuesdays & Thursdays

<b>Mondays, Tuesdays &amp; Thursdays only (except public holidays)</b>	<b>Departs</b>		<b>Departs</b>
		Chippenham, Bus Station 1240	12:40
		Chippenham, Railway Station 1246	12:46
Foxham Common. Foxham Church 1013	10:13		
Spirthill, Fox Cottage 1019	10:19	Kellaways 1255	12:55
Charlcutt, Telephone Box 1021	10:21	East Tytherton, sundial R	R
Bremhill, Church 1027	10:27	Bremhill Wick, Wickbridge R	R
Bremhill Wick, Wickbridge 1030	10:30	Bremhill, Church R	R
East Tytherton, Village Hall 1033	10:33	Charlcutt, Telephone Box R	R
Kellaways 1035	10:35	Spirthill, Fox Cottage R	R
		Foxham Common. Foxham Church R	R
Chippenham, Railway Station R	R		
Chippenham, Bus Station 1050	10:50		

R = calls at this point only if required by passengers on the bus



PARISH CONSULTATION COMMENT  
**“Bus services need to improve, we need flexible times to go to Calne, Chippenham and Swindon”**

PARISH CONSULTATION COMMENT  
**“We would use public transport if more was available”**

### 3.38 Safe Walking, Cycling and Riding

We have bridleways and public rights of way. Where there are opportunities to create more, or protect those already in existence we should take them. It is important to create safe cycling routes for children (143 aged between three and 14) 2011 Census. Particular attention must be paid to the quality of these routes with maintained surfaces, and clearly segregated cycling areas.

Similarly, a network of safe walking and bridleways should be established. These must be clearly signed and kept clear of vegetation and stiles maintained.

Our Parish has large number of horses and riders. It would be possible, with land owners consent, to create a route that traversed much of the Parish. The charity based Tytherton Ride event which is twelve miles long demonstrates the feasibility of this route.



### 3.39 COMMUNITY PRIORITY ACTION

Working with Wiltshire Council the Parish Council will work towards the implementation of HGV/ LGV signage warning of narrow roads, low bridges and speed restrictions are clearly visible and liase with Wiltshire Council to carry out necessary works such as pot hole repairs.

Bremhill Parish is a beautiful rural environment, with diversity of animal, insect and plant life which attracts significant numbers of equestrians, cyclists and walkers into the Parish during most days of the working week and extensively at weekends. Therefore, the Parish Council, on behalf of the Parish, will:

Take every possible action to minimise risk of death or injury to people, animals and drivers passing through or living in the Parish by supporting neighborhood speed watch.

Apply the three E's recommended by the Association of Chief Police Officers namely Education, Engineering and Enforcement.

**Education:** Production of hard copies for distribution or via Parish communication, reproduce the BHS (British Horse Society) leaflets for riders and motorists on road safety.

Communicate with the two cycling clubs about the need to be considerate and careful when approaching or passing horses.

Educate our children about the dangers of traffic and encourage cycling proficiency training.

**Engineering:** At all approaches to the Parish the Parish Council or Wiltshire Council will work towards funding the construction of white gates and the application of red tarmac and signage to improve awareness of speed, pedestrians and riders.

To work towards the provision of speed signs and that they are visible and correctly maintained. By cooperation with land owners establish a considerably enlarged network of paths and bridleways that are regularly maintained. Keep contact with 'Clarence' and the highways representative on the PC for upkeep of road network.

**Enforcement:** Establishing, across the rest of the Parish, the Speed watch initiative which has been successful in East Tytherton. Help recruit at least six volunteers for each village. The initiative to be co-ordinated by the Parish Council.

Maintain pressure on Wiltshire Council for a speed review and reduction to 30 mph through each of the four villages and hamlets. Regularly request Police Speed enforcement at peak times on main roads in each village.

**Please note:** The section on Well Being and Leisure also discusses the interests of pedestrian footpaths and bridleways, cycle routes, which links to the topic of Transport within the Parish.

### 3.40 CONTEXT - 2012 Wiltshire Council's Draft Core Strategy and Topic Papers

#### TRANSPORT:

CP 61 - Transport and Development.

CP 63 - Transport Strategies.

CP 64 - Demand Management. This includes speed controls, pedestrian and horse rider road use, rural traffic management, sustainable transport options.

NPPF para 32, considers assessment of development on transport networks, with special reference in a rural Parish being agricultural development.

NPPF para 35, encourages safe road layout to minimise conflict between large agricultural and HGV traffic, cyclists, horse riders, pedestrians.

PARISH CONSULTATION COMMENT

**“Road edges need sorting for cyclists and provision of adequate passing places”**

# SECTION 3.41



## **BREMHILL PARISH - WELLBEING AND LEISURE**

**VISION - To ensure that there are adequate green space and recreational facilities for both young and old and to secure and improve community facilities that contribute to healthy living.**

## 3.41 WELLBEING AND LEISURE

### 3.42 AMENITY OPEN SPACES

The Parish of Bremhill has limited amenity open spaces, and more are required. There is a small village green in East Tytherton and children have access to the small playing field behind Maud Heath Centre. Bremhill has a small area of community land at Lodowicks, which is well valued by the villagers.

There are no playing fields or community open land in Foxham or Tytherton Lucas Wards that is suitable for outdoor activities and functions. The Neighbourhood Plan would seek to maintain the existing and look to establish other amenity open spaces for the full use of the Parish.

### 3.43 FOOTPATHS & BRIDLEWAYS

At the centre of Bremhill Parish is the magnificent and historic Maud Heath Causeway. We are also blessed with numerous and ancient public rights of way including many bridleways that are frequently used by the many horse riders that we have in the Parish. It is considered important that a way of linking many of these bridleways into a better linked network should be investigated.

The Neighbourhood Plan survey found that what 87% of the respondents enjoyed most about living in the Parish was the easy access to the countryside, and 64% considered it highly important to have good access to footpaths and bridleways, and we should seek to ensure that these routes are accessible and maintained and are appropriately signposted, and easy to use and follow. This is extremely important for the well-being and health of Parish residents, many of whom use the rights of way on a daily basis along with rambling groups from local towns.



### 3.44 CYCLE-ROUTES

National Cycle Route 403 which crosses the North Wessex Downs and Savernake Forest, and links Chippenham to Marlborough via Calne and the Kennet and Avon canal, passes through our Parish, and is extremely popular and regularly used by Parishioners.

There is also a local route that runs through Foxham, East Tytherton and Tytherton Lucas, linking our Parish with the historic town of Malmesbury and the Cotswold Water Park. The Neighbourhood Plan will encourage the continued availability and access to these routes, also ensuring that safety of cyclists is not compromised.



### 3.45 VILLAGE HALLS

Bremhill, East Tytherton and Foxham all have village halls which host a variety of regular functions and events. They are all reasonably well maintained, but all suffer from having inadequate parking. Bremhill Village Hall has undergone a programme of refurbishment and improvement over recent years, and East Tytherton with support of Tytherton Lucas, is currently actively fund raising and seeking grants and donations to build a new village hall.

Responses to the Neighbourhood Plan survey indicated that 76% considered it important to have good village hall facilities. The Neighbourhood Plan will actively support the new East Tytherton project, and encourage the continued use of all village halls which are considered a very important aspect of our Parish communities.





The lease on the old East Tytherton village hall expires in 2016.

### **East Tytherton Village Hall**

The lease on the East Tytherton Village hall will expire in 2016, and there is a need to find a plot of land to build the new hall. The village hall is the heart of the village, there is a regular skittles league, the local young farmers use it as their base for activities, and in 2014 they raised £10,000 for charity. Functions are held on a regular basis, and the hall provides community support to both young and old.

The Baker Trust, which owns land in East Tytherton may agree to provide enough land for the new hall in the centre of the village. The village hall committee has interviewed architects, and has chosen a design. The cost to build the new hall will be in the region of £250,000.

The Parish council supports the opportunity to build a new village hall, which will be available for the next 100 years for the community.

### 3.46 RIVERS AND BROOKS

We are extremely fortunate to have the Rivers Avon, Marden, Cowage Brook and Cade Burna flowing through the Bremhill Parish. These are a haven for wildlife with much diversity, as outlined in the wildlife section 3.10

The rivers are also of course, stocked with a variety of freshwater fish, and therefore are frequented by local anglers. The Neighbourhood Plan survey has shown that 86% of respondents thought it highly important to have unspoilt, rural areas and over 70% of residents want to see a dedicated wildlife conversation area and natural habitat for wildlife. The Neighbourhood Plan will actively seek to protect the rivers and its environment for Parishioners and future generations.



The River Marden south of Tytherton Lucas

### 3.47 EQUESTRIAN PURSUITS

The Parish of Bremhill has a number of good equestrian establishments. The range is diverse from international event riders to individuals owning a horse.

Horse riding is one of the most popular pastimes in the Parish with over 400 horses kept within the Parish boundary.

The Parish of Bremhill is ideally located for international riders because of the good road links to events. The M4 motorway is just 5 miles from the Parish; this allows riders to access a main route to get to competitions.

The equestrian events locally are Badminton International Horse Trials, this international event brings over 350,000 people to the area, and there are opportunities for B&B and stabling for horses. Gatcombe International Horse Trials and Barbury International Horse Trials are all within 10 miles of the Parish.

West Wilts Equestrian Centre at Melksham is very close by and allows horse owners to train, and take part in national competitions.

In view of the above the following top event riders live and work in the Parish, providing employment and income to the community, Georgie Spence Eventing based in Foxham provide livery services, training, and the production of young horses. This is a vibrant market meeting the needs of many horse owners in the Parish and outside.



At any one time this yard can have up to 15 horses, making a significant number of horses undergoing training. Georgie trains young riders, which includes local pony clubs. This important input is securing the future of British event and dressage riders. The legacy from the 2012 Olympic Games has seen an increase in equestrian activity as one of the leading medal winners.

There are a number of DIY livery yards catering for horse owners, and providing employment and income for the Parish. These yards account for a further 80-100 horses. Individuals within the Parish keep horses for riding, hunting, or competing. Tytherton Lucas, for example, is a small hamlet of 23 houses, 10 of which have horses, this provides an indication on how important equestrian activities are in the Parish.

The services provided to the equestrian activities, include farriers, vets, physios, rug cleaning specialists, forage providers, agricultural engineers and horsebox and trailer repairers.

All of the professional establishments will ride out up to 6 horses a day on the roads in the Parish, and individuals will be riding first thing in the morning and in the evening after work. Such is the popularity of riding that there is a danger of an accident occurring involving vehicles which are now traversing the Parish using satellite navigation systems. Once quiet lanes are now becoming busy rat runs. The NP supports the reduction of speed of traffic in our narrow lanes and will help educate drivers in road safety with regards to passing horses on the road. It will also resist any development that will increase rat run traffic in the future.

### **3.48 HUNTING WITH HOUNDS**

Locally, The Beaufort is one of the few remaining private hound packs although it is basically financed by subscription. The hunt dress is peculiar to the country in that the Huntsman and Whippers-In wear green and the subscribers a bluecoat with buff facings - the Beaufort Liveries. The supporters club has a membership of 2,000 and help to raise money to support local charities in addition to their sport.

Within the Parish, one of The Beaufort Hunt meetings gathers at The Dumb Post Inn for the traditional stirrup cup salutation before the start of the day's trail hunting. Other meeting places are at Charlcutt and Spirthill. Within the community there are mixed feelings about the nature of riding to hounds but it is part of the heritage of the area and there are four large equestrian yards in the Parish which support equestrian practises.

### **3.49 GAME SHOOTS IN BREMHILL PARISH**

There are seven managed shoots in the Parish which covers a large percentage of its farm land

The Studley Shoot - Fields and woods adjoining the River Marden in the Hazeland and Stanley area

Hambro Shoot - Area North of Bremhill Village

The Stanley shoot - Area North of Stanley to Wick Hill including the escarpment.

Charlcutt Shoot - Escarpment of Charlcutt to Cadenham Manor and Tucks Farm boundaries

Spirthill Shoot - Area East of Spirthill to Cowage Brook including Turnham Wood

Haines Shoot - Land North West of Cowage Brook to Parish boundary

Rough Shoots - Foxham / Cadenham

Land West of Spirthill to Northern Parish boundary

All these shoots provide formal and casual employment and trade to the local pubs for shoot lunches / breakfasts. Purchase of feed from local farmers and purchase of shooting supplies. Pheasant and partridge feeders also provide food for wild birds particularly through the winter months. Some of the local shoots also run clay pigeon events for charity fundraising. Most of the game birds that are shot in Parish shoots are either prepared for food by the participants or supplied to local pubs or restaurants.

### 3.50 FISHING

**Chippenham Angling Association** control the fishing rights on most of the River Avon upstream of the Parish boundary to Kellaways Road Bridge. The stretch of river offers a wide choice for anglers to fish many different methods for various species. The fast flowing shallow gravel glides of Kellaways and Peckingell are excellent for Chub and Roach and provide some of the best Barbel fishing on the Upper Avon. Barbel in double figures are not uncommon.

**Calne Angling Club** control fishing rights on the River Marden from Hazeland Wood through to the River Avon with well stocked species of Roach, Chub and Bream.

Both clubs hold regular competitions and have Junior matches and coaching.

Robin's Lake in Bremhill is a ticket water and offers the opportunity to catch specimen Carp.



### 3.51 ARTS AND CRAFTS

The landscape and natural beauty of the area attracts many creative pursuits including painting, ceramics, craft and photography. Within the Parish there are six professional artists working in studios situated in their homestead, some of whom offer courses and mentoring days for numerous other amateur artists living in the area.

A craft club meets every week to explore the art of card making. There are annual displays of work in village shows and exhibitions in the local churches.



### 3.52 GARDENING

This activity ranges from pretty cottage gardens to magnificent formal Manor house gardens and is a key element in the enjoyment of the Parish for walkers, cyclists, horse-riders and visitors alike.

The annual village shows are a vibrant aspect of community life and reflect the amount of time and effort that parishioners put into the cultivation of flowers and vegetables. This pastime is not only a healthy activity but helps sustain some species of wildlife in the Parish.

### 3.53 COMMUNITY PRIORITY ACTION

Maintain and expand a linked bridleway and pathway system to provide safe and enjoyable walking and horse riding in the Parish.

Work with Sustrans and Wiltshire Council to maintain and enhance National Cycle routes and our country lanes used by recreational and club cyclists.

Liaise with angling clubs to promote the Rivers Avon and Marden as excellent fishing venues.

Support our three village halls, including redevelopment of East Tytherton Village Hall.

Encourage arts and crafts, gardening and other recreational activities in the Parish.

### 3.54 CONTEXT

Some of this section's context is found in other sections, for instance Transport and Environment.

NPPF para 74 recognizes the importance of managing open spaces.

**Topic Paper 13 – Green Infrastructure.**

**Relevant Paras:**

#### 4.6 Open Space Standards

Currently, four sets of open space standards are in operation in Wiltshire covering the four former Wiltshire District Council areas. Wiltshire Council has recently reviewed these standards and has drafted a consolidated set of standards for Wiltshire as a whole. This emerging draft set of standards will be adopted by the council as part of the Core Strategy adoption process, following consultation.

#### 5.2 Community Plans, Parish/Town Plans and the Rights of Way Network community level priorities and green Infrastructure concerns the context of:

Open spaces

Sport, recreation, play areas and facilities

Rights of Way Network

Cycle facilities, Allotments

Develop more green public open spaces • Improve the quality and maintenance of existing and new openspaces.

Introduce new walking routes and rights of way to improve public access to the countryside.

Maintain the quality of existing routes and improve where necessary.

Improve the signage and mapping of rights of way

Undertake long term wildlife projects and improving river environments through the 'Living River Project'.

Increase the number of cycle routes between the town and countryside.

Improve and maintain the quality of cycle routes.

Wiltshire wide Sustainable Community Strategy for Wiltshire 2007-2016.  
Numerous Community Areas





# SECTION 3.55

## **BREMHILL PARISH - RESPONSIBLE ATTITUDES TO ENERGY**

**VISION - To encourage the responsible use and siting of renewable energy whilst preserving the rural character and beauty of Bremhill Parish.**

## 3.55 RESPONSIBLE ATTITUDES TO ENERGY

Minimising the carbon footprint by encouraging a greener way of living and working in the Parish is a significant aim of sustainable living for the NP. Maintenance and access to cycleways, bridleways and footpaths will contribute to lessening environmental impact of transport and increase community well-being.

A responsible attitude and use of standalone renewable energy is desirable whilst preserving the rural character of Bremhill Parish. The questionnaire and consultations/ workshops provided views and attitudes towards photovoltaic installations, wind turbines and the minimising of the carbon footprint.

86% of respondents reported that they support energy saving initiatives which involve transport, home insulation, lighting and heating.

70% of respondents do not want wind turbines or solar farms in the Parish.

Domestic solar panels, solar panels on farm and commercial buildings and those well hidden were judged as suitable by 63% of respondents.

## 3.56 COMMUNITY PRIORITY ACTION

Opportunities should be sought to facilitate carbon reduction in the home and with business practice by imparting information through the Parish Newsletter, Parish notice boards and the Parish website.

Proposals for standalone renewable energy will be supported strictly subject to the impact on landscape and setting, visual amenity, biodiversity, historic environment and, in particular, impact on residential amenity.

## 3.57 CONTEXT

Aspects of Core Policy 41- Sustainable Construction and Low Carbon Energy

Core Policy 42- Standalone Renewable Energy Installations

# SECTIONS 4, 5, 6, 7, 8



## 4.0 MONITORING AND REVIEW

The effects of the NP will be monitored by the Brehmhill Parish Council using the indicators described in the Sustainability Assessment. This includes all flooding issues, losses of landscape, character, visual amenity, assets of community value, biodiversity, green space and rights of way.

In addition, monitoring arrangements will also include housing developments, poor air quality, increased traffic, speed of traffic, damage to verges and road infrastructure together with small scale business development, the quality of the broadband service, the quality of the mobile service and development of renewable energy

## 5.0 COMMUNITY INFRASTRUCTURE LEVY

### **Community Infrastructure Levy**

The Community Infrastructure Levy is a sum of money that may be available from the developers when construction takes place in the Parish.

The amount of development proposed in this neighbourhood plan will not generate CIL payments. However, if other speculative development within the Parish is forthcoming then there are potential projects that could use CIL payments e.g. village hall improvements, church maintenance, community mini-bus, etc.

## 6.0 ASSET REGISTER OF BREMHILL PARISH

**Watercourses:** - Avon, Marden, Cowage Brook, Cade Burna, Wilts & Berks Canal

**Churches/Ecclesiastical:**

St Martins, Bremhill  
St John Baptist, Foxham  
St Nicholas, Tytherton Lucas  
Moravian Church, East Tytherton  
Stanley Abbey - Historical site  
Wesleyan Chapels house/store  
Quakers Burial Site  
Village Cross, Bremhill

**Village Halls:**

East Tytherton, Bremhill, Foxham Reading rooms  
Note; Post Office open Thursdays in Foxham Reading Room

**Village Green/Community space:**

East Tytherton, Tytherton Lucas, Bremhill - Lodowicks

**Pubs:**

Dumb Post, Foxham Inn.

**SSSI:**

Bencroft Hill Meadows **SSSI: grid ref: ST 962732**  
Kellaways to Marden along the Avon banks. **SSSI: River Avon grid ref: ST945 750**

**Heritage:**

Maud Heath's Causeway - with monuments (x2) Sundial.  
Kellaways Arches, Stone Markers and Inscriptions.  
Wilts and Berks Canal (under restoration)  
Well House, Bremhill  
English Heritage stone bridge over River Marden (list 1245362)

## 7.0 ACKNOWLEDGEMENTS

Ian James: Parish Councillor/Chairman

John Harris: Parish Councillor/Production

Richard Tucker: Parish Councillor

Stephen Cook: Parish Councillor

Hugh Rogers: Parish Councillor

Michael Rigby: Parish Councillor

Kim Stuckey: Parishioner

Marilyn Mackay: Parishioner

Steve Harris: Document artwork

Grateful thanks also to Louise Tilshead, David Way and Jerome Semichon

**Image Credits:** John Harris, Bob Harding, Marilyn Mackay, Helen Stuckey, Ian James, Steve Harris

## 8.0 APPENDICES A - C

### Appendix A

#### West side of Bremhill Parish Character Assessment; evidence and context

The North Wiltshire Council Landscape Character Assessment Plan was adopted in 2004 and is still relevant as little development since then has changed the outcome.

#### Character Area 11 Avon Valley

##### General Description of Character

4.198 This large character area is focused around the River Avon, its tributaries, Brinkworth Brook and Marden River and the surrounding low-lying landscape. The Avon meanders from Malmesbury to the north, through Chippenham, to leave the district below Lacock Abbey in the south.

Brinkworth Brook runs from below Wootton Bassett to join the River Avon in the west; and River Marden runs west from Calne. The area is hemmed in by elevated ground surrounding the area and sits below 70m AOD, and at its lowest point is 36m AOD below Lacock.

##### The River Avon

4.199 The topography is characterised by a predominantly level landscape with only minor undulations at its fringes as the land runs to higher ground. This produces a wide flat valley with areas of openness and vast skies. Towards the south the surrounding topography of adjacent character areas provides more enclosure. The geology underlying this landscape varies, from alluvium and river terrace gravel adjacent to the watercourses, to the dominance of Oxford and Kellaway Clays on the adjacent land. There are large tracts of Kellaway sand which provides pockets of free draining high-grade agricultural land, throughout the valley.

4.200 The landscape is managed through mixed agricultural practices, with arable dominating the freer draining higher-grade agricultural land, and the damper land adjacent to the watercourses consisting almost entirely of wet grassland, including areas of meadow which are designated Sites of Special Scientific Interest. Through much of area the integrity of the hedges and hedgerow trees provides a sense of enclosure. Below Chippenham, to the south, hazel hedges are evident, providing a variety to the character of the area. On tracts of intensively farmed arable land hedges are gappy and lacking trees, and the area has an exposed character. This is especially prevalent on the fringes of development and communication corridors. The character on the urban fringes of Chippenham, is further influenced by the built form and roads which are particularly prominent to the south west of the town.

4.201 The area has limited tree cover which is restricted to shelterbelts, hedgerow trees and small clumps of woodland. The latter are infrequent throughout the area but are slightly more evident to the south, below and around Chippenham, reducing the effect of the urban fringe. Poplar windbreaks are frequent across the whole area, breaking up views and acting as significant landscape features. The presence of watercourses through the area is marked by riparian vegetation dominated by willow, frequently pollarded, which enhances the damp, low lying character of these areas.

4.202 The water related character is further developed by the open ditches system which is prominent along low lying roadsides. The watercourses themselves are attractive and interesting features, meandering through landscape. Bridges across the river and causeways across wetter areas are significant elements relating to the watercourses. Maud Heath Causeway, north east of Chippenham, is one of the most well known. It was created circa 1458 as an investment by an individual for the public good.

4.203 With the exception of Chippenham, settlements are generally small, with a vernacular core, constructed of a mixture of Oolitic limestone and local brick, with varying degrees of 20th century development. Church towers are local landmarks within the settlements and their immediate environs but are less significant features in the wider landscape.

4.204 Chippenham's early development was linked to its importance as a Saxon administrative centre, the old core of the town sited as today within a loop of the Avon. The town sat on the Bristol– London road, part of a national road system, highly developed by the mid 14th century. However, significant expansion of the town began at the end of the 18th century with further development of communication links. Both the Wiltshire & Berkshire Canal and then the GWR London to Bristol line allowed the existing cloth industry of the town and surrounding area to flourish and other industries to develop. Extensive late 20th century development once more expanded the town, probably as a result of the town's proximity to the M4. Large scale expansions associated with peripheral roads have occurred particularly to the west and north west, but also to the south east. The valley bottom of the Avon has generally been avoided and forms a green corridor into and through the town part of which is used for recreational purposes. Development is particularly prominent on the rising land to the north.

4.205 The village of Lacock sits to the south of the area- a settlement dating from the 13th century which gained prosperity through the wool industry. The village remains largely unchanged, an eclectic mix of built styles and materials, maintained by the National Trust. The village, adjacent settlement and surrounding settled landscape make this area a popular visitor destination.

4.206 There is evidence of habitation from prehistoric times, with numerous crop marks visible. These are more obvious north of Chippenham, along the Avon. Discoveries denoting man's intervention within this landscape continue through Roman times, with the presence of settlement remains. Through both the Avon valley & Brinkworth Vale a wealth of medieval settlement existed. Many of these villages were lost through the Black Death and resulting changes in agricultural systems.

4.207 The A4 and A350 are significant roads in the southern part of the area. The A4 east west through Chippenham and the A340 runs along the south western fringes. The only road of significance to the north is the M4 motorway. This creates a major feature, source of noise and barrier in the landscape as it cuts through the valley. Away from the main roads traffic is very light, the scattering of small hamlets serviced by minor, often single-track roads, which enhance the rural character.

4.208 Two railways traverse the area. The main line London to Cardiff runs east west from Wootton Bassett through Brinkworth Brook valley and London to Exeter one runs south west through Chippenham. These are heavily vegetated with hedgerow species, reducing their effect on the landscape. The airfield at RAF Lyneham lies on high ground to the east, beyond the character area boundary. The heavy use of the airfield by cargo aircraft disturbs the inherent tranquillity of the surrounding area. Additionally, electricity transmission lines form dominant structures in this flat landscape.

4.209 There is a comprehensive network of footpath and recreation routes throughout the area, although few have any direct relation to the watercourses. The line of the Wiltshire & Berkshire Canal runs along the eastern edge of the area providing a distinct feature in the landscape.

- Damp meadow and pasture along watercourses/valley floor.

4.210 The main characteristics of the area can be defined as follows:

Low-lying river landscape, between 70m and 30m AOD on river terrace and alluvial geology with heavy soils, interspersed with light sands. Dominant presence of water in the form of ditches, streams and river with related riparian vegetation and structures.

- Intact and predominantly well managed hedgerows frequently with hedgerow trees.
- Areas of high quality arable agricultural land located through out the area, on areas of Kellways Sand.
- Shelterbelts of poplar act as significant vertical elements in the horizontal landscape.
- Rural and somewhat isolated feel to remoter parts of character area.
- Scattered settlements and dwellings.
- Strong rural sense of place, which begins to break down around Chippenham & communication corridor.
- Green valley floor through Chippenham.
- Broad expansive skyline, frequently unbroken by development.
- Significance of electricity transmission lines.

### **Management Guidelines**

4.211 The overall objectives for the area are to conserve the rural character, and ensure development of the urban fringe and communication corridors does not compromise the nature of the area.

4.212 Individual elements within the landscape which make up the character should be maintained, conserved and when necessary replenished. This should include the retention of the ditch system which runs through the area, maintenance and replacement of hedges.



4.213 Conserve and where possible enhance the biodiversity of the watercourse, its environs and adjacent habitats.

4.214 Features of historical and archaeological interest relating to man's use of this wet landscape and early settlement features will also require care and protection.

4.215 Minimise the landscape and visual effects of the expansion of Chippenham.

### **Management Strategy Actions**

4.216 Conserve and enhance the Character Area through carrying out the following actions

#### **Short Term**

- Conserve valley bottoms including wetland features, open ditches, meadows and riparian vegetation, especially willows.
- Conserve hedgerows and mature trees, including allowing new trees to emerge in existing hedges, and discourage field amalgamation.
- Consider where development related to Chippenham is most appropriate in terms of landscape and visual effects.
- Enhance the sense of place through use of appropriate building materials in respect of new development, extensions or other built features – especially through the use of materials used in vernacular buildings.
- Conserve the alignment and features of the Wiltshire & Berkshire Canal

#### **Long Term**

- Encourage the creation of public access along waterways, where consistent with nature conservation objectives.

### **Key Views management strategy**

4.217 The area is primarily viewed from the M4, A350 and from the edges of Chippenham. Elsewhere, the large scale of the character area, views reduced by level topography and vegetation and the sparse settlement pattern make view points scarce. Watercourses are important so views from bridges over the Avon should be monitored.

4.218 Indicators for change within this area should include:

- Change to watercourses.
- Loss of riparian vegetation
- Loss of grassland through the area particularly adjacent to watercourses.

- Amalgamation of fields
- Loss of mature hedgerow trees
- Expansion of Chippenham
- Establishment of screening around Chippenham

### Landscape Sensitivity

4.219 Away from the influence of Chippenham, much of the area has an essentially rural character with small, scattered settlements and individual dwellings. The landscape is predominantly gently undulating with vegetation preventing extensive views. Only small-scale, sensitively designed development, appropriately associated with existing built form, could be successfully accommodated without adverse landscape impacts.

4.220 Around Chippenham, the original settlement in the valley bottom has expanded up the valley sides. These areas are exposed to wider views and are sensitive to further development. Care is required in further expansion of the town to minimise the effect on landscape and visual receptors. Development should be carried in conjunction with the development of a strong landscape structure to repair urban fringe landscapes.

4.221 Where the traditional settlement form meets the landscape in river corridors or other green wedges, these areas should be kept free of new development to protect the relationship between built form and landscape. The valley floor overall is a sensitive landscape with some of the most attractive landscapes of the area focussed on the watercourses and riparian vegetation.



Map supplied by Wiltshire Council for information request

Note: Landscape Character and Setting published by Bremhill Parish Council August 2014

## Appendix B

### **Evidence and context to west side of Bremhill Parish 2.11**

White Consultants(2002) North Wiltshire Rural Buffers and Local Buffers Study.

White Consultants (2004) North Wiltshire Landscape Character Assessment, Vol 1.

White Consultants (2004) North Wiltshire Landscape Character Assessment, Vol 2:

Natural Environmental Policy Recommendations.

Land Use Consultants (2005, 2009) Wiltshire Landscape Character Assessment.

The Enterprise Partnership (2014) Chippenham Landscape Setting Study, Questions to Parish Councils.

NPPF (2012) National Planning Policy Framework (2014) Planning Practice Guidance



Mrs J. MITCHELL

2 LODOWICKS

BRETHILL

CALVE

SN11 9LB

Dear Sir Madam

I am writing and strongly against any proposed buildings on our only green space in Lodowicks, also any bad weather people with cars will want to leave their vehicles further up on our road as it is very steep and taking valuable car space which we do not have. Another fact our village has very limited facilities to offer, hardly any bus service no shop and where are children suppose to play in the road!, also ruining our lovely green outlook.  
No thank you. A very concerned tenant.

Yours Sincerely

Mrs J. Mitchell

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and that is when you suddenly realised you owned the land and the first thing you did was to tell me if any child got hurt in the play area I would be responsible, so end of play area, what ever housing you are thinking of building if it is for retirement bungalows they are not going to be able to get up the hill especially in the winter for the last 45 years I was always the first to leave Lodwicks in the morning so I have always had to clear the snow & ice off the hill, ~~there~~ are now approaching my seventies and am not going to do it any more, if you are going to put people who rely on buses, we get one bus a day from Chipsham which goes back to Chipsham arrives at 10-30 AM and back at 1 pm, any unemployed dont stand a chance.

you all ready have 4 retirement bungalows at the top, and always have a job to let them

MR. J. SUMMERS  
11 LODOWICKS  
BREATHILL  
CALNE SN11 9LB

R-E PROPOSED BUILDING PLOT AT LODOWICKS  
having been born in breathill and can trace my family tree back to the 1500 hundreds in breathill, I would like to state my opinion regarding the proposed social housing, I moved in to Lodwicks in 1972 one of the first things I done was to get a JCB and clear up all the rubbish in the field tidy up the hedges and generally had a good tidy up, in the mid 1970 I built swings and see saw for the children, mine & others, and for the next 10 years cut the grass so they could play football & cricket, and the local farmer cut the reed twice a year for hay in the mid eightys I bought my house, then note to the council to ask if I could buy a ten foot strip of land adjacent to my property,

and I cannot emphasize strongly enough what a terrible place this is to get out of in bad weather.

it is the only bit of green field we have in the village, for children to play and people to walk there dogs, and for the village to have its bonfire which we have done for the last 40+ years in the summer it is also used as a over spill car park for the church when they have a big wedding or funeral's

  
JOAN SUMMERS

PHONE 07769 275114

