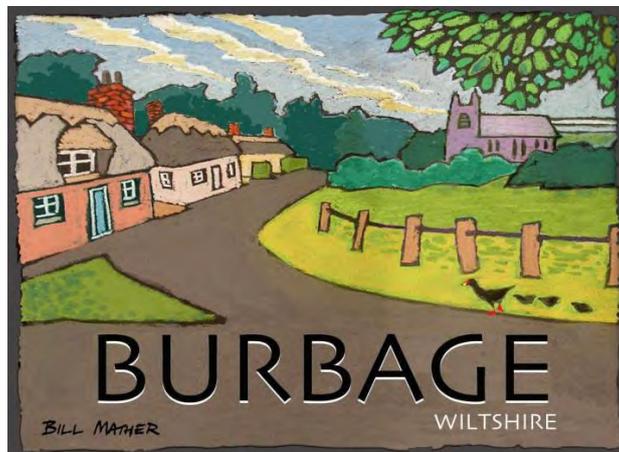


Submission Draft

Burbage Neighbourhood Development Plan

Burbage Parish 2017 - 2026



Submission Draft June 2017

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Contents

1.0	Introduction	5
2.0	Area Covered by the Plan	5
3.0	Executive Summary	6
4.0	Evidence Base	10
5.0	Planning Policy Context	12
6.0	Physical, Social and Economic Context	15
7.0	Vision of the Plan	22
8.0	Main Objectives of the Plan and Non-Land Use Aspirations	23
9.0	Policies of the Plan	24
10.0	Non-Planning Actions	46
11.0	Monitoring	47
Appendix	1	Evidence Base per Section
Appendix	2	Housing Needs Survey
Appendix	3	Burbage and the AONB
Appendix	4	Grafton Road Landscape Appraisal
Appendix	5	Burbage and Flood Risk

The Burbage NDP has been prepared by the local community under powers granted by the Localism Act 2011.

The Neighbourhood Plan will sit alongside the Wiltshire Core Strategy as a part of the overall Development Plan for Wiltshire.

It will help guide and manage development in the Parish of Burbage until 2026.

Glossary of Terms

Acronym or Term	Definition
BNDP	Burbage Neighbourhood Development Plan
CA	Community Area
CP	Core Policy (in the WCS)
Community Engagement Survey	Initial community engagement survey of 2014
HRA	Habitat Regulations Assessment
LDF	Local Development Framework
LoD	Limit of development (e.g. village boundary)
LPA	Local Planning Authority (Wiltshire Council)
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework - 'The Framework' sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.
PC	Parish Council
Qualifying Body	Body authorised by law to create a Neighbourhood Plan. Normally the Parish Council.
Reg. 14 / 15	Regulation 14 of the Neighbourhood Plan (General) Regulations 2012 requires that a formal 6-week Consultation be carried out. Regulation 15 Requires a Consultation Statement to be submitted.
SA	Sustainability Appraisal – A wide-ranging appraisal of the impacts of policy (such as this plan) to include socio-economic as well as environmental factors.
SEA	Strategic Environmental Assessment – European legislation requiring all plans to be assessed for environmental effects. In the UK compliance with the SEA Regulations can be achieved through SA or Sustainability Appraisal which takes into account socio-economic as well as environmental factors.
SHMA	Strategic Housing Market Assessment
VDS	Village Design Statement
WCS	Wiltshire Core Strategy

1.0 Introduction

1.0 The Localism Act invites communities led by a 'Qualifying Body', usually the local Parish Council (PC), to write Neighbourhood Development Plans (NDPs). Such plans set out how communities want their area to develop over a given period; for Burbage, the NDP's timeframe is the same as the Wiltshire Core Strategy, from 2016 to 2026.

1.1 In 2013 Burbage Parish Council approved the setting up of an NDP Working Group under the chairmanship of Martin Cook. The Working Group is responsible for drafting the NDP.

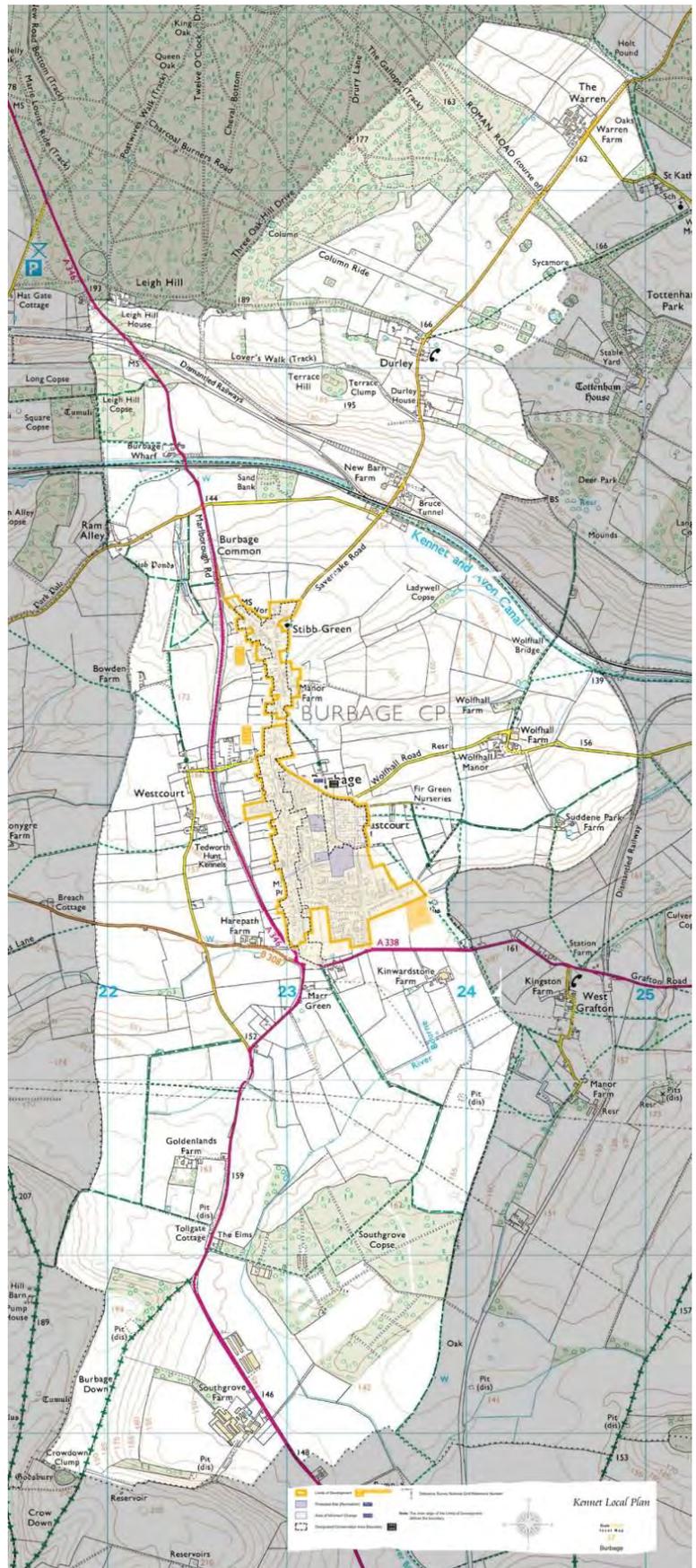
1.2 In an initial community engagement survey in 2014, 85% of respondents supported the creation of a Neighbourhood Plan. The same proportion felt that this should cover the entire Parish and not just the main village (see Survey analysis given in Consultation Statement).

2.0 Area Covered by Plan

2.0 The whole Parish of Burbage is embraced by this NDP and is considered appropriate for designation as a Neighbourhood Area because:

- Burbage PC is an elected democratic body representing the entire local community within the Parish and is committed to ensuring the community's views are fully reflected in future local planning decisions
- Designation of the whole parish will ensure that the Plan will take into account planning issues relating not only to Burbage village but also smaller communities including Durley and the area near Southgrove Farm
- It is a properly constituted, well recognised and clearly defined Parish area and is entirely within the remit of the Parish Council
- Community consultation among residents of the Parish has endorsed this area for designation.

The Neighbourhood Area



3.0 Executive Summary

- 3.1 The Burbage Neighbourhood Development Plan (NDP) is built on two main foundations; careful research and community engagement. The former is contained mainly in the separate SA Scoping Report, the latter in the Consultation Statement. Readers should refer to these if they need more detail. A short summary of the scoping research is however given in the NDP document following, as an immediate context to the policies and to avoid the need for too much cross referencing.
- 3.2 While accurate research is essential, as policies must be based on sound evidence, ultimately the plan belongs to the community. It is their wishes, expressed through the various layers of community engagement and consultation, that have really moulded the policies of the plan. Indeed, the Consultation Statement explains clearly and honestly how the originally-suggested strategy of high-growth/ high benefit was decisively rejected by the community and how this forced a re-think of policies and indeed the entire strategy of the plan. There is no doubt in the minds of the Steering Group that this ultimately resulted in a better NDP. **The accompanying Consultation Statement indicates how policy was actually created from all sources including objective scoping research, the policy background and the wishes of the community.**
- 3.3 Policies, including sites, of the plan have also been subjected to Sustainability Appraisal (SA), meeting the obligations due under the SEA Directive. The process is explained in the separate SA Scoping Report and the SA Environmental Report. Policies revised as a result of the Reg. 14 Consultation were re-tested against the SA Framework in a separate new section of the Environmental Report added after that time. The job of the SA is really to give the plan an 'eco-MOT' – a test to ensure that, if implemented it would help deliver sustainable development. The SA is repeated for changes resulting from the Reg 14 Consultation.
- 3.4 Initial site selection (up to Regulation 14 Consultation stage) is covered by the accompanying Site Selection Report. However, because the Regulation 14 Consultation demanded significant changes of the plan (including the deletion of most sites) the later process of refining these site is covered by the Consultation Statement and this NDP document itself.
- 3.5 There are in fact a suite of documents which together contain the full NDP:
- The SA Scoping Report
 - The Site Selection Report
 - The SA Environmental Report
 - The Consultation Statement
 - This document - The NDP itself.
- 3.6 The Burbage Neighbourhood Plan sets out a Vision of how the community would like the Parish to be by 2026, as well a series of Objectives designed to indicate what would need to be done to achieve this. Delivery of the Vision is the job of the polices themselves – both formal planning polices and informal policies or 'Community Aims' without legal force to guide community action.
- 3.7 In terms of what it aims to achieve, it can be said that the plan aims to guide moderate growth, sufficient to retain the vitality of the settlement and also to help improve its infrastructure. However, as the plan makes clear, future growth must not come at an unacceptable cost in terms of loss of village character and scale or damage to important environmental assets. It is therefore a positive and balanced strategy that welcomes appropriate development while aiming to safeguard what the community values.

3.8 The Vision

The Vision of the plan was developed from public consultation including participatory public meetings, a full Parish Household Survey, a Business Networking Seminar and community events and activities. It has also been constructed to tackle the issues and problems identified in the SA Scoping Report. The vision was amended following the Reg. 14 Consultation:

Burbage NDP VISION

Burbage will continue to flourish as a living, working village. Future developmental growth will be moderate and in general keeping with Burbage's position in the settlement hierarchy of the Wiltshire Core Strategy as a 'Large Village'.

Housing development will continue to slowly grow the village in a moderate manner, but, whenever possible, this will be matched by appropriate local employment opportunities to improve the self-containment of the village and reduce the need for out-commuting as far as is possible. We will protect the most important green spaces.

The vitality of the village will be enhanced by the provision of new infrastructure including if possible an extended doctors' surgery and better facilities for recreation and young people. Parking and road safety will be improved as will sustainable transport such as the foot and cycle path network.

The BNDP intends to ensure that the local community has a powerful voice in managing future change in the village and in particular a greater say in where, how, what and when development occurs.

3.9 Objectives

Following the community consultation exercises and the Reg, 14 Consultation (and subsequent modifications), the main Planning Objectives of the Burbage Parish Neighbourhood Plan are designed to take forward the Vision; identifying key aims that policy will address.

The OBJECTIVES OF THE Burbage NDP

1. To deliver the housing and employment the village needs
2. To steer development to locations that are supported by the community
3. To encourage employment, including tourism and micro and start-up businesses
4. To ensure that the community benefits in terms of improved infrastructure
5. To encourage healthy lifestyles, reduce car use and improve sustainable transport
6. To protect and if possible enhance the recreational green spaces of the Parish
7. To protect the quality, character and local distinctiveness of the natural and historic landscape and village buildings, and maintain high design quality, especially within the conservation area
8. To improve opportunities for leisure and recreation, especially for young people.

3.10 Policies

The development of policies is described in some detail in the Consultation Statement and SA Environmental Report. Broadly speaking however, policies sprang from an understanding of the local context (physical and planning policy) and the wishes of the community. Regulation 14 Consultation responses required a considerable re-drafting and revision of the plan and its policies.

3.11 The final policies are:

The policies of the Burbage NDP	
Policy 1	Development Strategy A broad 'what goes where' policy for housing and employment but without specific sites.
Policy 2	Housing (General) The nature of the housing needed in Burbage
Policy 3	Housing (Site) Specific housing development site - Grafton Road
Policy 4	Developer Contributions List of priorities for investment from both Section 106 Agreements and CIL
Policy 5	Economy (Business, Employment and Tourism) The nature of employment needed in Burbage
Policy 6	Economy (Business, Employment and Tourism) Site Specific site for employment uses
Policy 7	Local Green Spaces Protection of the most cherished local spaces
Policy 8	Transport Transport matters directly related to new transport
Policy 9	Heritage Protection of listed buildings and the conservation area.

3.12 Non-Planning Actions.

Some issues raised in the consultation process are not suitable for inclusion in the plan, generally because they do not relate precisely to land-use issues and so fall outside the legal land-use planning system of which the NDP is a part. However, there seems to be no logical reason why, in addition to its binding Development Plan policies, the NDP cannot also act as a focus for informal local action by identifying and agreeing priorities for non-plan action stemming from the issues identified in Scoping and Community Engagement. Leadership for taking the matters forward may fall to the Parish Council

3.13 Although not forming part of the formal land use policies of this Plan, the following matters are aspirational aims for future community action and were suggested during the community engagement.

The Community Aims:

1. To enhance community involvement in local planning
2. To bring about traffic-calming measures; especially along the High Street
3. To create community allotments
4. To ensure gritting of pavements in winter and general street maintenance
5. To control vehicle speeding in the village (e.g. through Community Speedwatch)

3.14 Monitoring

Monitoring of development plan documents is required by law. Wiltshire Council currently produces an annual monitoring report (AMR) and will assess the overall performance of the Development Plan in Wiltshire. This will meet the main requirements for monitoring.

3.15 However, the Parish will also be carrying out monitoring as part of its ongoing SA work.

3.16 As part of this the Parish Council will produce a Local Monitoring Report (LMR) and this will be supplied to the LPA. It will also be made available to the community via the Parish Website. The LMR will take the form of a simple table plus a few paragraphs of explanatory and advisory text. The table and its monitoring indicators is given in page 94 of the accompanying SA Environmental Report.

3.17 Appendices

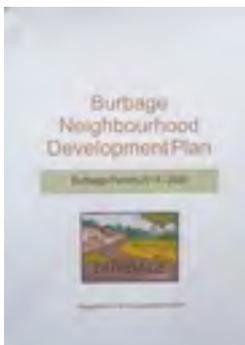
While site and most other maps are incorporated within the main text of the plan for ease of reference, some matters have been reserved to appendices. These are:

- Appendix 1 Evidence Base per Section
- Appendix 2 Housing Needs Survey
- Appendix 3 Burbage and the AONB
- Appendix 4 Landscape Appraisal for Grafton Road
- Appendix 5 Burbage and Flood Risk.

**THIS IS THE END OF THE EXECUTIVE SUMMARY.
THE PLAN ITSELF NOW FOLLOWS**

4.0 Evidence Base

- 4.0 In addition to information contained within the NDP itself, the evidence base for the NDP includes four supporting documents: the SA Scoping Report, the SA Environmental Report, the Site Selection Report, and the Consultation Statement. These contain research (documents read and absorbed, comments of consultees, a specialist landscape report for the one site selected), site based assessment and inputs from the community. The Consultation Statement also indicates how community involvement shaped policy and how policy was actually created from all sources. The Site Selection Report describes initial site selection up to the Reg.14 Stage. Thereafter this is to be found in the Consultation Statement and NDP below.
- 4.1 In the case of the Burbage NDP, the SA Scoping Report began as a simple NDP Scoping and Research Report – in the early days before it was confirmed that an SEA would be needed. Into this report was condensed all of the documentary research and statutory consultee responses that were received during the initial research into the plan (some 18 months' work). Once it was confirmed by the LPA that an SEA would be required (Screening completed in September 2014), it was decided to adopt the more comprehensive SA model (as the plan deals with more than just environmental issues). This report (re-titled 'SA Scoping Report') therefore provides a record of some of the detailed research undertaken to:
- Identify Issues and problems
 - Take account of other plans, programmes and policies and understand the context
 - Consider the actions needed to correct the problems and tackle the issues as a basis for policy
 - Create a set of Sustainability Objectives that all policies should contribute towards.



- 4.2 The SA Scoping Report provides an account of some of the evidence base for the plan. But, in addition to that, the input of the community and those stakeholders consulted throughout were also critical and their comments also effectively are part of the evidence foundation of the NDP. These records can be found in the Consultation Statement.
- 4.3 The SA Environmental Report tested the environmental credentials of the plan and its proposals before the first Regulation 14 Consultation and was revised thereafter as necessary. The separate Site Selection Report considered the land use planning issues regarding sites proposed before the Reg 14 Consultation stage. This however has been largely overtaken by events. In particular, following the Reg 14 Consultation it was clear that the community had decisively rejected the 'high growth / high benefit' strategy proposed. A complete re-think of policy then took place and policies were revised and sites deleted. Sites were dropped, but no new ones added. This process is recorded in the Consultation Statement.
- 4.4 In order to facilitate cross-referencing, each policy in this plan document begins with a text box listing references to; 'Plan Objectives, the NPPF and the WCS' – to give an indication of links to these key aspects of evidence. Additionally, the policies of the Plan are followed by sections entitled: "Evidence Base" and "Justification". These sections give a brief summary of underlying evidence and the reasoning behind each item or policy.
- 4.5 Detail of background research is provided by the Evidence Base list, given as Appendix 1, which is divided into these sections:
- Creating the Plan
 - Vision
 - Objectives
 - Policies

In this way, although it does entail some repetition, it is possible to monitor at a glance exactly what evidence foundations each aspect of the plan has. This is important, not only to satisfy an examiner and to reflect good practice in planning, but also as a key quality control tool that has been useful to the team in putting together the NDP – cross referencing and feeding back into the policies as they grew.

- 4.6 Finally, in order to provide the reader with an initial overview of both the policy and physical contexts, and to lead thereby naturally into the policies of the plan, the next two sections are essentially summaries of the evidence base that deal with these two critical cornerstones.



5.0 Planning Policy Context

- 5.0 The planning context for the NDP begins with **Legislation and Regulations**, including the Town and Country Planning Act 1990 (as amended), the Planning and Compulsory Planning Act 2004, The Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 The Neighbourhood Planning (General) (Amendment) Regulations 2015, The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016 and the Environmental Assessment of Plans and Programmes Regulations 2004. In addition to legislation and regulations, the Government has provided National Planning Policy Framework and Planning Practice Guidance (online resource) published by the DCLG.
- 5.1 The **National Planning Policy Framework** (NPPF) has much to say that is relevant to the Burbage NDP. The NPPF indicates that Neighbourhood Plans, 'give communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need.' It also makes it clear that, while Neighbourhood Plans must be 'in general conformity' with the development plan and take forward its strategic policies, outside of this limitation, they are free to 'shape and direct sustainable development in their area.' These plans, it makes clear, should be backed by a 'proportionate evidence base'. The NDP relies to a great extent on the same evidence base as the WCS, including its topic papers. However, there is some additional research also.
- 5.2 The NPPF sets out principles governing a number of key areas of the Burbage Neighbourhood Plan including the following which have been especially informative for the NDP:
- Nature, quantity and type of housing (47-55)
 - Promotion of Mixed Use Developments (38)
 - Use of Brownfield Land (111)
 - Design Standards (58)
 - Protecting the AONB (117/8)
 - Conserving and enhancing Heritage (137/38)
 - Planning for flood risk (99/100)
 - Conserving biodiversity (117/8)
 - Preserving green infrastructure (74)
 - Designating Green Space (76/77)
 - Ensuring viability and deliverability of sites (173)
 - Encouragement of sustainable transport (29-41)
 - Employment and jobs in rural areas (28)
- 5.3 In terms of the Development Plan, this consists of the Wiltshire Core Strategy (2015) plus saved policies of the Kennet Local Plan (2003). In 2008 a Conservation Area Character Appraisal was published with the aim of recording and protecting local distinctiveness and heritage. This has been adopted by the local planning authority and is a material consideration for development management purposes.
- 5.4 The **Wiltshire Core Strategy** (WCS) places Burbage in the category of 'Large Village'. Large Villages are defined as settlements with a limited range of employment, services and facilities. Development in Large Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities (Core Policy 1). Within the limits of development, there is a presumption in favour of sustainable development.

- 5.5 In other words, development should be of a moderate scale, reflecting the range of services and facilities available, and the most favoured location for this growth is within the limits of development – i.e. the village boundary. However, the NPPF stresses the need for flexibility in plan making (paragraph 14) and states that neighbourhood plans should (paragraph 16); ‘plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan’.
- 5.6 The WCS has designated nearby Pewsey as the Local Service Centre and the strategy is for most development within the Pewsey Community Area to take place there. Burbage is not expected to absorb significant levels of development between now and 2026. However, Burbage is proving to be popular with new houses selling well. Bearing in mind the fact that the WCS figures for housing are minima, and that Burbage enjoys a fine setting and many green spaces, it seems very likely that the village will attract a fair amount of development interest over the next 10 years.
- 5.7 The village provides a range of services for the surrounding rural area including Doctors’ Surgery, primary school, petrol station, convenience store and Post Office. These facilities and services are much valued by the local community as they keep Burbage alive and greatly improve quality of life, especially for those who find travel difficult due to age or health.
- 5.8 The WCS (e.g. policy CP18) stresses the need for development in the Community Area to respect the high value placed on the rural landscape and especially the AONB. The Core Strategy (CP41) also promotes low carbon construction and low-energy buildings, sets a policy context (CP’s 43,44,45) for housing which states that homes should provide for the entire range of needs and has policies that encourage the retention of rural businesses and services (CP’s 48 and 49). As one would expect with a strategic document of this nature, the WCS also has policies requiring the protection of biodiversity (CP 50), the historic environment (CP58) and air quality (CP55) as well as governing the management of flood risk (CP67). It sets out a policy promoting sustainable transport, tourism (CP’s 39, 40) and the protection of employment land (CP35). It also requires (CP52) development to retain and enhance Green Infrastructure such as sports fields, open spaces, woods, gardens and rights of way.



5.9 **Infrastructure**

It has been clear through community engagement that one matter of particular concern to local people is infrastructure – the services and facilities that make Burbage such a good place to live, and which together help improve the sustainability of the settlement by reducing the need to travel. WCS Core Policy 3 (an expanded on by the guidance in Wiltshire Planning Obligations SPD May 2015) states:

‘All new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal. Infrastructure requirements will be delivered directly by the developer and/or through an appropriate financial contribution prior to, or in conjunction with, new development’.

5.10 Some policies of the old **Kennet Local Plan** (pre-Wiltshire Core Strategy) have been saved and carried forward. The most relevant remaining is:

- TR20

NDP policies were checked against this policy and those of the WCS.

5.11 The existing **Conservation Area Character Appraisal** was formally adopted by the then LPA, Kennet District Council, in February 2008. It remains a material consideration in the determination of planning applications. The Character Appraisal also includes management proposals. The NDP takes forward the concerns and issues of the Character Appraisal and the Management Proposals. In particular, the following were influential:

- The description of Burbage as growing from a linear settlement with several distinct ‘Character Areas’ based on historic hamlets and modern building.
- The importance of the landscape setting, the canal and vernacular buildings, including the more than 40 which are Listed.
- The low overall density of development
- The importance of Green spaces, mature trees, green verges and hedges
- The views and vistas from the conservation area that emphasise roominess and space, even in an urban setting.
- The mixed architectural styles, traditional materials and structures, including some that detract from the quality of the village.
- The importance of hamlets and isolated farmhouses in the area surrounding Burbage
- Issues and problems including the number of overhead wires
- Presumption against developing open spaces including land south of old bakery.
- Need for high quality design in the Conservation Area (together with design requirements)
- The existence of archaeology Zone Maps
- A List of possible enhancements of the public realm.

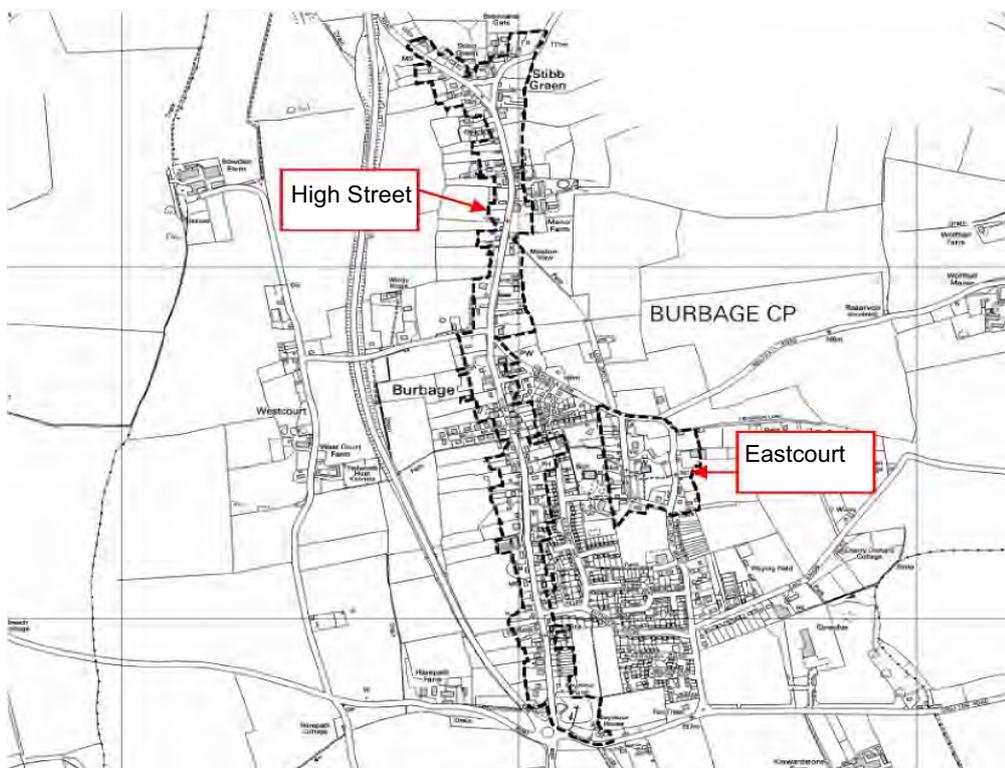
5.12 The broad aim of the NDP is to take forward, interpret and add detail to this policy framework in ways that have community support and reflect community wishes and ambitions. This will add certainty, both for developers and the local community, and, as the policy framework has already been subjected to extensive SA, help ensure that the development will be sustainable.

6.0 Physical, Social and Economic Contexts

- 6.0 **The physical context**, environmental and development constraints are explored more fully in the SA Scoping Report and SA Environmental Report. The following therefore is an overview of the physical layout and social characteristics of the village, repeated here to remove the need for too much cross referencing.
- 6.1 Burbage Parish is set in an area of distinctly rural character nestled in the North Wessex Downs AONB. The main purpose of the AONB designation is to conserve and maintain the natural landscape, enhancing its unique beauty; with a secondary aim of meeting the needs of those who live and work there.
- 6.2 The Parish starts at Warren Farm in the north and stretches in a southerly direction to Southgrove Farm on the border with Collingbourne Kingston Parish, and so includes more than just the village. The western boundary is designated by the hamlet of Ram Alley, Bowden Farm and Goldenlands Farm stretching east to the boundary of Tottenham House Deer Park, enclosing Wolf Hall Farm and heading south to the edge of Southgrove Copse.
- 6.3 The Parish lies towards the eastern end of the Vale of Pewsey and Pewsey Downs, a very fertile region which acts as the catchment area for the Salisbury Avon although no river actually runs west-east. The vale runs between chalk downs rising in places to 289 metres. To the east of Burbage, the Kennet valley cuts through the Downs so that effectively Burbage lies on a connecting ridge of higher ground about 11 miles wide with the Marlborough Downs to the north and the Hampshire Downs to the south.
- 6.4 The northern edge of the Parish boundary crosses into the Savernake Estate, including the ancient Savernake Forest, a former royal hunting park. The setting of the settlement in this landscape makes a key contribution to the character and appearance of the conservation area, the forest of Savernake and the surrounding agricultural environment directly contribute to the rural flavour of the area.
- 6.5 **Geologically** much of Burbage lies on the tongue of greensand which extends east from Pewsey Vale. Chalk overlies the greensand to the south of the village and north of the canal the chalk sequence returns with deposits of clay-with-flints. **Soils** vary from the thinner soils overlying chalk to deep, rich, loamy but still well-drained soils of the valleys. Both types are valuable to agriculture.
- 6.6 **Heritage** is an important issue in the village. Burbage, lying on the north-south route of the Marlborough to Salisbury road where it crosses the Vale of Pewsey, contains a conservation area designated in 1993 in recognition of its architectural and historic character. However, it is a linear settlement which has evolved from several hamlets on the periphery of the Savernake estate. Consequently, it does not have a uniform character, but rather areas of quite different appearance and atmosphere within the overall built environment, strung out along and aside the High Street (over a mile long) which runs from Stibb Green in the North to Marr Green in the South.
- 6.7 While the ages of property along the High Street itself span several centuries, from modern brick houses to timbered and thatched cottages, the east and southeast parts of the village are more dominated by developments of the twentieth century.

- 6.8 There are 73 **Listed Buildings** in Burbage. Despite this, seen overall, it could be said that the village lacks a cohesive architectural style. It is more accurate to say that it contains a mixture of old and new buildings, but with character ‘hotspots’ of higher quality, based around the historic cores of the former hamlets of which the village is composed. Nevertheless, the older ‘character’ buildings are much valued by the community as landmarks, for their beauty and for their own sake – as the local heritage.
- 6.9 In addition to historic buildings, the Kennet and Avon Canal (opened 1810) north of the village provides a strong landscape feature and working record of the local industrial past. The village church was founded in the twelfth century and the village slowly grew during the middle-ages. Far older artefacts have been found locally, including stone weapons. Given the length of occupation, and the location including favourable climate and soils, it is likely that the area contains a wealth of archaeology.
- 6.10 The published **Conservation Area Appraisal** describes the character of the older part of Burbage in some detail. However, the following can usefully be added here as a brief introduction. Firstly, the Conservation Area broadly follows the linear structure imposed by the High Street to the depth of the frontage buildings or a little beyond. This reflects the historic evolution of Burbage – the modern village having grown from the linking of earlier mediaeval settlements and dwellings by the road that is now the High Street. Put simply, most of the older properties are either along the High Street or are related to it in the form of sub settlements (formerly separate hamlets) clustered just off it.
- 6.11 The High Street itself is largely characterised by high banks bordered by mature trees and hedgerows; these narrow, enclosed areas are however interspersed with wide open zones. The essential pattern of buildings in the High Street is created by widely spaced, set back frontage buildings set in their own grounds. This form of development contrasts markedly with the housing estates built in the village during the latter half of the twentieth century – mainly to the east. These large scale developments emerge through upon the more traditional appearance of the High Street in the form of large, open visibility splays at the various road junctions.

The Layout of Burbage Village



- 6.12 **The North Wessex Downs AONB** Management Plan runs from 2014-2019. In addition to providing a useful description of the AONB (the setting for Burbage) it also contains proposals to assist in the management of the area, not only for the countryside and biodiversity, but also for the communities that live and work there.

The Management Plan has been useful because it provides an accurate description of Burbage's surroundings and summary of character and explains why key aspects of them are important;

- Pattern of villages and isolated farms within quiet countryside and patches of woodland
- Views of scarps and valleys, openness of the downs, the enclosure of the forest,
- Low density of human population
- Instances of beneficial interaction between human activity and nature (buildings and agriculture)
- Habitats; their locations and importance, the need to maintain and expand them and enhance connectivity
- History, archaeology and implications for development
- Water and water resources
- Preference for new housing on brownfield land within settlements
- Small scale developments on village edge may be acceptable where there is local need
- Overdevelopment by infilling
- Green tourism may be acceptable subject to impacts
- Need to conserve water use and manage drainage
- Need to enhance Green infrastructure
- Need for landscape assessment for significant development
- Support for improved broadband
- Support for sustainable transport enhancement, including PROW
- Dark skies and tranquility

The management plan explains that why development within an AONB must respect the landscape, this does not mean a blanket ban on all change. In particular, the need for communities to grow is acknowledged as a means of retaining their vitality and viability. A specialist Landscape Appraisal was obtained to assess the impact of the one housing site proposed by the NDP and this is given as Appendix 4.

- 6.13 At the European level, the EU **Biodiversity** Strategy 5 was adopted in May 2011 in order to deliver an established new Europe-wide target to 'halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020'. The Wiltshire Biodiversity Action Plan (shortly to be supplemented by a new Wiltshire and Swindon Landscape Conservation Framework) identifies the area Burbage lies within as being rich in quality habitat and species. In particular Savernake Forest, part of which lies within the Parish, is one of the largest woods in Wiltshire, and contains important species of plants, fungi and invertebrates. Birds include Wood Warblers, Turtle Dove and Woodcock, as well as Tree Pipits and Spotted Flycatcher. Mammals include Dormice and bats (including Barbastelle Bats). The BAP sets out Action Plans for a range of Habitats including those within the Plan area.
- 6.14 Burbage is located within the River Avon Special Area of Conservation (SAC) and is also covered by the Salisbury Plain SAC. This means that the area contains sensitive and important biodiversity interests and that extra attention needs to be paid to development that could possibly affect the catchment area by the pollution of watercourses. Development has the potential to mitigate negative effects or to actually positively enhance habitat.

6.15 The NDP was fully screened under **HRA** Regulations in September 2016. This found that the NDP will have no likely significant effect on any European designated sites. However, if further significant changes are made to the Plan, the HRA would need to be updated. The HRA Report can be seen as an Appendix in the SA Report. The initial community engagement did not indicate any local priorities or concerns. In responding to the Scoping Consultation, English Nature was most concerned with landscape impacts, given the fact that the Parish is washed over by the AONB.

6.16 The Burbage NDP relies on the same **flood-risk** and climate change evidence as does the WCS – namely the Wiltshire Council Strategic Flood Risk Assessment SFRA carried out in 2008 /9 and updated in 2013 and the UK Climate Projections (2009). The key points of the SFRA for the Burbage NDP are:

The most significant type of flood risks in the area are:

- River flooding
- Flooding from the Kennet and Avon Canal
- Water run-off flooding (this is the most likely risk)
- Overall flood risk in Burbage itself is, however, low (i.e. the village itself lies in Flood Zone 1, as does most of the Parish).
- The River Bourne has its source south of Burbage but flows south- away from the village.
- There are some land drains / streams in and around the village and a few ponds
- The Flood Risk Map (Appendix 6) – should be used as an advisory tool.

6.17 Additionally;

- Site selection and development design should seek to reduce flood risk to new and existing properties
- An important aspect of reducing flood risk locally is likely to be SUDS as this can slow down run-off
- Climate change will worsen all present flood risks
- There are water Source Protection Zones within the Parish
- It is important to protect such water source areas from pollution.

6.18 Given the fact that local flood risk is low and that climate change measures relating to development (such as SuDS) are already contained within higher level policy such as the NPPF and the Wiltshire Core Strategy, it is not proposed to include specific policies in the NDP requiring any additional local measures. Having said this, proposals for development that pay high regard to minimising carbon emissions or mitigating the expected effects of climate change, will be viewed favourably, subject to compliance with other policies of the plan.

6.19 **Population** (from HNS and Census)

Burbage has a population of 1,772 according to the 2011 Census, comprised of 728 households. There were approximately thirty more dwellings recorded in the parish in the 2011 than in the 2001 Census. The Pewsey Community Area as a whole is one of the least populous in Wiltshire, population density, based mainly in small villages and hamlets is low.

6.20 **Deprivation**

Overall, as shown by the Wiltshire JSA (based on 2011 Census data) Burbage has less deprivation than the South West or Wiltshire averages. However, within that wider picture, it is nevertheless true that Burbage remains a socially mixed village. It contains a mixture of properties from the relatively grand to the modest and everyday.

6.21 **Age Structure**

Pewsey Community Area (CA) has about the average population of younger people, fewer of working age and more of retirement age than the average for England. The retirement-age population increased by 520 persons to 3,350 persons, an increase of 18.4% from 2001 – 2011, although this was well below the Wiltshire average increase of 24.4%.

6.22 **Health and Wellbeing**

The Wiltshire (Joint Strategic Assessment (JSA) for Pewsey Community Area shows that the health of residents in the Area is above average for the South West. Female life expectancy in the Community Area is 2.7 years longer than the Wiltshire average (86.6 years compared to 83.9 years for Wiltshire). Male life expectancy is, however, around a year less than the Wiltshire average (79.5 years compared to 80.4 years for Wiltshire).

6.23 Overall, 86.8% of people in the Community Area said they were very satisfied, or satisfied with their lives compared to 82.6% in Wiltshire. However, the Area has a slightly higher rate of preventable mortality than the Wiltshire average, although still substantially better than the average for England. The latter point suggests that efforts still need to be made to encourage preventative action – for example increased use of recreation facilities for exercise.

6.24 **Housing** is a key element of the NDP and evidence of need was first obtained via a Housing Needs Survey (HNS) undertaken, at the Parish Council's request, by Wiltshire Council as the Housing Authority in 2014. The report is given as Appendix 3. Information on local market conditions was obtained from the SHMA 2011.

6.25 The HNS indicated that the majority of residents who responded supported more housing in Burbage (85.7%). The most popular scale for development was between 21 and 40 homes. Of these, the survey found a demonstrable need for affordable housing of all types of 17 units. The Community Engagement Survey, carried out by the Parish Council, indicated a slightly different picture.

- There was an appetite for what can best be described as 'moderate and balanced growth'
- **42% wanted between 26 and 50 homes, but**
- **20% wanted 51-100 and 9% wanted over 100 houses.**
- It was felt important to balance new development with new infrastructure
- The majority felt that some affordable housing was needed, and, among a range of types, a significant number of one and two bedroom homes.
- There was an appetite for development 'infilling' within the village boundary and outside.
- The area between the village and the bypass was suggested.

6.26 In terms of market housing, the HNS survey also confirmed the anecdotal evidence of Steering Group members that affordability of homes was an issue for first time buyers who would otherwise have been likely to gain a mortgage. The survey showed that a typical 2-bedroom house in the village cost approximately £244,300. The Annual Survey of Hours and Earnings indicates the gross annual median income of employed persons in the area in 2011 was only £21,712.

6.27 According to the SHMA, Burbage is located within the 'East' Housing Market Area. This is an area that looks east towards London. Demand for housing is strong, especially from east-bound commuters. The area is experiencing net in-migration and is perceived as an affordable and attractive alternative to locations closer to London, due to lower prices and attractive countryside.

6.28 The **location and sustainability** of Burbage is generally considered to be good in terms of self-containment, especially for a settlement of moderate size, with numerous facilities available locally including a doctor's surgery, 2 pubs, a village shop, a school, a service station, playing fields, a village hall and numerous sporting and other clubs to name a few. These facilities and services are much valued by the local community as they keep Burbage alive and greatly improve quality of life, especially for those who find travel difficult due to age or health

6.29 **Employment.**

However, there is a shortage of employment possibilities locally. The HNS provided the following interesting data.

Persons in household	Distance to work				Total
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	
Person 1	32	42	82	22	178
Person 2	24	37	31	18	110
Person 3	2	9	2	1	14
Person 4	0	2	1	0	3
Person 5	0	0	0	0	0
Total	58	90	116	41	305

6.30 The HNS states:

“These results suggest a mixed level of sustainability for new housing development in Burbage, indicated by the survey respondents. While 48.5% of households’ working members usually travel less than ten miles to their place of work, 51.5% travel more than that, suggesting a potential lack of more local sources of employment”.

6.31 This conclusion was supported by the first Community Survey, where 70% of respondents wanted more employment opportunities within the village. Numerous small employers were preferred rather than one or two major developments. While some uses were felt to be better on separate sites, low-impact businesses were felt to be able to co-exist with housing. As such, mixed-use development is a possible way forward. There is also an appetite for improved shops and services located centrally – possibly in the High Street.

6.32 The existing employment base is varied, however three sectors that could be developed (thanks principally to location but also to feedback from the community engagement Survey) are:

- Tourism (Savernake Forest and the AONB)
- Services (especially self-employment and working from home)
- Agricultural diversification (the village already contains one farm shop).

Tourism in particular has potential. While Burbage is unlikely to become a tourist destination in itself it is located in the AONB, close to Marlborough and near Savernake Forest. Many passing visitors will require fuel, food and accommodation and part of their overall spend could be retained by the local community if better facilities existed.

6.33 There is a strong desire to retain and enhance employment opportunities for all age groups. Many older residents are active and wish to continue to be able to work, while for younger residents, local employment would reduce the need to travel.

6.34 **Transport**

Despite being by-passed by the A346, traffic volumes and excessive speeds were themes of early community consultation responses. However, accident statistics (JSA) show that the area actually has a lower accident injury rate than the Wiltshire average. Similarly, traffic flows are below average and have remained relatively constant since 2008.

Community consultation identified the following issues as being locally significant:

- Poor bus services on certain routes
- Parking problems
- Noise from the by-pass

There is support for enhancement of local employment, retail and other facilities to reduce the need to travel outside the village.

6.35 **Leisure and recreation**

Burbage has numerous clubs and societies and many residents have a keen interest in sport and informal recreation. The village is blessed with a number of green spaces, including:

- The football and cricket pitches
- The Village Hall
- Stibb Green
- Church Green / East Court

6.36 There is a strong desire in the village to protect these green spaces from development and if possible to enhance their quality and facilities. Not only do these spaces offer facilities for both formal and informal recreation, they also help to retain an open and natural feel to Burbage, offering a welcome contrast to the more built up parts. They are well located in relation to the village population and their use is daily.



7.0 Vision of the Plan

7.0 The vision of the plan has been developed from public consultation including participatory public meetings, a full Parish Household Survey, a Business Networking Seminar and participation in established community events and activities. It has also been constructed to tackle the issues and problems identified in the SA Scoping Report.

7.1 The vision of the plan, as amended following the Reg. 14 Consultation is:

Burbage will continue to flourish as a living, working village. Future developmental growth will be in keeping with Burbage's position in the settlement hierarchy of the Wiltshire Core Strategy as a 'Large Village'.

Housing development will continue to slowly grow the village in a moderate manner, but, whenever possible, this will be matched by appropriate local employment opportunities to improve the self-containment of the village and reduce the need for out-commuting as far as is possible.

The vitality of the village will be enhanced by the provision of new infrastructure including if possible an extended doctors' surgery and better facilities for recreation and young people. Parking and road safety will be improved as will sustainable transport such as the foot and cycle path network.

The BNDP intends to ensure that the local community has a powerful voice in managing future change in the village and in particular a greater say in where, how, what and when development occurs.

7.2 Evidence Base

Consultation: Community Engagement including the Survey, Results of Reg. 14 Consultation
Documentary: All in Evidence Base

7.3 Justification

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

7.4 The Vision is considered to be consistent with both the NPPF and the WCS. For example, it is consistent with the role of Burbage as a Large Village as envisaged in the settlement hierarchy of the WCS (CP's 2 and 18). It supports NPPF and WCS policies for enhancing sustainable transport (WCS 60 and 61) and improving the self-containment of settlements, as well as the provision of green infrastructure (CP 52) and facilities to maintain and improve community health.

8.0 Main Objectives of the Plan

8.0 Following the community consultation exercises and the Reg, 14 Consultation (and subsequent modifications), the main Planning Objectives of the Burbage Parish Neighbourhood Plan are designed to take forward the Vision; identifying key aims that policy will address. The original Planning Objectives were tested against the environmental Objectives (the 'SA Framework') established in the Sustainability Appraisal Scoping Report. This testing was given in the full SA Environmental Report and examined the environmental suitability of the Plan Objectives and assess whether they are likely to result in 'Sustainable Development'. Plan policies will also be subject to the same testing. Following revision of the Objectives in the Reg 14 Consultation, the new ones were tested in a separate SA Chapter.

8.1 Following revision by the Reg 14 Consultation process, the NDP Objectives are:

The NDP Objectives are:

1. To deliver the housing and employment opportunities the village needs
2. To steer development to locations that are supported by the community
3. To encourage employment, including tourism and micro and start-up businesses
4. To ensure that the community benefits in terms of improved infrastructure
5. To encourage healthy lifestyles, reduce car use and improve sustainable transport
6. To protect and if possible enhance the recreational green spaces of the Parish
7. To protect the quality, character and local distinctiveness of the natural and historic landscape and village buildings, and maintain high design quality, especially within the conservation area
8. To improve opportunities for leisure and recreation, especially for young people.

8.2 Evidence Base

Consultation: Community Engagement including the Survey, Results of Reg. 14 Consultation
Documentary: All in Evidence Base, especially Scoping Report

8.3 Justification

The Objectives stem directly from identified issues and problems (e.g. as set out in the SA Scoping Report). They summarise what the plan aims to achieve in general and they help give focus to policy creation and form an agreed set of principles underpinning the plan. They are not intended to represent a set of Objectives to deal with all issues facing the community, not least because some of these (e.g. Climate Change) are already covered by relevant policies elsewhere.

8.4 The Objectives are considered to be consistent with both the NPPF and the WCS. For example, the NPPF (paragraph 184) states that:

'The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area', and adds that: 'Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan'.

The Vision carries forward Wiltshire Core Policies 2 and 18 in delivering local housing needs and also other policies (such as CP's 50, 51 and 58) in terms of protecting biodiversity, landscape and heritage. It takes forward, inter alia, the NPPF aims of encouraging sustainable transport (e.g. paragraphs 30, 35), preserving green space (76, 77) and encouraging employment (19 and 20).

9.0 Policies of the Plan

9.0 This section of the NDP contains the policies that, together with the WCS, other plans of the Local Development Framework and the NPPF, will manage development in the area until 2026. These policies are intended to help deliver the NDP's Vision and Objectives. The policies have been informed by both the public consultation (especially the Reg 14 Consultation) and are generally consistent with the WCS, saved policies of the KLP and the NPPF. In order to make links with higher levels of policy clear, each policy in the plan is preceded by a section detailing the various policy connections. Following each policy, a section provides additional justification. The separate Consultation Statement indicates how policy was actually created from all sources including scoping research, the policy background, and the wishes of the community. Policies were revised as a consequence of SA and where this occurred it is indicated within the relevant policy wording.

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

A Neighbourhood Plan must *'...reflect these policies and neighbourhoods should plan positively to support them *'. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies'* (NPPF paragraph 184).

However, as the NPPF goes on to explain: *'Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area.'*

9.2 It is a basic principle of planning policy that it should not repeat higher level policy, nor may it deal with subjects that are not within the scope of land use planning. Guidance from Locality recommends that policies should 'add value' to the existing policy background: *'There is little point in your neighbourhood plan addressing issues that have already been covered by your local authority in its Local Plan. A neighbourhood plan should address gaps or provide further detail rather than duplicating existing policies.'* ('How to Write Planning Policies' 2015)

9.3 However, this does not mean that a neighbourhood plan has to slavishly avoid all areas for which the Local Plan has a policy. Indeed, there is a valuable role for neighbourhood plans in adding detail and local interpretation. In doing so, a plan would comply with Planning Practice Guidance (paragraph 41), which states that a neighbourhood plan should *'... be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared'*

9.4 For or example, a neighbourhood plan might take forward strategic housing requirements by including local sites, it could indicate local needs for investment (in terms of Planning Obligations), or it could point out local priorities in terms of nature or heritage conservation. In assisting higher policy to move from the general to towards the specific, the neighbourhood plan ensures that local things important to the community are recognised early in the planning process, while 'adding value' to the overall planning context. In this way, avoiding repetition but adding detail, it can provide clarity and certainty for both developers and the community, or as the NPPF (paragraph 17) puts it: *'provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.'*

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

Policy 1 – Development Strategy

- 9.5 The community recognises that as a Large Village, there is a need for some development - both residential and employment - in the Parish to maintain the viability of local businesses and to stimulate the continued vitality of the local area and to deliver the development foreseen by the WCS and anticipated as a result of population growth.
- 9.6 However, the plan has a positive attitude towards controlled growth and it cannot block all development, nor apply an arbitrary limit on housing numbers. Indeed, the NDP explicitly recognises the fact that the WCS figures were expressed as minima and not as a target or limit. Instead it seeks to direct and control it in the interests of sustainability, the wishes of the community and the provision of infrastructure for the benefit of the village.
- 9.7 During Community engagement 79% of respondents mentioned a need for some additional housing in the Parish, with only 14% declaring they see no need for additional housing. 42% wanted between 26 and 50 homes, but 20% wanted 51-100 and 9% thought that more than 100 would be appropriate. The Wiltshire Council Housing Needs Survey recommended 17 houses were urgently required to meet need in 2014 for either subsidised rented housing or shared/low cost home ownership.
- 9.8 The original strategy for substantial growth was abandoned following the Reg. 14 consultation and a more moderate plan in accordance with the wishes of the community was drafted of which the following policy is a key element.
- 9.9 This strategic policy now sets out a positive but carefully controlled attitude toward moderate-scale development that could improve the critical mass of Burbage, help safeguard the vitality of businesses and services and deliver needed infrastructure benefits, yet which will not compromise environmental quality or assets valued by the community. The total number of dwellings proposed is 30. However, additional development is likely over the plan period by means of modest scale windfalls, especially 'infill' developments, and this is welcomed.
- 9.10 While accepting of moderate quantities of development, in appropriate locations, there is a strong desire in the community to preserve existing green spaces within the village in particular those used for formal and informal recreation.
- 9.11 Notwithstanding the above, wherever it is located, there is a need and desire to balance further growth of housing with employment possibilities. Since the development of stand-alone employment facilities are not always commercially viable, proposals for mixed-use schemes incorporating housing and B1, B2 or retail uses will be considered favourably subject to compliance with other plan policies.
- 9.12 While most development will take place in Burbage, the community does not want smaller rural settlements in the Parish to stagnate in a 'sustainability trap', where no development at all is permitted, particularly for small-scale employment. Accordingly, while the bulk of development in the Parish must take place in Burbage, some very limited employment development will be permitted in the outlying hamlets.
- 9.13 There is a desire in the village for housing to meet the needs of all sections of the community. In particular, all developments should include, where practicable, 1 and 2-bedroom starter homes. Additionally, subject to compliance with other policies of the plan, schemes that provide for a variety of tenures will be treated favourably.
- 9.14 Lastly there is a wish that continued development of the village is balanced by improving infrastructure, particularly in the matter of the village doctor's surgery which is much valued by the village. A policy therefore sets out the priorities.

Policy 1 – Development Strategy

Context	References
Burbage NDP Objectives	1, 2, 3, 4
Wiltshire Core Strategy	CP1, CP2, CP18, CP48, CP51
NPPF	Paragraphs 7, 17, 28,37-38,47-55, 183-185

Policy 1 - Development Strategy
<p>i. Apart from the sites allocated in this plan, most future local housing need is expected to be met by small-scale infilling and modest schemes of up to 10 houses. Any larger non-infill schemes will have to demonstrate a clear need for development on this scale within the context of Wiltshire Core Strategy Policies 1,2 and 18.</p>
<p>ii. Mixed-use developments including housing and retail or B1 and B2 industrial employment uses are encouraged and will receive favourable consideration subject to compliance with other policies of the NDP and Core Strategy and the scheme resulting in acceptable impacts from the employment uses on the occupants of the dwellings.</p>
<p>iii. In all developments of greater than 5 units a proportion of homes should be aimed at first-time buyers. For the purposes of this policy, this means one and two-bedroom dwellings.</p>
<p>iv. Development in the hamlets and outer small settlements of the Parish area will normally be limited to the conversion or extension of existing buildings and will be modest in scale. New buildings for small-scale employment use may be acceptable, for example, adjacent to existing rural ‘parent’ dwellings or farms, development of modest micro-business employment facilities such as workshops, providing such schemes comply with other policies of the Plan. In these cases, in order to minimise landscape impact and keep any new structures subservient to the main buildings, the footprint of the new development must be smaller than the existing ‘parent’ building and landscaping must be of high standard, with the aim of reducing visual impact on the wider landscape. A travel plan will be required to demonstrate how the business aims to reduce the need to travel and encourage the use of sustainable modes where possible.</p>

Note: Original Policy amended in light of SA to include better landscaping. See SA’s Appendix 8.

9.15 **Evidence Base**

Consultation: Community Engagement Survey, Reg 14 Consultation
Documentary: Housing Needs Survey
Appendix: See also Appendix 1

9.16 **Justification**

This policy is the approach that the community has decided to support. It is intended to achieve the following planning objectives:

- To add local detail and interpretation to policies of the Wiltshire Core Strategy
- To permit a type of development acceptable to the local community
- To ensure that young people can afford to buy their home within the village
- To protect the countryside and especially the AONB, but
- To permit limited, natural economic growth in the smaller hamlets to prevent stagnation and allow all of the community to benefit from appropriate development. It is accepted that the businesses provided by this means would not pass a strict sustainability test however this is considered to be acceptable given the modest scale of the proposal and the benefits in terms of local economy and rural vitality.
- To reduce the need to travel by encouraging the balancing of housing and employment
- To ensure that any development in the countryside does not have an unacceptable impact on the wider landscape.

9.17 The Policy is felt to be consistent with the WCS and NPPF for many reasons, including the following:

The plan is a positive one – not trying to restrict development but to direct it and to ensure that the quantum delivered is in accordance with the role of Burbage as a Large Village as set out in CP's 2 and 18.

It attempts to balance housing with employment growth as does CP1 and encourages employment in a way that is consistent with the NPPF.

It aims to meet local housing need in terms of type of housing required and in particular tries to benefit first time buyers and those on limited incomes.

It attempts to balance environmental considerations with the need to maintain the viability and vitality of rural communities in a way that is broadly consistent with WS CP 48 and NPPF paragraph 28.



POLICY 2 – Housing (General)

Context	References
Burbage NDP Objectives 1, 3, 4	
Wiltshire Core Strategy 1, 2, 18, 45, 46	
National Planning Policy Framework 28, 47-55	

Policy 2- Housing (General)
i. Any development of 5 or more houses must include at least 1 unit of the total number of as 1 or 2 bedroom dwellings.
ii. Developments for retirement housing will be looked on favourably, whether as stand-alone or as elements of a larger scheme, subject to compliance with other policies of the plan.
iii. Developments of more than 25 homes should include provision of at least one home specifically design for disabled access or to facilitate care at home whether this is an affordable or open market home.

9.18 Feedback has been obtained by means of consultation exercises and the Wiltshire Council “Housing Needs Survey for Burbage” (February 2014). The findings of these separate exercises are similar. Both revealed a need for housing in all categories; social, affordable and open market. Of all respondents, 79% mention a need for at least some additional housing in the Parish. The Wiltshire Council Housing Needs Survey recommends 17 houses are urgently required to meet current need for either subsidised rented housing or shared/low cost home ownership. 7 of 8 Housing Needs Survey respondents not eligible for affordable housing stated it was not possible to meet their housing needs on the open market. The most needed housing unit (with 80.6% favourable response in the consultation) is the small, 1 or 2-bedroom property. This is also reflected by the high number of respondents looking for new housing (76.2%), affordable housing (80.52%) or retirement housing (64%) - all of which could be met by smaller housing units. The Housing Needs Survey also identifies immediate demand for 7 family size houses as well, so this Policy reflects mixed need to suit all sections of the community.

Note: The policy has been amended (iii) to include the recommendation made in the SA for inclusion of disabled access properties. This need was also revealed in the HNS.

9.19

Evidence Base

Consultation: Community Engagement Survey, Reg.14 Consultation

Documentary: Housing needs Survey

Appendix: See also Appendix 1

9.20

Justification

The policy is designed to ensure:

- Appropriate housing opportunities are created for local people, especially the young
- That the community's wish for small and affordable housing units is satisfied.
- Disabled people can be cared for within the village

9.21

The policy is held to be consistent with both the WCS and NPPF. In particular: NPPF Paragraph 50 which requires a range of homes to be delivered suitable for local needs. And the similar CP 45. It chimes well with CP 46 which encourages the delivery of homes for older and vulnerable people.

Policy 3 – Housing Site Grafton Road

9.22 The site at Grafton Road was selected for the following reasons (further discussion is to be found in the Site Selection Report, Consultation Statement and SA).

- It is small enough to be acceptable to the community – a site area of 1.61 hectares, but with only around 1.28 being developable. This would be able to deliver 30 homes (the maximum that the majority of the community is likely to support) with land left over for substantial landscaping / nature / recreation reflecting the location within the AONB.
- It is large enough to deliver a meaningful increase in local housing supply, helping to address issues of affordability and also provide some developer funding to help meet the infrastructure ambitions of the plan.
- It is well located to the village centre and road network. The village enjoys a range of facilities, including shops, limited employment possibilities and a range of other services including a post office, doctors' surgery, petrol station, school, church, pubs, recreation areas and village hall. There is a bus service connecting to other centres.
- Although at present outside the village boundary, it is a logical extension of the village, especially in view of the recent development at St. Dunstan's, which is adjacent to the north and the busy roads which surround it. Such a location is permitted by a Neighbourhood Plan under WCS Core Policy 2.
- In terms of its location within the AONB, the site is in fact well related to the physical buildings of the village, rather than to the countryside. It is relatively enclosed and makes little contribution to the overall openness and landscape of the wider AONB. The development of such sites is broadly consistent with the AONB Management Plan, which seeks to balance protection of the landscape with the maintenance of rural vitality and the viability of settlements.
- The AONB Management Plan states: *'in general, strategic levels of new housing within the area should be avoided except in exceptional circumstances Land of lesser environmental value outside the designated area should be the first choice. Only where necessary to meet appropriate local needs will new housing be supported. This should be within existing settlements, preferably on suitable previously developed sites'*. It continues... *'... there will only be support for new open market housing development on greenfield land on the edges of Marlborough, Hungerford, Lambourn, Pewsey, and Pangbourne. In other areas, there will be strict tests to minimise the impact on the landscape. In a far more limited role, small scale housing sites within or on the edges of the secondary larger villages may be supported where all landscape and other planning issues have been resolved. ... Need has to be demonstrated and landscape and environmental harm minimised. Housing may also be delivered through the Neighbourhood Plan process. Such provision should still be in general conformity with any Core Strategy and be appropriate in terms of landscape and environmental impact.'*
- The site (listed as number 665 and named as 'paddock off Saddler's Way') is considered by the most recent Wiltshire SHLAA, which describes it as 'Available'. There is a note which says that the site is 'Suitable subject to potential constraints'. It then lists the AONB and a 'Mineral Resource Zone'. Reference to an MRA seems to be an error and is not confirmed by either the Wiltshire Minerals Core Strategy or the British Geological Survey.

Context	References
Burbage NDP Objectives	1, 2, 3
Wiltshire Core Strategy	1, 2, 18, 45
National Planning Policy Framework	18, 28, 38, 47, 55, 123

Policy 3 Housing (Site) Grafton Road

Grafton Road: a housing development of up to 30 homes of mixed size and type is acceptable subject to:

- Satisfactory highway access being achieved
- Screening of existing properties to south
- Landscape and other impacts to be managed in accordance with landscape appraisal and guidance given as Appendix 4 to this plan.

9.23 Evidence Base

Consultation: Community Engagement Survey, Reg/14 Consultation
 Documentary: Burbage Neighbourhood Plan Site Selection Report (SSR), Burbage Neighbourhood Plan Sustainability Appraisal (SA) Environmental Report. Management Plan, North Wessex Downs AONB Pages 59 and 87, AONB Housing Position Statement. Landscape Appraisal Report

9.24 Justification

See Site Selection Report, Consultation Statement, SA, Site Selection Report and above.

9.25 The site is of modest scale and is broadly consistent with WCS and NPPF Policy. For example, read overall, the Burbage NDP has a spatial view of sustainable development – attempting to balance housing growth with employment and enhanced facilities in order to improve self-containment and thus reduce the need to travel. The allocation of this site, when viewed within this context of the plan as a whole, is consistent with Core Policy 1 which states that: *‘Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities’*

9.26 Although outside of the settlement boundary, and therefore normally contrary to WCS CP 2, the inclusion of the site in a neighbourhood plan makes it acceptable by virtue of that same policy. It will help deliver the housing required by Core Policy 45 and the provision of affordable housing takes forward CP43.

9.27 The provision of housing with a neighbourhood plan is consistent with the NPPF which requires neighbourhood plans to ‘plan positively’ for development. It also sits well with the Core Planning Principles of the NPPF in that it is a genuinely plan-and community-led policy that has empowered ‘...local people to shape their surroundings...’ (Paragraph 17). It is the only remaining site from those originally considered that has the support of the community and which will allow the plan to help deliver some of the housing needs of Wiltshire.

9.28 Despite being in an AONB, and therefore at risk of conflicting with Core Policy CP51, the site is immediately adjacent to the site at St. Dunstan’s which was recently permitted and which enjoys a very similar location. The actual harm to the wider landscape is limited as is confirmed by the attached Landscape Appraisal. Any harm can be mitigated through the design principles expressed within the same report which respond to the criteria outlined in CP51.

9.29 The design principles that any scheme must comply with are:

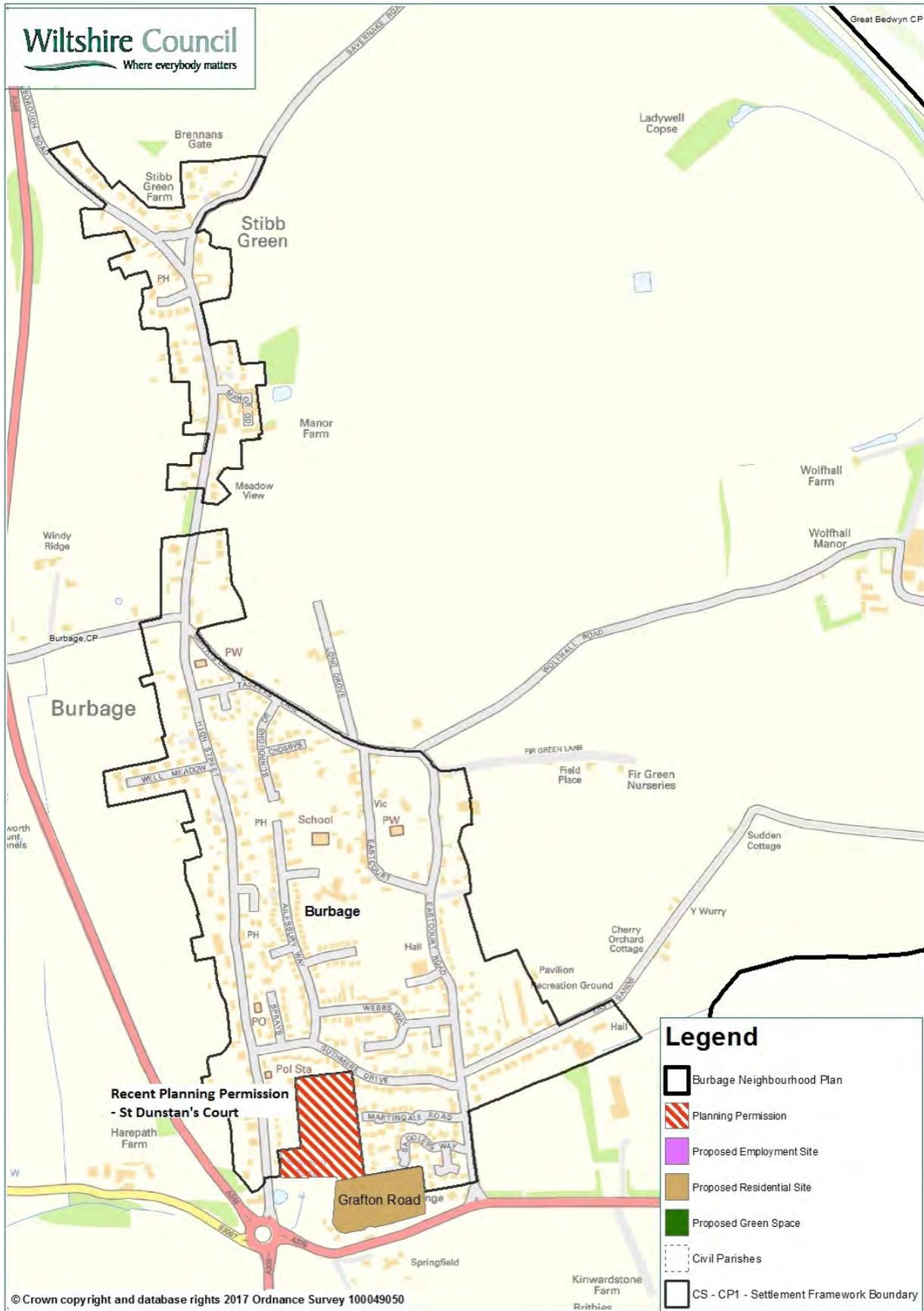
Site vehicular access should be provided via the existing residential road(s) either/ or Saddlers Way or St Dunstan's Place.

- Proposed residential layout should respect and seek to retain existing mature tree (on the basis that such trees are in a good condition following arboricultural survey), especially those on the southern boundary. This should include consideration/ avoid future pressure for tree removal. Mature trees should be retained within open space
- The layout should seek to incorporate the existing public footpath within an area of open space, such that an element of amenity is provided for users.
- Dwelling design, site layout, density and use of materials should demonstrate a response to the local character of the settlement, and seek to integrate new development into the existing settlement, in terms of building relationships. This to include with respect to the detached dwellings to the east, south and west of the site.
- Dwelling height should relate/ be similar to the typical 2 storey development to the north.
- New structural landscape, to include new tree planting, should be provided toward the southern boundary, to reinforce the containment of this edge and provide a robust vegetated edge to the settlement.

9.30 Whether or not developer contributions meet the whole cost of the Doctor's Surgery, they will nevertheless make a significant contribution to enhancing this element, and perhaps others of local infrastructure and thus improving the self-containment of Burbage and reducing the need to travel.



Grafton Road Site Policy Map



Policy 4 – Developer Contributions

Context	References
Burbage NDP Objectives 5, 6	
Wiltshire Core Strategy 3,	
National Planning Policy Framework 17, 42, 184, 185	

Policy 4 - Developer Contributions
Developer contributions will be sought in accordance with Wiltshire Core Strategy Core Policy 3 and the Wiltshire Planning Obligations DPD to meet the following local infrastructure needs.
i. To contribute towards extending or re-locating the Doctors' Surgery and / or maintain medical facilities in Burbage.
ii. To improve leisure, recreation and sporting facilities, especially for young people.
iii. To connect to or enhance sustainable transport modes, including foot or cycle paths, bus services or infrastructure to facilitate any of these. A priority is the provision of a footpath along the length of the High Street to improve safety.
iv. To plant new trees and landscaping especially along sustainable transport links or in areas which would protect landscape from development, or as avenues. Specimen trees in prime locations as landmarks would also be welcomed.

9.31 Developers may be required to contribute towards the provision of local infrastructure and to mitigate impacts of development proposals in order to make them acceptable in planning terms, in accordance with National and Wiltshire Core Strategy Policy (for example, CP3 as amplified by Wiltshire Planning Obligations SPD May 2015). This may include both CIL contributions and those made by section 106 agreement. The purpose of this policy in the NDP is not to duplicate the wider policy context or encourage 'double-dipping' but simply to add local detail and let developers know in advance what the priorities and expectations are as expressed by the local community (for example in the Reg.14 consultation). It is recognised that requirements of this nature must be reasonable not impinge on viability or deliverability. In that regard reference to the Wiltshire Local Plan Viability Assessment, which places Burbage in Category 1 (high viability) has been invaluable.

9.32 Evidence Base

Consultation: Community Engagement Survey, reg.14 Consultation

Documentary: Wiltshire Council Local Plan Viability Study 2014

Appendix: See also Appendix 1

9.33 Justification

As it grows, the village requires investment in infrastructure to regenerate existing services and facilities and to provide for new residents. Without this investment, further housing growth is likely to tip the settlement further away from a sustainable future. For example, the provision of improved medical facilities will be important in future as the village continues to grow if the need to travel is to be controlled. It is considered to be fair that fresh development, especially that likely to place significant new demands on infrastructure, should help to meet the infrastructure costs. At the same time, requirements should not be so onerous that they render schemes unviable. In Burbage, the key areas where investment is needed are set out in the policy above.

Policy 5 – Economy (Business, Employment and Tourism)

Context	References
Burbage NDP Objectives 1, 3, 4	
Wiltshire Core Strategy 34, 38, 39, 48, 49	
National Planning Policy Framework 28	

Policy 5 - Economy: Business, Employment and Tourism – Generic Policies
i. Small workshops and studios not likely to impact on the amenity of neighbours by virtue of operation, including significant traffic generation, will be encouraged throughout the plan area, subject to compliance with other policies of the plan.
ii. Tourism related businesses will be supported within the Parish subject to compliance with other policies of the plan.
iii. Farm diversification involving conversion of existing farm buildings or extension of same for non-residential use will be permitted in the Parish outside the LoD, subject to acceptable impacts on the openness and scenic quality of the AONB and compliance with other policies of the plan.

- 9.34 The desire for more local employment has been strongly expressed. The first survey results show a 70% response in favour of further employment opportunities being created in the Parish. Of that 70%, 94% of people see small business units with less than 10 employees as most desirable. Both the WCS and the AONB Management Plan see local employment as underpinning a healthy rural community.
- 9.35 There is a precedent for small business unit development in and around Burbage - local farmers have been able to diversify in difficult economic conditions by converting otherwise unused farm buildings into units for small businesses. This is to be encouraged.
- 9.36 While Burbage is unlikely to attract many visitors as a destination, it is located close to Marlborough and Savernake Forest as well as being within the AONB. The potential for capitalizing on passing tourist trade is obvious but not yet fully tapped.
- NB. The wording of this policy was adjusted following the Second-Round Consultation to make clear its aspirational nature. The matters the policy covers may already be permitted by virtue of WCS Policy. However, the community wishes to make it clear its views on these matters, which are considered to be important in enhancing the local economy in a way that is sustainable and locally acceptable. As such the policy adds value by informing developers in advance of what the community would prefer to see. Adjustment was also needed to make it clear that part iii refers to employment development and not residential development in the open countryside.

Policy 6 – Economy (Business, Employment and Tourism) Site

9.37 The only employment site (an extension of an existing facility) was selected for the following reasons:

- It was felt important to balance housing development with support for employment in order to help the plan deliver sustainable development, where housing and work are in close proximity reducing the need to travel.
- It was suggested as being suitable by the Site Selection Report and SA
- The site received the most positive response in the Regulation 14 Consultation (See Consultation Statement)
- The site area, at 1.14 hectares, is large enough to provide a meaningful extension to the existing employment area, while allowing for a substantial area of landscaping and habitat creation. The existing site is popular and at capacity.
- The location is ideal for light industrial uses, being well related to the village facilities, yet on the edge of the settlement and not in close proximity to housing.

Policy 6 - Economy, Business and Tourism Sites

Employment will be acceptable at the following site;

1. Harepath Farm (Expansion of existing facility) Subject to:

- acceptable habitat creation and landscaping scheme
- use of renewable or low-carbon energy in the design
- employment uses to fall within B1 and B2 use classes.
- Provision of road crossing if required.

9.38 Evidence Base

Consultation: Community Engagement Survey

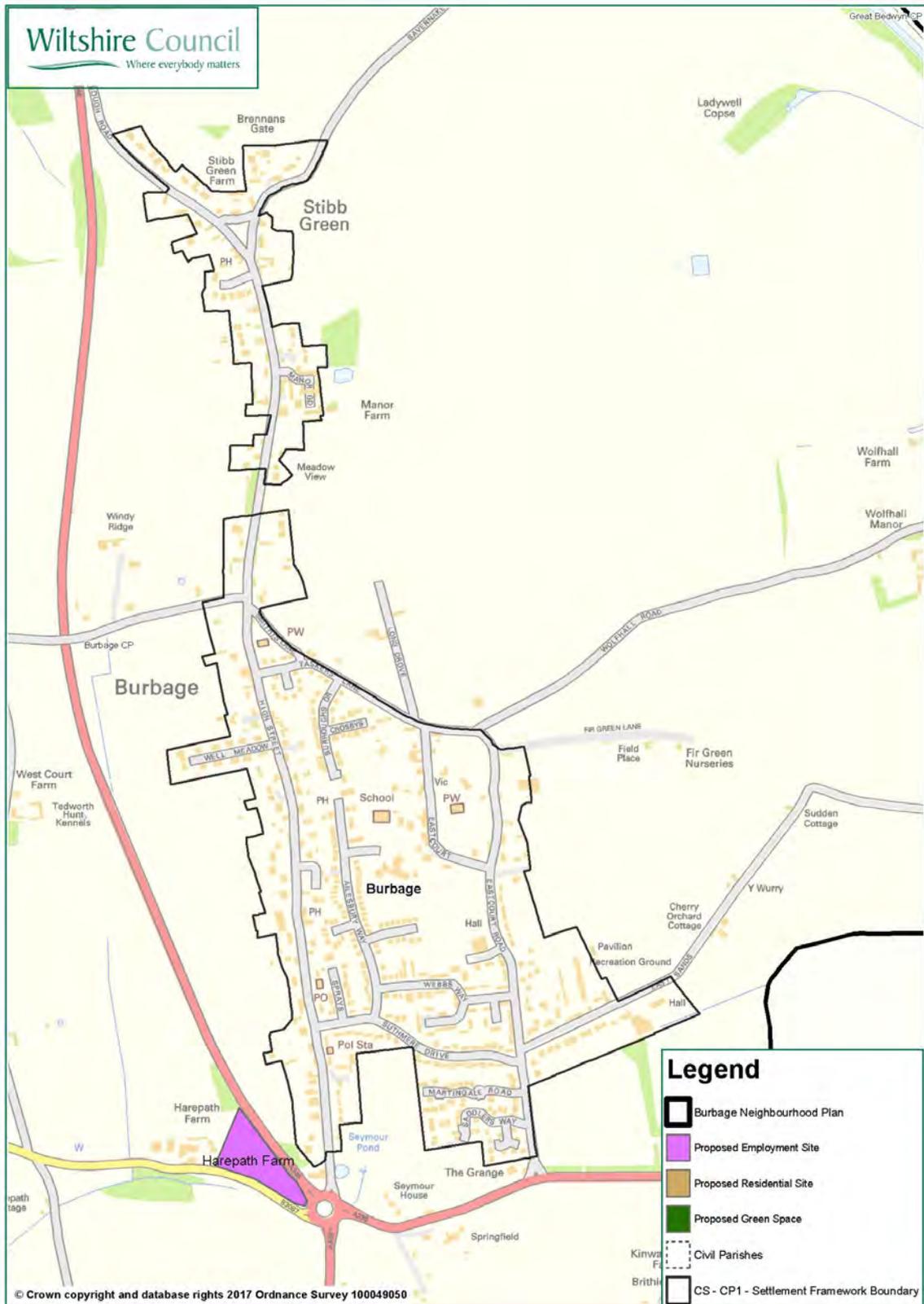
Documentary: AONB Management Plan, Burbage Neighbourhood Plan Site Selection Report (SSR), Burbage Neighbourhood Plan Sustainability Appraisal (SA) Environmental Report.

9.39 Justification

The policy is consistent with the NPPF (e.g. Paragraph 28), and WCS CP's 34, 38, 39, 48, 49. In the case of CP 34 in particular the site selected confirms to the criteria of the policy for sites that are not located at the Principal Settlements, Market Towns and Local Service Centres by being:

- adjacent to the settlement and seeking to retain or expand businesses currently located within or adjacent to the settlement
- is for new and existing rural based businesses within or adjacent to Large and Small Villages.
- Is consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity
- Is supported by evidence that they are required to benefit the local economic and social needs
- Is supported by adequate infrastructure.

Policy 6 – Economy: Employment Site Location Map



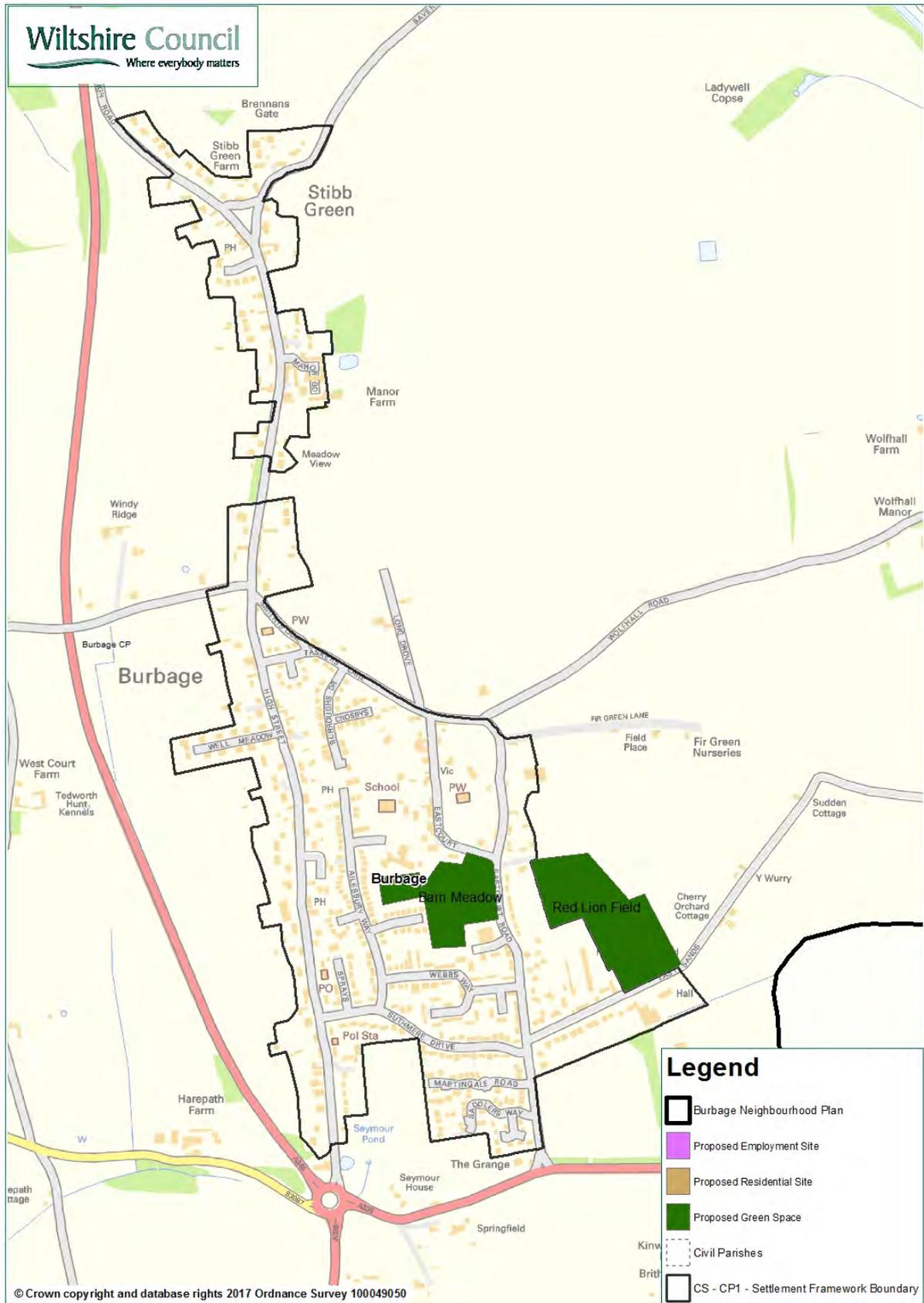
Policy 7 – Local Green Spaces

Context	References
Burbage NDP Objectives 2, 7,8	
Wiltshire Core Strategy 51, 52	
National Planning Policy Framework 74, 76-78	

Policy 7 - Local Green Spaces
<p>The following are formally designated as Green Space and will remain as open spaces, retaining their existing recreational uses.</p> <p>a. Barn Meadow (including Children’s Playground) b. Red Lion Field</p> <p>New residential or employment development will not normally be permitted on the Green Spaces. Extension of existing buildings or new buildings for recreational or community use will however be permitted.</p>

- 9.40 Burbage is lucky to have a relatively low density of overall development thanks to a number of green open spaces. These are used for a variety of purposes including formal and informal recreation, community association, sport and the exercise of both humans and dogs. They are easily accessed and well used by the population. Additionally, the Green Spaces provide a sense of openness and rurality, as well as permitting long distance views. For these reasons, the existing green spaces are much valued by the local community and this was clear in the responses to the initial community survey question; ‘*Are there any areas or spaces in the Parish that you think should be protected from future development?*’ A number of sites scored very highly, are very well used and defined and are consequently deserving of Local Green Space protection.
- 9.41 The desirability of preserving spaces, especially those used for recreation is expressed by the NPPF in Paragraph 74. The power for a Neighbourhood Plan to designate an area as Local Green Space, is described in NPPF (Paragraphs 76-78). Further guidance is given in Planning Policy Guidance as described below.

Local Green Spaces – Site Map



Boundary of Lion Field has been changed to exclude agricultural land previously included due to a mapping error.

9.42 **Evidence Base**

Consultation: Community Engagement Survey, Reg. 14 Consultation
Documentary: Planning Practice Guidance (005), AONB Management Plan, Burbage Neighbourhood Plan Site Selection Report (SSR), Burbage Neighbourhood Plan Sustainability Appraisal (SA) Environmental Report.

9.43 **Justification (General)**

Planning policy Guidance (paragraph 9) states that;
Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city’.

However, it is clear that this power should be used sparingly. The NPPF, paragraph 77 notes:

‘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.

9.44 It is considered that the areas shown are demonstrably ‘special’ inasmuch as they have both been regularly used for formal and informal recreation for many years and continue to be popular. In addition, they also break up the settlement, lowering its relative density, and allowing wide and long distance views for nearby residents and walkers. This character is very much part of the open and rural character of the village. They are both tightly defined areas of grass within or adjacent to built-up areas, close to the community they serve and easily accessible. They are not considered to be ‘extensive tracts of land.’

9.45 The sites are:

- Barn Meadow (including Children’s Playground) – is a central site much used by the village and easily accessible by the population. It is the focal point for many community sports and activities.
- Red Lion Field – village sports field in regular use by many groups. Well related to village.

9.46 While development will not normally be permitted on the above sites, the restrictions that can be placed on development in a Green Space must be similar to those normally applied in Green Belt land. For the purposes of this policy therefore, the only exceptions are as set out in Planning Policy Guidance (PPG) – paragraph 89, namely:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Policy 8 – Transport

Context	References
Burbage NDP Objectives 6, 9	
Wiltshire Core Strategy CP3, CP 60-62, CP 64-65	
National Planning Policy Framework 29-41, 69	

Policy 8 - Transport
<p>i. Developers will need to demonstrate how their scheme links to the existing footpath or cycle network – particularly to enable journeys across the village East to West including road crossings. Where reasonable opportunities exist to physically connect to these networks, the new schemes should include proposals to do so. Where direct connection is not possible, proposals should indicate an off-site provision. Financial contributions towards enhancing the overall network, especially the need for a footpath along the High Street, are acceptable and may be sought under the Developer Contributions Policy.</p>
<p>ii. New housing or housing development within the LOD will be required to demonstrate that sufficient parking is provided within the scheme to prevent the need for residents to park on the street. Where adequate parking cannot be physically provided on site contributions toward suitable public parking facilities elsewhere in the village will be acceptable through CIL. These additional facilities will be designed and located to reduce congestion, facilitate retail businesses and access to services (including public transport).</p>

Note: Wording of this policy was amended following Reg 14 Consultation to remove mention of a specific size for an additional car park since no evidence was available to support this.

- 9.47 Burbage lies on a major north-south transport route, by-passed by the A346 (west of the village) and A338 (south of the village) These roads meet at a large roundabout on the southern village boundary. The A338 (East) bisects this route along with the B3087 (West), linking Pewsey village in the West and Hungerford town in the East. Importantly, Hungerford provides a convenient link to the arterial M4. A significant proportion of traffic is therefore through-traffic, both car and heavy goods vehicles which often conflict with local movements. There is no continuous footpath along the High Street and increasing traffic levels have increased the risk for pedestrians, especially children.
- 9.48 A bus service links Burbage to Swindon and Salisbury and to some of the services from the train station in Great Bedwyn (to London or Penzance). However, public transport is generally regarded as inadequate and consequently the car is the main mode of transport used by the community, especially for work - 77% of respondents living in Burbage work elsewhere, indicating a high proportion of out-commuting. This can lead to road congestion and parking problems.

9.49 There is a strong desire in the community to tackle these problems, not least by reducing the need to travel by improving the self-containment of the village and then by up-grading sustainable transport modes such as foot and cycle paths locally. Improvements to road safety within the Parish and to sustainable transport between Burbage and other settlements are also aims. While provision of parking is generally felt to reduce sustainability by encouraging car use, in some parts of the village, the community feel that it would be an addition to road safety and improve the appearance of Burbage. It could also support the plan aim of benefitting more from tourism.

9.50 **Evidence Base**

Consultation: Community Engagement Survey

Documentary: None

Appendix: See also Appendix 1

9.51 **Justification**

It is a requirement of the plan that it must demonstrate its ability to deliver sustainable development. While it is considered to be impracticable to abandon use of the private car for intra-settlement trips, it is held to be desirable that trips within the village LOD should be made by sustainable transport modes (foot, cycle, bus) when possible.

Vehicle congestion meanwhile creates dangerous road conditions and is exacerbated by excessive on-street parking. This is especially so near to existing shops, the school and doctor's surgery.

The policy therefore seeks to help ensure that:

- Existing congestion problems are alleviated and road capacity is made available for the development proposed in the Plan
- Sustainable transport options are improved for local people, reducing dependency on the car (especially for journeys within the village) and improving the overall sustainability of Burbage
- Connections are made from new and existing development to sustainable transport networks including those that go beyond the LoD of the village to crisscross the entire Parish, to the benefit of local tourism.
- Future development does not add to existing congestion or worsen road safety, but where appropriate helps improve these issues in the Parish
- Reduction in congestion and providing sustainable transport modes (e.g. walking and cycling) will improve health and well-being.
- Road safety is improved, especially along the High Street.

9.52 The policy is consistent with WCS CP61 which states that:

'Where appropriate, contributions will be sought towards sustainable transport improvements, and travel plans will be required to encourage the use of sustainable transport alternatives and more sustainable freight movements'.

It takes forward elements of the NPPF including paragraph 35:

'Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people'.

Policy 9 – Heritage

Context	References
Burbage NDP Objectives 2, 8	
Wiltshire Core Strategy 57, 58	
National Planning Policy Framework 126-41	

Policy 9 - Heritage
<p>Within the Conservation Area development proposals will have to demonstrate how their schemes reflect the guidance contained within the Burbage Conservation Area Character Appraisal and Management Proposal, February 2008, and in particular how they relate to the specific local character that surrounds them.</p> <p>New development must add positively to rather than detract from the character of the conservation area. This is especially important in terms of design, scale and choice of local or traditional materials. Where disagreement exists between developers and the LPA the developer must produce a viability assessment.</p> <p>New development must also protect or enhance existing views in and out towards the AONB and not compromise those views enjoyed currently by others.</p>

9.53 Burbage has something of a sprawling structure, yet containing distinct and relatively strong character areas. Often these are surrounded or connected by less characterful modern development. This reflects its growth from several hamlets over a period of hundreds of years. The most important character areas are identified in the Burbage Conservation Area Character Appraisal and Management Proposal, February 2008, and it is within these areas, and their settings that most care is needed in terms of design, scale and choice of materials. The community feels that new development should enhance and contribute towards the character of these areas and not detract from what is a valued and finite resource.

9.54 **Evidence Base**
 Consultation: Historic England, Community Engagement, Reg.14 Consultation.
 Documentary: Burbage Conservation Area Character Appraisal and Management Proposal, February 2008, AONB Management Plan.

9.55 **Justification**

While not wishing to impose onerous costs on development, the policy aims to preserve or enhance the most valued character areas of Burbage. The point of the policy is to draw attention to the Conservation Area Character Appraisal and make it a *requirement* that proposals must demonstrate reflection of the guidance. This is a stronger position than currently expressed by the WCS, where responding to a Character Appraisal is not a formal requirement of policy but merely a matter dealt with in supporting text. (WCS Paragraph 6.140). The community feels strongly about its heritage and this should be reflected in the neighbourhood plan, especially given the desire of the community to benefit more from tourism to support local employment. By raising the importance of the Conservation Area Appraisal to make consideration a policy requirement, this NDP policy is not felt to duplicate existing WCS policy but to enhance it by adding local detail.

9.56 The policy is considered to be essential and justifiable for the following reasons:

Sustainability: Heritage is by its nature a finite resource; any loss of historic buildings and conceivably also any degradation of their settings is a loss forever.

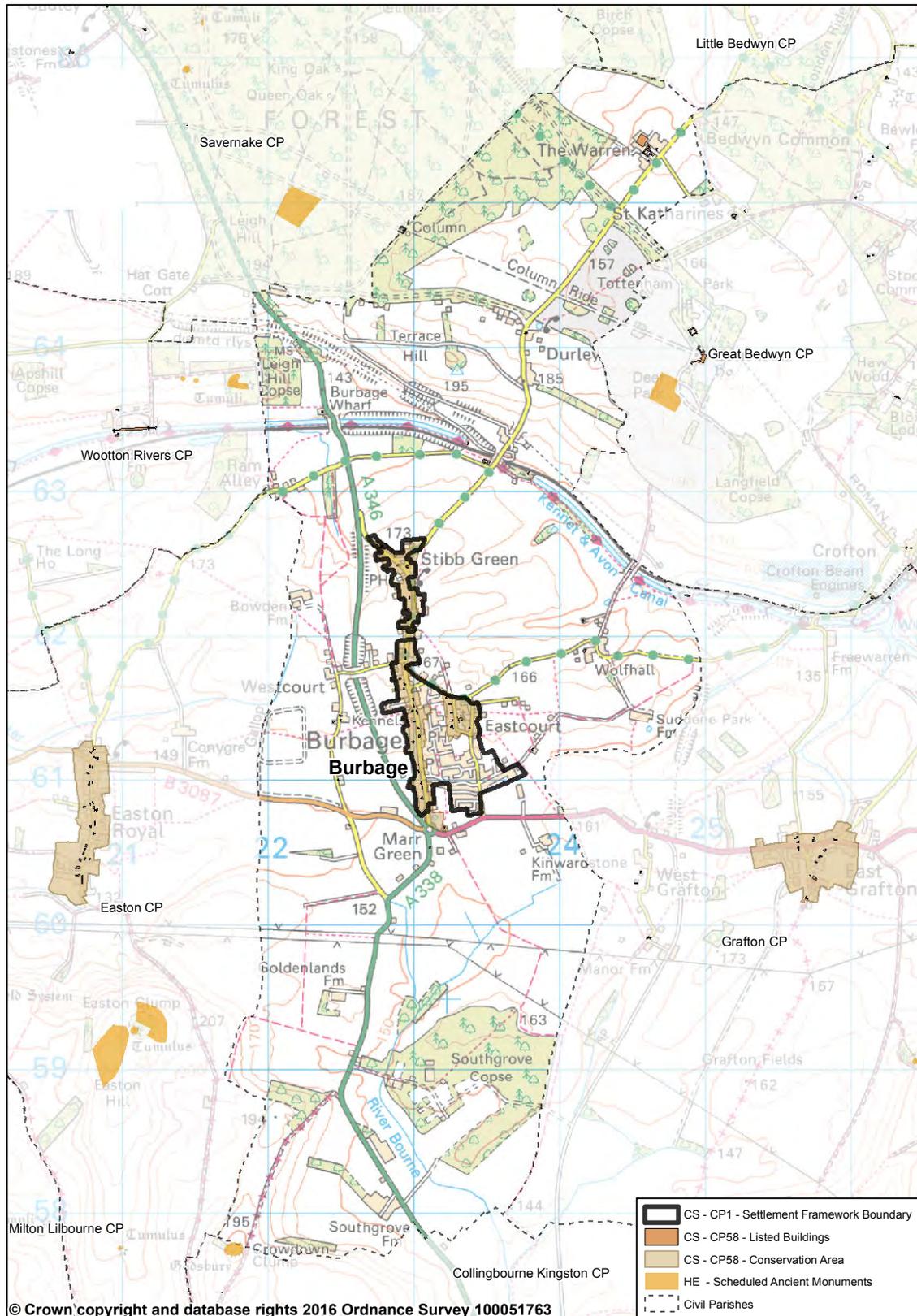
Tourism: Tourism is important to the economy, and there is a desire to capitalise on the potential still further. In order to remain attractive for visitors the character areas must be preserved and if possible enhanced.

Amenity and wishes of the community: The historic buildings, trees and green spaces of the conservation area greatly add to this sense of well-being and are greatly valued by the community. Their protection should be covered by a formal policy and not left to supporting text.

Heritage Guidance anticipated by WCS paragraph 6.139 is not yet forthcoming and there is no date at present for its production.



Policy 9 Heritage Assets Map



10.0 Non-planning actions are:

10.0 Although not forming part of the formal land use policies of this Plan, the following matters are aspirational aims for future community action and were suggested during the community engagement and Reg.14 Consultations.

- To enhance community involvement in local planning
- Traffic-calming measures; especially along the High Street
- The creation of community allotments
- Gritting of pavements in winter and general street maintenance
- The control of speeding (e.g. through Community Speedwatch).

10.1 Evidence Base

Consultation: Community Engagement Survey
Documentary: None

10.2 Justification

Some issues raised in the consultation process are not suitable for inclusion in the plan, generally because they do not relate precisely to land-use issues. However, there seems to be no logical reason why, in addition to its binding Development Plan policies, the NDP cannot also act as a focus for informal local action by identifying and agreeing priorities for non-plan action. Leadership for this may fall to the Parish Council



11.0 Monitoring

- 11.0 Monitoring of development plan documents is required by law. Wiltshire Council currently produces an annual monitoring report (AMR) and will assess the overall performance of the Development Plan in Wiltshire. This will meet the main requirements for monitoring.
- 11.1 However, the Parish will also be carrying out monitoring as part of its ongoing SA work. Monitoring is intended to:
- Monitor the predicted significant effects of the plan
 - Track whether the plan has had any unforeseen effects
 - Ensure action can be taken to reduce / offset the significant effects of the plan.
- 11.2 As part of this the Parish Council will produce a Local Monitoring Report (LMR) and this will be supplied to the LPA. It will also be made available to the community via the Parish Website. The LMR will take the form of a simple table plus a few paragraphs of explanatory and advisory text. The table and its monitoring indicators is given in page 94 of the accompanying SA Environmental Report.
- 11.3 The written summary and conclusion of the LMR will allow the Parish Council to identify not only whether the policies are working, but also what other issues are emerging. It will also enable the Council to judge the effectiveness of mitigation measures proposed. In some cases, monitoring may identify the need for a policy to be amended or deleted, which could trigger a review of the NDP, or for further policy guidance to be developed e.g. as a Supplementary Planning Document.

Appendix 1: Evidence base per section

(Sources are listed per section – this does involve repetition but enables more rapid reference).

Creating the Plan (and the SA)

CPRE ‘Planning and Localism: Choices and Choosing’
DEFRA “Neighbourhood Planning, The rural frontrunners: research and case studies’, April 2013
DCLG, Neighbourhood Planning – 2013
English Indices of Deprivation 2015
Environmental Assessment of Plans and Programmes Regulations 2004
Localism Act 2011
Planning and Compulsory Planning Act 2004
Locality, Neighbourhood Plan, Roadmap
Locality, the Quick Guide to Neighbourhood Planning
MyCommunity – online resource
National Planning Policy Framework
Neighbourhood Planning (General) Regulations 2012 (as amended 2015 and 2016)
Neighbourhood Planning Advice Note – Historic England website
Pewsey SA Report
Planning Portal, online resource
Planning Practice Guidance – online resource
Planning Advisory Service – Checklist
Town and Country Planning Act 1990 (As Amended)
Wiltshire Council, Environmental Assessment of Neighbourhood Plans, Feb.2014
Wiltshire Council, Neighbourhood Planning Guidance February 2013
Wiltshire Council’s portal on Neighbourhood Planning including “Front Runner” projects:
<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/neighbourhoodplanning.htm>
Wiltshire Council, SEA Guidance Note, September 2015
‘Writing Planning Policies’ Locality 2015

Vision of the Plan

Burbage Conservation Area Character Appraisal - 2008
Consultation Responses (public and statutory consultees – 2 rounds of consultation)
Kennet Local Plan 2011 (Saved Policies)
National Planning Policy Framework
Pewsey NDP
Planning Aid, ‘How to develop a Vision and Objectives’
Wiltshire Council Core Strategy 2015

Main Objectives of the Plan

An Air Quality Strategy for Wiltshire 2006
AONB Management Plan
Burbage *Conservation Area Character Appraisal* - 2008
Census 2011 (ONS)
Consultation Responses (public and statutory consultees)
Defra (2009) *Safeguarding our Soils: A strategy for England* [online]
English Indices of Deprivation 2015
European Commission (2011) '*Our life insurance, our natural capital: an EU biodiversity strategy to 2020*' [online]
Kennet Local Plan 2011 (Saved Policies)
National Planning Policy Framework
Pewsey NDP
Planning Practice Guidance – online resource
Planning Aid, 'How to develop a Vision and Objectives'
SA Scoping Report
The Hampshire Avon Catchment Abstraction Management Strategy for Wiltshire 2006
Wiltshire Core Strategy 2015
Wiltshire Biodiversity Action Plan 2008
Wiltshire Council (2015): JSA for Pewsey Community Area, [online]
Wiltshire and Swindon Biodiversity Action Plan Steering Group (2013) *Landscape Biodiversity Areas: A landscape-scale framework for conservation in Wiltshire and Swindon*
Wiltshire and Swindon Historic Environment Record

Policies of the Plan

Policy 1- Development Strategy

AONB Management Plan
Burbage Conservation Area Character Appraisal – 2008
Burbage SA Scoping Report
Site Selection Report
Census 2011 (ONS)
County SMR and GIS System
Commission of the European Communities (2007) *Limiting Global Climate Change to two degrees Celsius: The way ahead for 2020 and beyond*
Consultation Responses (public and statutory consultees)
Designated Sites – Natural England website
Flood Risk Maps – Environment Agency website
The Hampshire Avon Catchment Abstraction Management Strategy for Wiltshire 2006
Kennet Local Plan 2011 (Saved Policies)
National Planning Policy Framework
Office of National Statistics National Population Projections
Pewsey Community Area Plan
Pewsey NDP
Planning Practice Guidance – online resource
SHMA – Wiltshire Council 2011
UK Census - Wiltshire and Burbage Parish – 2011
UK Traffic Data website
Wiltshire Council Core Strategy 2015
Wiltshire Council HRA Screening Decision
Wiltshire Council, Joint Strategic Assessment
Wiltshire Council SEA Screening Decision
Wiltshire Council SFRA 2008

Wiltshire Council Core Strategy 2015
Wiltshire Council (2015): JSA for Pewsey Community Area, [online]
Wiltshire and Swindon Biodiversity Action Plan Steering Group (2013) *Landscape Biodiversity Areas: A landscape-scale framework for conservation in Wiltshire and Swindon*
Wiltshire and Swindon Historic Environment Record

Policies 2 and 3 - Housing and Site

AONB Management Plan (North Wessex Downs)
AONB Housing Position Statement
An Air Quality Strategy for Wiltshire 2006
British Geological Survey Wiltshire map
Burbage Conservation Area Character Appraisal - 2008
Burbage SA Scoping Report
Burbage Site Selection Report
Census 2011 (ONS)
CIRIA (2010) *Planning for SuDs – making it happen* [online]
County SMR and GIS System
Consultation Responses (public and statutory consultees)
Defra (2011) Water for life (The Water White Paper)
Designated Sites – Natural England website
Design Council, *Design in Neighbourhood Planning*
English Housing Survey 2012/13 (DCLG)
Flood Risk Maps – Environment Agency website
Kennet Local Plan 2011 (Saved Policies)
National Planning Policy Framework
North Wessex Downs AONB Management Plan - 2014-19
North Wessex Downs AONB *position statement housing*
Office of National Statistics National Population Projections
Planning Practice Guidance – online resource
SA Scoping Report
SHMA – Wiltshire Council 2011
UK Census - Wiltshire and Burbage Parish - 2011
Wiltshire Council Core Strategy 2015
Wiltshire Council (February 2008) *Joint Strategic Flood Risk Assessment Level One*
Wiltshire Community Infrastructure Levy Charging Schedule, 2015
Wiltshire Infrastructure Delivery Plan 2011-2016
Wiltshire Council, Housing Needs Survey - February 2014
Wiltshire Council, Joint Health and Wellbeing Strategy for Wiltshire (2015-2018)
Wiltshire Council, Joint Strategic Assessment
Wiltshire Minerals Core Strategy
Wiltshire Council Viability Study
Wiltshire Council, Topic Paper 2 – Housing - (January 2012)
Wiltshire Council Topic Paper 12 - Site Selection Process (January 2012)
Wiltshire Council SFRA 2008
Wiltshire Council, SHLAA 2012
Wiltshire Council, Wiltshire Biodiversity Action Plan (BAP) – 2008
Wiltshire Council Land Character Assessment 2010

Policy 4 – Developer Contributions

Burbridge SA Scoping Report
Consultation Responses (public and statutory consultees)
English Housing Survey 2012/13 (DCLG)
Health Building Note 11-01: Facilities for primary and community care services, Department of Health.
Kennet Local Plan - 2011 (Saved Policies)
National Planning Policy Framework
Neil Mason Associates <http://www.neilmasonassociates.co.uk/healthcare/>
Office of National Statistics National Population Projections
Pewsey Community Area Plan
Planning Practice Guidance - Viability
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Burbridge SA Scoping Report
Consultation Responses (public and statutory consultees)
Kennet Local Plan 2011 (Saved Policies)
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Wiltshire and Swindon Economic Strategy 2003 - 2008
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Policy 6 - Economy: Site

AONB Management Plan
Burbridge SA Scoping Report
Consultation Responses (public and statutory consultees)
Site Selection Report
Kennet Local Plan 2011 (Saved Policies)
National Planning Policy Framework
Swindon and Wiltshire Strategic Economic Plan January 2016
UK Census - Wiltshire and Burbridge Parish - 2011
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7 Green Spaces

AONB Management Plan
An Air Quality Strategy for Wiltshire 2006
Burbage SA Scoping Report
Consultation Responses (public and statutory consultees)
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Wiltshire Council GIS
Wiltshire and Swindon Historic Environment Record

Appendix 2 Housing Needs Survey

Burbage

Parish Housing Needs Survey

Survey Report

February 2014

Wiltshire Council
County Hall, Bythesea Road, Trowbridge BA14 8JN

Contents	Page
Parish summary	3
Introduction	4
Aim	4
Survey distribution and methodology	5
Key findings	5
Part 1 – People living in parish	6
Part 2 – Housing need	10
Affordability	13
Summary	14
Recommendations	15

1. Parish Summary

The parish of Burbage is in the Pewsey Community Area within the local authority area of Wiltshire.

- There is a population of 1,772 according to the 2011 Census, comprised of 728 households.¹
- There were approximately thirty more dwellings recorded in the parish in the 2011 than in the 2001 Census.
- Burbage lies on the north-south route of the Marlborough to Salisbury road where it crosses the Vale of Pewsey. It is located six miles south of Marlborough and just north of the junction of the A346, A338 and A3087.
- Burbage Parish evolved from the settlements of Stibb Green, Durley, Wolfhall, Seymour and Marr Green on the periphery of the Savernake estate.
- Burbage High Street lies within the Burbage Conservation Area and the parish within the North Wessex Downs Area of Outstanding Natural Beauty.
- The village was voted the Best Kept Large Village in Wiltshire in 2013.
- Burbage is first mentioned in a charter of AD 961 as part of a large forest estate known as Bedwyn, which was granted to the Abingdon Abbey by King Edgar (Chandler 2001, Kennet District Council 2008). The place-name *Burhbece* is thought to derive from the Saxon *burh* and *bece* meaning 'fortified settlement by a stream' (Mills 1991). Facilities and services within the parish include:
 - All Saints' Church (Church of England) and Church Centre.
 - Village hall – used by many local groups and for a monthly Saturday market and meet.
 - Burbage Primary School, Burbage Pre-School and Tiddlywinks Baby & Toddler Group.
 - Burbage Surgery.
 - A Royal British Legion Club.
 - Seymour Court retired/ sheltered housing.
 - Cricket, tennis, football clubs.
 - Two public houses and three bed and breakfast providers.
 - A grocers and a farm shop.
 - A service station.
 - A builders yard and related businesses.
 - A small unoccupied industrial estate.
 - Numerous clubs including Scouts, Brownies, Good Companions and Woman's Own.
 - The Burbage News is published monthly and online quarterly. The Burbage website can be found at: <http://www.burbage-life.com/>

¹ <http://www.nomisweb.co.uk/> 2011 Census, table ks101ew (usual resident population) and 2011 Census, table qs405ew (tenure – households).

2. Introduction

In late 2013, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Burbage Parish Council, to establish if there was a proven need for affordable housing in the parish and potentially to use the findings of the survey to inform the parish plan.

Such surveys assist officers in identifying those areas with the greatest housing problems so that scarce financial resources can be put to best use.

Experience has shown that these surveys need to be carried out at regular intervals if the results are to remain relevant in identifying trends.

- The Principal Development Officers are employed by Wiltshire Council's new housing team to assist in the delivery of new affordable housing.
- The Principal Development Officers work closely with rural communities, housing associations, local authorities and landowners to meet the affordable housing needs of rural communities.
- The survey is funded by members of the Wiltshire Rural Investment Partnership (WRIP).²
- 'The Wiltshire Rural Investment Partnership brings together representatives from the economic development, regeneration, spatial planning, new housing and housing strategy teams of Wiltshire Council together with Registered Provider [housing association] partners and the Homes and Communities Agency to enable and promote the sustainable delivery of new build housing in the rural communities of Wiltshire.'³

3. Aim

The aim of carrying out the survey is to investigate the affordable housing needs of local people (or those who need to live in the parish or the locality) of Burbage parish.

- 'Housing need' can be defined as the need for an individual or household to obtain housing that is suitable to their circumstances.
- It implies that there are problems or limitations with the household's current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector.
- Such problems may be concerned with housing costs, size, location, layout, state of repair, or security of tenure either immediately or in the future.

² The members of WRIP that contribute to the survey funding are Wiltshire Council and seven Registered Providers of social housing (housing associations) - Aster, GreenSquare, Guinness, Jephson Housing, Raglan Housing, Selwood Housing and Wiltshire Rural Housing Association.

³ Para 1.1, 'Purpose', *Terms of Reference for the Wiltshire Rural Investment Partnership*. Full WRIP membership: Wiltshire Council, Aster, Wiltshire Rural Housing Association, Raglan Housing Association, GreenSquare, Guinness, Jephson Housing Association, Selwood Housing, the Homes and Communities Agency, and the Wiltshire Community Land Trust.

4. Survey Distribution and Methodology

In order to carry out the housing needs survey, questionnaires were delivered to the Parish Council for distribution from the 2nd January 2014.

To encourage a good response, households were given a pre-paid envelope in which to return the completed survey. The council applies the data protection policy to responses, ensuring that all survey responses remain anonymous.

Residents were asked to return the completed surveys in the pre-paid envelopes by 31st January 2014. The forms were recorded and analysed by the Housing Strategy department at Wiltshire Council.

- A total of 768 questionnaires were distributed to the parish.
- Everyone was asked to complete the first section of the form.
- If a household considered itself in need, or likely to be in need, of affordable housing within the next five years, it was invited to complete the rest of the survey.
- There was an excellent response rate of 40.1% with 308 replies received.
- The received data refer only to themselves (i.e. to the survey respondents) and should not be taken as indicative of the wider population of Burbage parish.
- Twenty four responses were made online.

5. Key Findings

This report is divided into two parts. The first section looks at existing households in the parish in order to provide a description of the current housing in Burbage. This section also describes the levels of new affordable housing, if any, which would be supported by respondents to the survey.

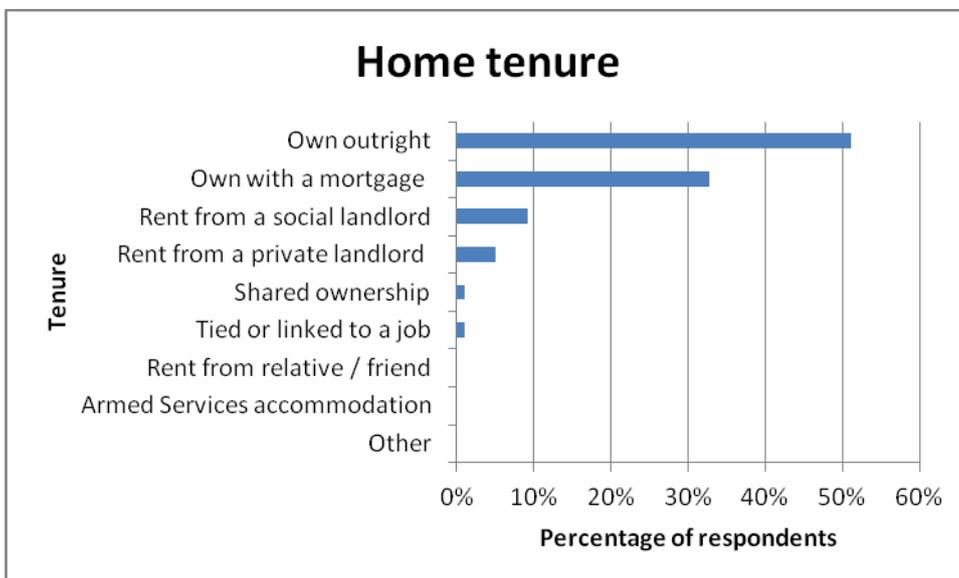
The second section examines the households who have declared a need for new housing in Burbage. The section begins by describing the overall housing needs expressed by the survey respondents. A financial housing assessment is then made in order to determine the numbers of households who have a current need for new affordable housing. The results of this assessment are summarised in the recommendations of the report (Section 8).

Part One – Households currently living in the parish

The first question asked on the survey was whether the respondents' home in Burbage was their main home. 99.3% replied that it was.

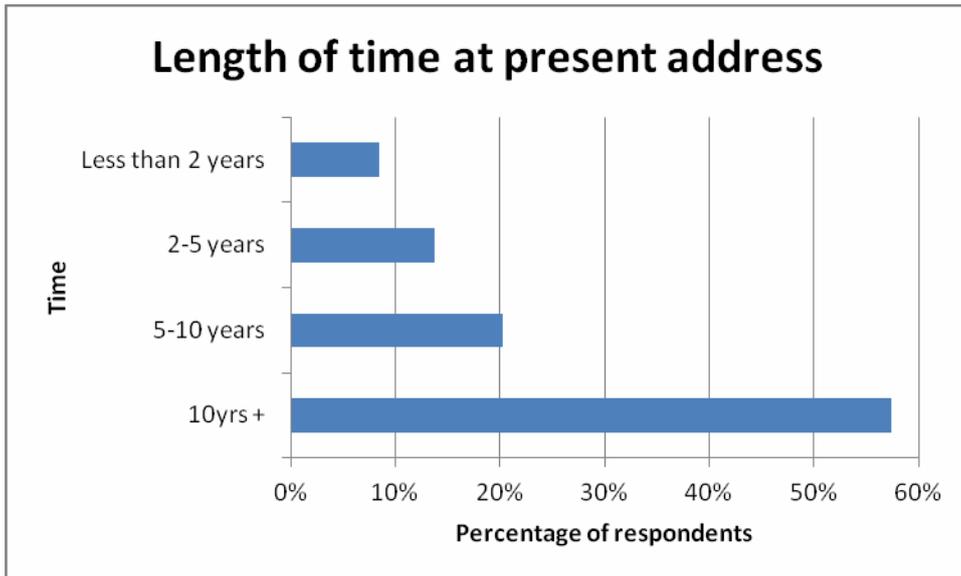
The 2011 Census data for Burbage indicates that 71.2% of households in the parish were owner-occupying, 13.7% were renting from social landlords, 10.7% were privately renting, 1.8% were living in shared ownership (part rented, part owned) homes and 2.6% of households were living rent free.⁴

The chart below shows the tenure of respondents to the survey. The majority (83.8%) of respondents were owner-occupiers, while 9.2% of respondents were living in socially rented properties, 5% were renting from a private landlord or letting agency, 1% were living in shared ownership homes and 1% in accommodation tied to their employment. These results indicate a bias in the survey responses toward owner-occupiers, and the rest of this section should be read with this in mind.



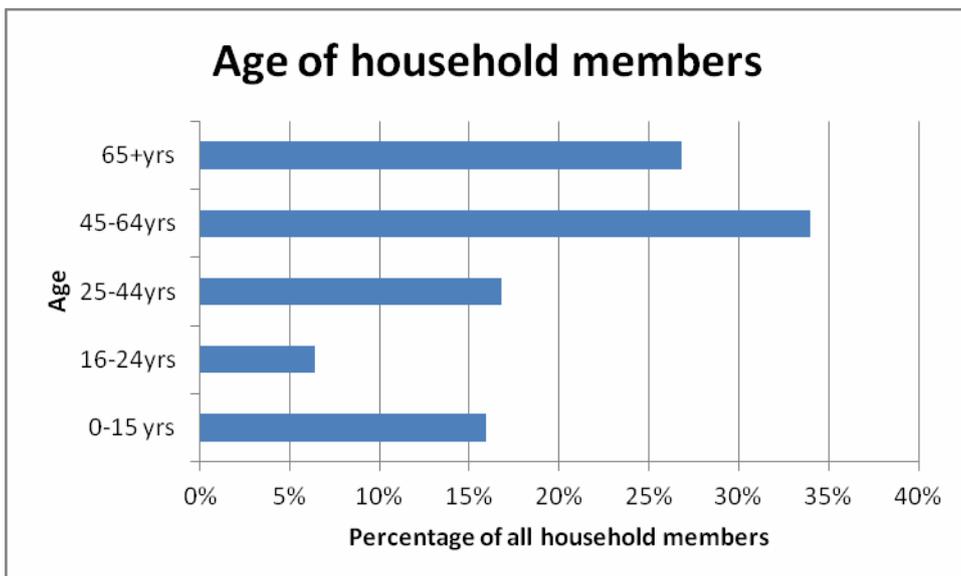
⁴ <http://www.nomisweb.co.uk/>

The chart below indicates the length of time that respondents have lived in Burbage. The majority of people who responded to the survey have lived in the parish for more than ten years, which is appropriate for the high levels of owner occupation among the survey respondents:



Many respondents to the survey lived in large family homes, with 12.2% of respondents having five or more bedrooms in their property. 33.7% lived in four bedroom homes, 34% had three bedrooms, 15.8% two bedrooms and 4.3% of respondents lived in homes with one bedroom.

The spread of ages recorded in the survey indicates that 26.8% of respondents' household members were aged 65+:



As shown in the chart above, however, there were significant proportions of households responding to the survey with members aged 25-64 and with children aged under 16. This

suggests a variety of different household types in Burbage, from older person households with fewer members, to younger households with children.

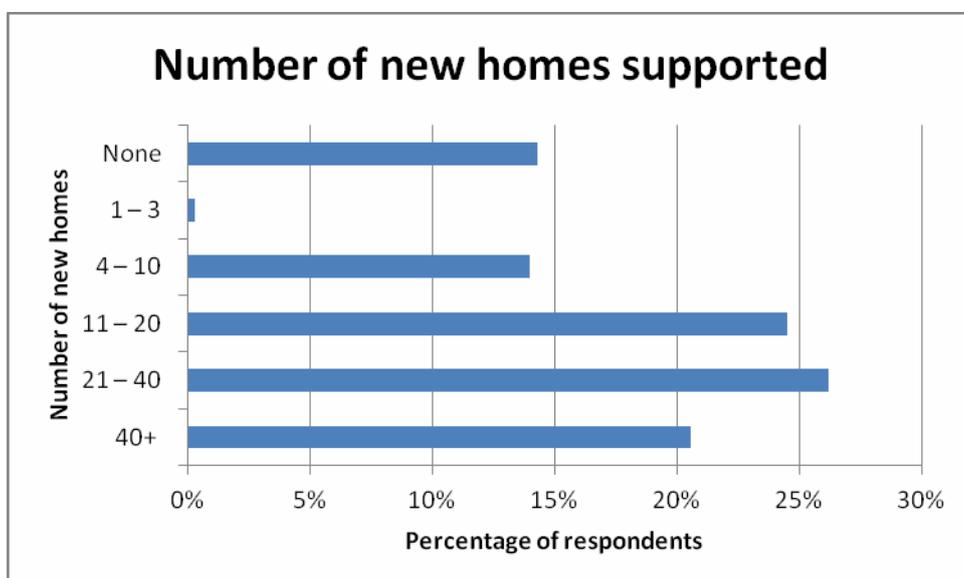
The distance travelled to work can also be a good measure of the sustainability of local housing development, as more people working locally can indicate an ongoing need for local housing. The table below shows how far people in the respondents' households travelled to work:

Persons in household	Distance to work				
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	Total
Person 1	32	42	82	22	178
Person 2	24	37	31	18	110
Person 3	2	9	2	1	14
Person 4	0	2	1	0	3
Person 5	0	0	0	0	0
Total	58	90	116	41	305

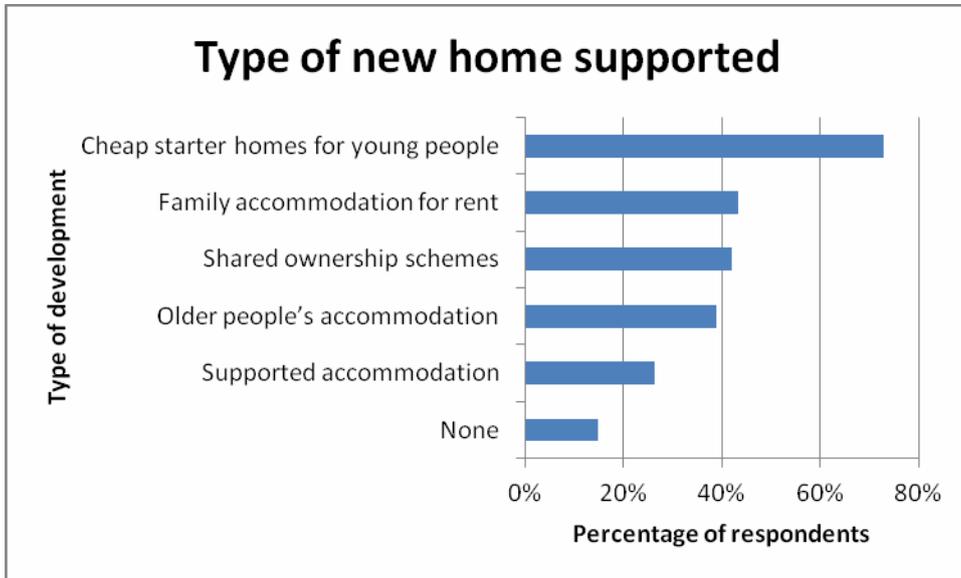
These results suggest a mixed level of sustainability for new housing development in Burbage, indicated by the survey respondents. While 48.5% of households' working members usually travel less than ten miles to their place of work, 51.5% travel more than that, suggesting a potential lack of more local sources of employment.

Respondents were also asked whether anyone currently living in their household would need separate accommodation in the parish now or in the near future, to which 7.7% of respondents answered 'yes', indicating a sustained need for housing in the parish.

Respondents were then asked how many new homes they would support being built in the parish. A majority of respondents (85.7%) were in support of some new housing in Burbage parish, with the most popular option (26.2% of respondents) being for between twenty one and forty new homes. 14.3% of respondents were opposed to any new housing in Burbage parish:



Respondents to this section were finally asked what types of housing development, if any, they would support. The types of homes considered most needed in Burbage by the survey respondents were affordable starter homes for young people (73% of respondents) and family accommodation for rent (43.3%). Full results are given in the chart below:

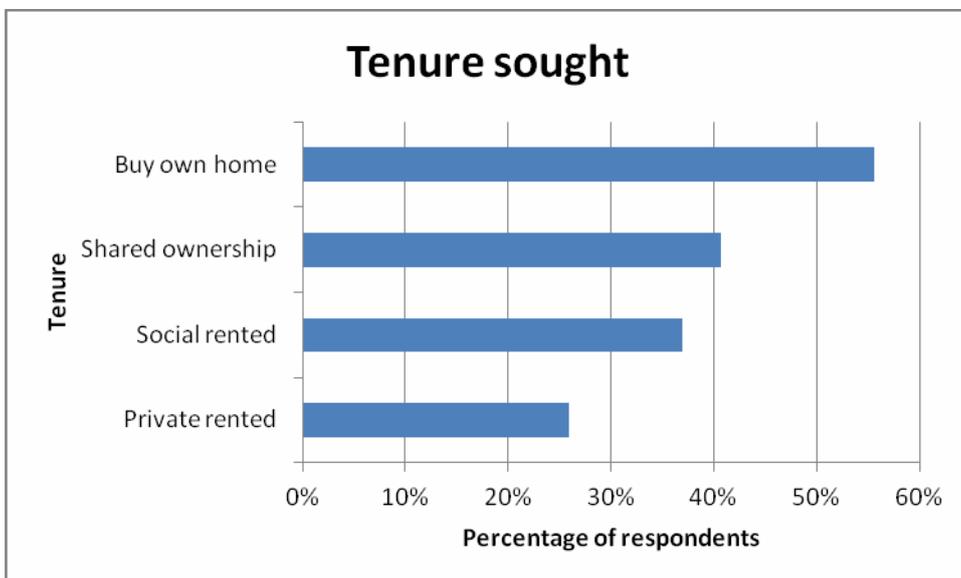


Part two – Households requiring accommodation in the parish

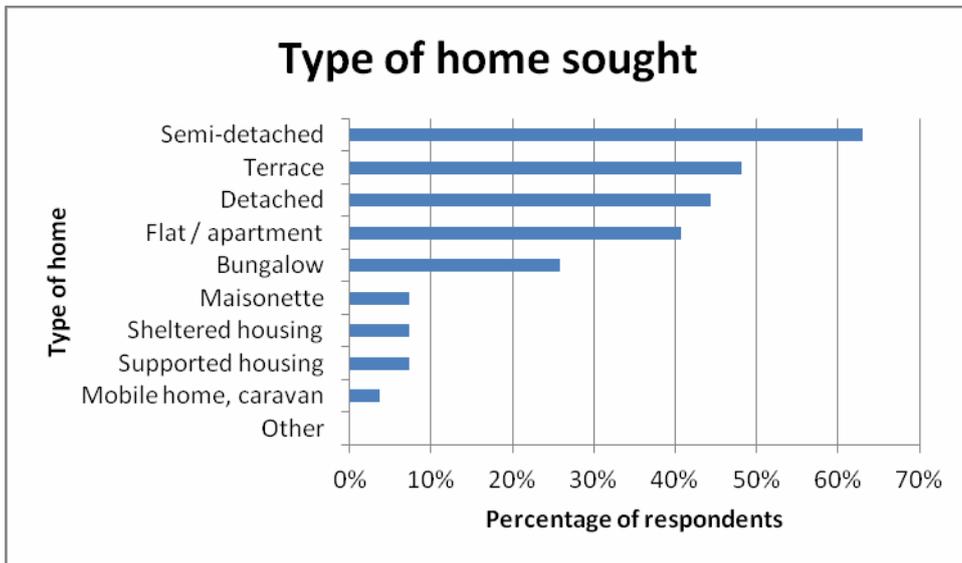
This part of the report looks initially at all the responses to section two of the survey in order to give a broad picture of the housing needs expressed by the survey respondents. A financial assessment and an evaluation of the current affordable housing in Burbage are then described in order to present the need for new affordable housing (Section 8).

Twenty seven respondents replied to this section of the survey, indicating their need for new housing in Burbage. Twenty five declared a local connection to the parish, either currently living or working in Burbage, having previously lived there, or having family members who currently live in the parish. The most popular reason for needing to move was that the respondents were currently living with their families, and want to live independently in the parish.

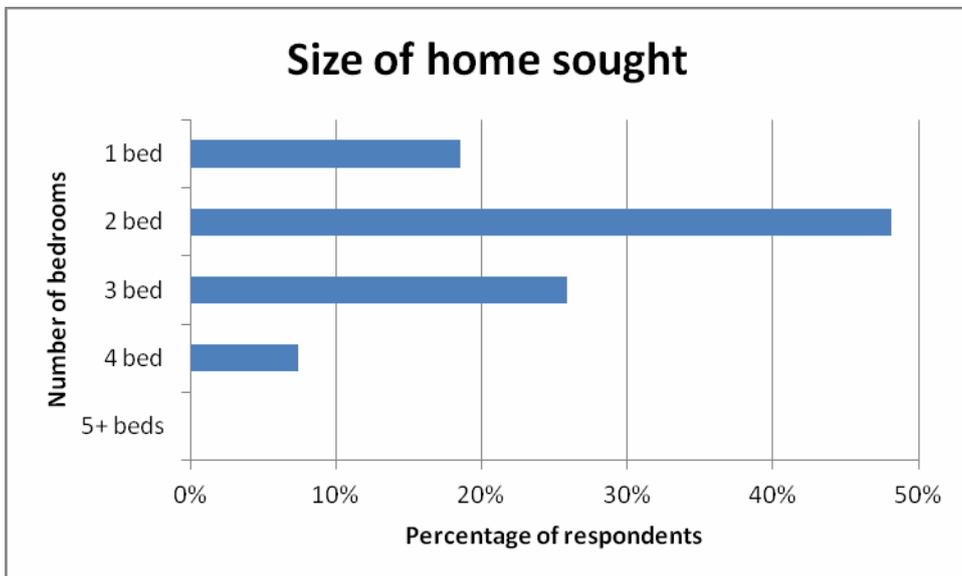
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was for all types of tenure, with purchased properties the most desired. Households could indicate more than one response:



Respondents to this section were also asked what type of housing they required. The most sought-after types of homes were semi-detached properties. Full responses are given in the chart below (more than one answer could be given):



In terms of size, the most popular option was for two bedroom homes, but respondents also expressed need for properties with one, three and four bedrooms. No need was declared for homes with five or more bedrooms:



In order to assess the need for **affordable** housing in Burbage, it is necessary to consider the equity, income and savings levels of respondents. Please note that due to the need to preserve the confidentiality of respondents, only a short summary of the financial assessment is presented below. Please note as well that three respondents did not complete this section of the survey and so cannot be included in the financial assessment.

Four of the twenty-four households responding to this section of the survey reported having equity in an existing property and, for three of these, the estimated value remaining after loans and mortgages were paid off was in excess of £120,000. Thirteen households declared savings, of which six had less than £5,000, and two more than £200,000. Income levels were similarly varied, with two households on low gross household incomes of less than £15,499 and one on a high gross income of £75,000+. The median gross income of households responding to the financial questions was £26,000-£28,999pa.

Comparing income, savings and equity levels with affordability in Burbage suggests that seven of the twenty four households who completed the financial questions would not require public support in order to achieve their required housing.

The remaining seventeen households would be considered 'in housing need' as defined in Section 3 of this report. These households inform the recommendations of this survey for new affordable housing in Burbage, presented in Section 8.

Of the households meeting the criteria for affordable housing, 52.9% were headed by people aged 25-44, 41.2% by people aged 45-64 and 5.9% were headed by people aged 65+. Six households included children aged under 16.

6. Affordability

In order to investigate affordability, further research has been carried out on house prices in the area.

It is possible to estimate the average property prices in the Burbage area:⁵

Bedrooms	Aug 2013 – Nov 2013
■ 1	£180,800
■ 2	£244,300
■ 3	£299,000
■ 4	£451,300
■ 5+	£684,200

Example calculation for a mortgage

Typically, a household making a single application can obtain a mortgage of 3.5 times their annual income, or 3x annual income for joint applications. Households would generally expect to need a deposit of around 15% of the total price.

If an average two-bedroom property sold in Burbage cost £244,300 then a household may require £36,645 as a deposit. Annual household income would have to be at least £59,330 for a single applicant or £69,218 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in the Kennet area in 2011 was only £21,712:⁶

- It would be unlikely that a household would be able to purchase a property in this parish without a large deposit, some equity in an existing property or a substantial income.
- First time buyers would generally struggle to meet the criteria necessary for obtaining their own home.
- In some cases intermediate housing (shared ownership or low cost market housing) would be a suitable option, whilst in other instances affordable rented accommodation would be appropriate.

⁵ House price estimates from the mouseprice local area guide to the SN8 postcode area, <http://www.mouseprice.com/area-guide/average-values/sn8>. Please note that the SN8 postcode covers a wider area than Burbage parish and that there may be significant internal variation in house prices.

⁶ Annual Survey of Hours and Earnings, 2011, Table 8.7a, Office of National Statistics, <http://www.ons.gov.uk>. Note that while the mortgage calculation refers to household income, i.e. to the combined income of all persons in the home, the ASHE figure refers to individual income.

7. Summary

This survey's recommendations (see Section 8 below) concentrate on those households who are unable to afford accommodation on the open market.

The following indicates the **minimum** need over the next three years for new affordable housing, based on the responses to the survey. Please note that this report provides a description of the affordable housing need only of those who responded to the survey, and as such may underestimate the total affordable housing need in this parish.

- At the end of the second quarter of 2013/14, there were forty-four households on the Wiltshire Council Housing Register seeking affordable accommodation in Burbage parish: six of these households are also described in Section 8 of this report as in need of affordable housing. The remaining households are seeking homes with between one and three bedrooms, and any full assessment of housing need in the parish must take account of the Register.⁷
- The 2011 Census recorded one hundred social homes in the parish.⁸ These properties represent 13.7% of the total housing in Burbage, which is very slightly lower than the Wiltshire affordable housing average of 14.7%.⁹
- Social housing in Burbage had a 9% re-let rate in the past year: from the first to the fourth quarter of 2012/13, nine social homes were re-let in the parish.¹⁰ Only two of these, however, were general needs properties, while seven were sheltered properties for which preference in the letting process is given to households aged 55+.
- The low turnover of general needs accommodation in Burbage suggests that **none** of the households responding to section two of this survey and in need of affordable accommodation could meet their needs through accessing the existing social housing of the parish.
- While this survey's recommendations describe the need for affordable housing (see Section 8 below), it should be noted that of the seven households responding to the financial questions and deemed *not* to be eligible for affordable housing, all but one described a lack of suitable accommodation in Burbage parish. These households possess the financial capacity to either rent or purchase open-market accommodation and their description of the lack of such suggests a potential need for an open-market or mixed tenure development in the area.

⁷ Wiltshire Council, Housing Strategy, live tables.

⁸ Table QS405EW, 2011 Census: Tenure – Households, English parishes / Welsh communities. ⁹ Table QS405EW, 2011 Census: Tenure – Households, local authorities in England and Wales. ¹⁰ Wiltshire Council, Housing Strategy, live tables.

8. Recommendations

This survey's recommendations concentrate on households unable to afford accommodation on the open market.

The following indicates the minimum need over the next three years for new affordable housing development in the parish, based on the responses to the survey.

The survey is only a quarter of the evidence required to fully assess housing need in the parishes. Wiltshire Council's Housing Register, the Strategic Housing Market Assessment, and the advice of allocation staff who manage the Register **must** also be taken into account in fully determining local housing need.

Subsidised rented housing 11

- 4x one bedroom homes (1x supported, single-level home providing assistance with personal care and access to an emergency support system such as Lifeline)
- 1x two-bedroom home
- 3x three bedroom homes
- 1x four-bedroom home (wheelchair accessible)

Shared / Low cost home ownership

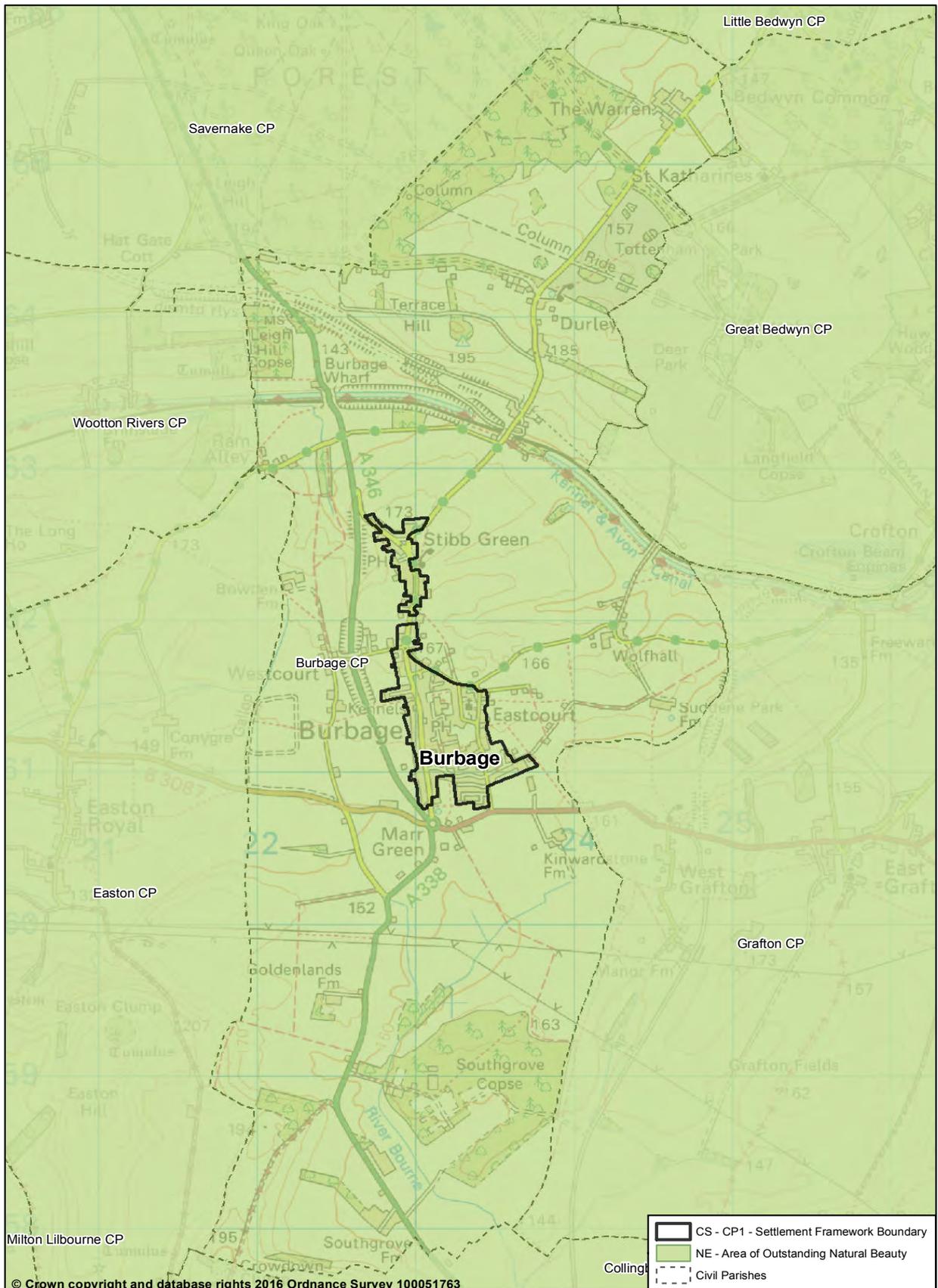
- 5x two bedroom homes (1x single level)
- 3x three bedroom homes

Sheltered housing for older people

- None

11 Please note that recommendations for numbers of bedrooms in subsidised rented properties are where possible made in line with the 'family size' criteria implemented as part of the Housing Benefit changes by the 2012 Welfare Reform Act.

Appendix 3 Burbage and the AONB



Appendix 4: Grafton Road Landscape Assessment

Burbage Parish Council
Land off Saddlers Way

Landscape Appraisal

Land off Saddlers Way

LANDSCAPE APPRAISAL

April 2017

1.0 INTRODUCTION

- 1.1 Nicholas Pearson Associates was appointed by Burbage Parish Council to undertake a landscape appraisal in relation to land off Saddlers Way, Burbage, Wiltshire. The site of 1.61ha, which lies to the immediate south of the existing built up edge of the existing settlement, has been identified through the Neighbourhood Development Plan (NDP) process for potential future residential development. It is named in the NDP as 'Housing Site Grafton Road'.
- 1.2 The need for a landscape appraisal relates to the location of the site (and the settlement of Burbage) within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and to consider whether resultant development would have significant adverse impacts on the AONB.
- 1.3 The aims of the landscape appraisal are to:
- Review extant landscape character assessments with respect to key sensitivities;
 - Establish the local landscape character of the site, through desk study and site appraisal;
 - Identify key landscape features within or adjacent to the site;
 - Provide guidance on design principles for future development, such that landscape sensitivities are respected and adverse effects are mitigated/ minimised as far as practicable.
- 1.4 The appraisal has been undertaken by Chartered Landscape Architect (CMLI), experienced in undertaking such work, and has been prepared with reference to the baseline appraisal process within Guidelines for Landscape and Visual Impact Assessment (3rd Edition). As no development proposals have been prepared, the appraisal is necessarily in an outline form and proportionate to the stage of the project. Site appraisal was undertaken in March 2017 when views of the site were most clearly available (vegetation without leaf).

2.0 PLANNING CONTEXT

National Planning Policy Framework, 2012

2.1 The National Planning Policy Framework (Framework) sets out guidance on 'good design and the following references are of relevance in relation to the effect of a development on local character (paragraph 58):

- 'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;'
- 'establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;'
- 'optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;'
- 'respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;'
- 'are visually attractive as a result of good architecture and appropriate landscaping.'

2.2 Planning Practice Guidance (PPG) – Landscape; this recognises the importance of “...*the intrinsic character and beauty of the countryside...*” and that landscape character assessment is a useful tool to “...*understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place...*” and thus these assist in informing appropriate forms of, and designs for, development.

Wiltshire Council Core Strategy

2.3 The Wiltshire Council Core Strategy, with associated Core Policies (CP) provides the local framework for development. The following are relevant with respect to landscape:

- CP 51 – Landscape; this requires proposals to “*protect, conserve and enhance Wiltshire’s distinctive landscape*” and notes the importance of, and need for, sensitive development in the AONB. Proposals will need to demonstrate that aspects of landscape character have been conserved and where possible enhanced.

- CP 52 – Green Infrastructure (GI); this requires the “retention and enhancement of Wiltshire’s GI network, and ensure that suitable links to the network are provided and maintained.”
- CP 57 – Ensuring high quality design and place shaping; this requires a “high standard of design” for all developments, and for the “creation of a strong sense of place through drawing on local context and being complementary to the locality.”

North Wessex Downs AONB Management Plan

2.4 The AONB Management Plan states: “in general, strategic levels of new housing within the area should be avoided except in exceptional circumstances Land of lesser environmental value outside the designated area should be the first choice. Only where necessary to meet appropriate local needs will new housing be supported. This should be within existing settlements, preferably on suitable previously developed sites”. It continues... “... there will only be support for new open market housing development on greenfield land on the edges of Marlborough, Hungerford, Lambourn, Pewsey, and Pangbourne. In other areas, there will be strict tests to minimise the impact on the landscape. In a far more limited role, small scale housing sites within or on the edges of the secondary larger villages may be supported where all landscape and other planning issues have been resolved. ... Need has to be demonstrated and landscape and environmental harm minimised. Housing may also be delivered through the Neighbourhood Plan process. Such provision should still be in general conformity with any Core Strategy and be appropriate in terms of landscape and environmental impact.”

2.5 The Plan also provides background policy on new residential development; “Good design and siting of all new developments is essential. They should reflect the local landscape character and architecture and make use of local materials.”

3.0 EXTANT LANDSCAPE CHARACTER ASSESSMENTS

3.1 A number of Landscape Character Assessments cover the area within which Burbage is located. The National Character Area covering the area is 116: Berkshire and Marlborough Downs, this covers large area of land, from Devizes in the east and the southern edge Swindon in the north, and stretching eastwards across Berkshire. Hence more focussed LCA discussing the Vale of Pewsey are provided below.

North Wessex Downs AONB Landscape Character Assessment

3.2 The site, and Burbage, is located toward the southern edge of the AONB within Character Area 6A: Vale of Pewsey. The key characteristics of the area are identified as:

- Upper Greensand forms the flat base of the Vale, with small areas of Gault Clay revealed on the western edge. On the flanks of the Vale are a series of low undulating foothills of Lower Chalk;
- Broad low lying almost flat Vale – forming a vast, level open space contained and enclosed by the dramatic stark escarpments of the chalk upland to either side;
- Varied land cover, with pasture along tributaries and arable fields enclosed by hedgerows and woodlands. The low undulating foothills are typically under cultivation with very open large scale fields;
- A weak hedgerow structure through much of the area with few hedgerow trees and boundaries replaced by fencing – opening up some long views;
- A network of water channels weave across the flat Vale floor, lined by riparian vegetation with strips of alder and willow;
- Historic continuity in settlements with Pewsey being Saxon in origin, Wootton Rivers once being the centre of a Saxon royal estate, and villages such as Coate and All Cannings on a typical medieval layout;
- The Kennet and Avon Canal, with its traditional structures including bridges and locks, and the Crofton Pumping Station, plus a diverse range of recreational opportunities;
- The Salisbury Avon is an important chalk river. The river and its associated wetland habitats are a candidate Special Area of Conservation (SAC);
- Densely settled with a great variety of settlement including the compact town of Pewsey on the River Avon, numerous small villages and hamlets on the foothills of the downs, plus settlement along the canal and the River Avon;
- Built form includes soft red brick and flint, often used in decorative styles, limestone, sarsen, cob and timber frame, with roofs of straw thatch or clay tile.

3.3 The LCA notes the densely settled character of The Vale, with a variety of settlements, and that Burbage lies on the main north-south link between Marlborough and Salisbury. The materials used in the built form provide a context for future development.

3.4 In the 'Key Issues' section, relevant aspects are:

- Loss of hedgerow boundaries and particularly hedgerow trees, plus poor management of remaining hedgerows;
- Intense development pressures, particularly for new housing – impact on the character of villages and their edges – so that settlements are less assimilated into the landscape.

Wiltshire Landscape Character Assessment

3.5 Burbage is located within area 15A: Vale of Pewsey. The stated key characteristics are consistent with the AONB LCA as noted above.

3.6 The relevant 'positive landscape features' are noted as; *“continuity in settlement pattern of numerous nucleated villages and scattered farmsteads”* and *“variety of locally produced building materials such as brick, flint and stone, often combined to decorative effect.”* The relevant 'forces for change' notes again the *“intense development pressures, particularly for housing which impacts on the character of the villages and their edges...”*

3.7 The 'inherent landscape sensitivities' includes the settlement pattern of nucleated villages with a variety of vernacular building materials.

4.0 SITE & LOCAL LANDSCAPE CHARACTER (see photos below and figure 1)

4.1 The site comprises a single, flat and level field, in agricultural use (site visit noted it had been recently ploughed). It is located to the immediate south and west of the existing edge of the built up area. To the immediate south and east of the site lies a small paddock and garden areas associated with detached properties.

4.2 Site boundaries comprise a mix of rear garden fences associated with adjacent residential properties, together with unmanaged mixed and varied vegetation associated with gardens and the adjoining paddock. The vegetation includes a number of mature trees, including oak, beech and sycamore. In combination, together with adjoining built form, this provides considerable local enclosure.

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- 4.3 The adjoining residential development to the north and east generally comprises late 20th century/ early 21st century development (Saddlers Way and Croft Corner) and includes the nearly complete new development of St Dunstan's Place. The built form comprises 2 storey detached, semi-detached and short terraces of brick with tile roof.
- 4.4 The detached properties to the south and west are set within large well vegetated gardens, which also contributes to the local enclosure
- 4.5 A public footpath borders the site's northern boundary, linking with Saddlers Way, Croft Corner and St Dunstan's Place, then turns southwards passing through garden land to the west of the site and meeting the A338 Grafton Road.
- 4.6 Views of the site are generally limited to those gained from the adjacent residential properties and from the public footpath. Such views comprise the open field, backed by the boundary vegetation and adjoining residential properties. Views from beyond the immediate vicinity are variously concealed by a combination of built form and the boundary vegetation. A glimpsed view toward the site is available from the A338 to the south, although this is limited by the extent of vegetation along the road and that along the site's southern boundary.
- 4.7 Overall the site presents a well enclosed and contained field, with a strong relationship with the existing built up, residential area at the southern edge of Burbage. There is very limited/ minimal relationship with the rural landscape to the south, west and east of the settlement.
- 4.8 The key landscape sensitivities relate to the boundary vegetation, especially the mature trees which provide local amenity and physical containment, and are a strong feature at the southern edge of the settlement. The amenity provided by the public footpath is also noted as well the general character of the existing settlement building form.

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Burbage Parish Council
Land off Saddlers Way

Landscape Appraisal

Photographs 1 and 2 – Views across site showing ploughed field, detached property and effect of enclosing mature trees and vegetation on southern boundary.



Photograph 2



BPC/NPA/10936
Landscape Appraisal - April 2017

7/11

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Burbage Parish Council
Land off Saddlers Way

Landscape Appraisal

Photographs 3 and 4 showing public footpath and housing context along northern boundary of site



Photograph 4



BPC/NPA/10936
Landscape Appraisal - April 2017

8/11

NICHOLAS PEARSON ASSOCIATES

5.0 RECOMMENDED DESIGN PRINCIPLES

- 5.1 The planning context stated above provides the basis for requiring good and high quality design of future residential proposals.
- 5.2 Specific, recommended design principles for future residential development for the site are as follows:
- Site vehicular access should be provided via the existing residential road(s) either/ or Saddlers Way or St Dunstan's Place.
 - Proposed residential layout should respect and seek to retain existing mature trees (on the basis that such trees are in a good condition following arboricultural survey), especially those on the southern boundary. This should include consideration/ protection of root protection zones and sufficient development setback to minimise/ avoid future pressure for tree removal. Mature trees should be retained within open space.
 - The layout should seek to incorporate the existing public footpath within an area of open space, such that an element of amenity is provided for users.
 - Dwelling design, site layout, density and use of materials should demonstrate a response to the local character of the settlement, and seek to integrate new development into the existing settlement, in terms of building relationships. This to include with respect to the detached dwellings to the east, south and west of the site.
 - Dwelling height should relate/ be similar to the typical 2 storey development to the north.
 - New structural landscape, to include new tree planting, should be provided toward the southern boundary, to reinforce the containment of this edge and provide a robust vegetated edge to the settlement.

- 5.3 On the basis that these principles are taken forward as part of an integrated design process it is considered that a development of approximately 30no. dwellings (subject to sizes of dwelling) is most likely to provide a form of development which will:
- Meet planning policy requirements;
 - Integrate well with the existing pattern of development;
 - Avoid unacceptable or significant harm to the wider landscape of the AONB.
- 5.4 The landscape effects of such a development would thus be minimised, with residual effects relating to the loss of an open, undeveloped field, with an extension of the existing built up area southwards.

6.0 SUMMARY AND CONCLUSION

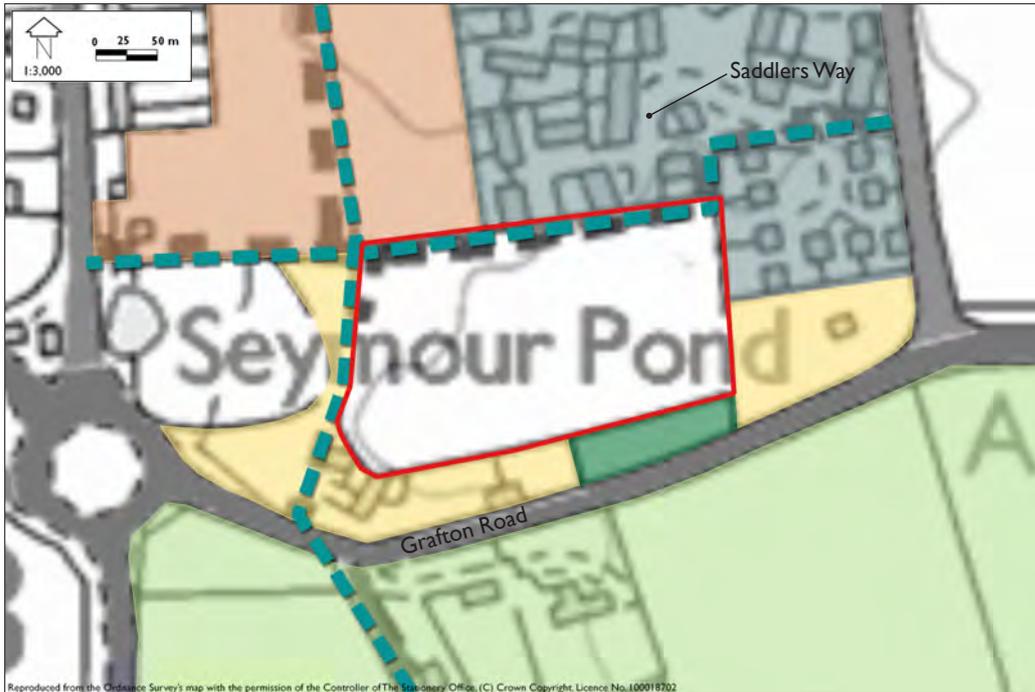
- 6.1 A landscape appraisal has been undertaken by an experienced Chartered Landscape Architect of a site (Land off Saddlers Way, Burbage) identified for potential future residential development. The need for a landscape appraisal relates to the location of the site within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and to consider whether resultant development would have significant adverse impacts on the AONB.
- 6.2 Review has been undertaken of extant Landscape Character Assessments, which identify that relevant issues and sensitivities relate to:
- Loss of hedgerow boundaries and particularly hedgerow trees, plus poor management of remaining hedgerows;
 - Intense development pressures, particularly for new housing – impact on the character of villages and their edges – so that settlements are less assimilated into the landscape.
- 6.3 The appraisal has established that the site presents a well enclosed and contained field, with a strong relationship with the existing built up, residential area at the southern edge of Burbage. There is very limited, minimal relationship with the rural landscape to the south, west and east of the settlement. The key landscape sensitivities relate to the boundary vegetation, especially the mature trees which provide local amenity and are a strong feature at the southern edge of the settlement. The amenity provided by the public footpath is also noted as well the general character of the existing settlement building form.

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6.4 A series of recommended design principles are provided, which respond to national (NPPF) and local Wiltshire Council and AONB policies. On the basis that these principles are taken forward as part of an integrated design process it is considered that a development of approximately 30no. dwellings (subject to sizes of dwelling) is most likely to provide a form of development which will:

- Meet planning policy requirements;
- Integrate well with the existing pattern of development;
- Avoid unacceptable or significant harm to the wider landscape of the AONB.

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Key

- Site Boundary
- Public footpath
- Detached residential properties with large gardens
- Small paddock
- Open, rural landscape
- New residential development (St Dunstan's Place)
- Late 20th/ early 21st century residential development

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ENVIRONMENTAL PLANNERS • LANDSCAPE ARCHITECTS • ECOLOGISTS

PROJECT NO:	10936	CLIENT:	BURBAGE PARISH COUNCIL	FIGURE NO:	01
DATE:	April 2017	PROJECT:	LAND OFF SADDLERS WAY, BURBAGE	TITLE:	Local landscape character
ISSUE STATUS:	FINAL				

Appendix 5: Burbage and Flood Risk

