



Highworth Neighbourhood Plan 2, 2021-2036

Referendum Version
September 2026



Photo 1, St Michaels Church, Highworth (S Forde)

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The Chair's Introduction

Neighbourhood planning was introduced in the Localism Act 2011. It is an important and powerful tool that gives communities statutory powers to shape how their communities develop.

The Neighbourhood Plan is based on local people's views and ideas. The policies in this document have been developed to deliver these aspirations by setting out the policies which are taken into account when Swindon Borough Council is making planning decisions, negotiating developer contributions and allocating other contributions, for example Community Infrastructure Levy (CIL).

In order for this document to be effective it needs to be kept up to date and in line with the National Planning Policy Framework and currently adopted Swindon Local Plan.

Through the review of the Neighbourhood Plan I have been honoured to work with our Town Clerk and team, fellow Councillors, particularly the Neighbourhood Plan Committee, Steering group and other professional bodies like AECOM, Locality and Swindon Borough Council, but most importantly with residents, local businesses, groups and organisations who have participated in extensive public consultation.

Sincere thanks to all that have contributed to this document in order to shape our community for generations to come.

Councillor Julie Murphy

Chair, Neighbourhood Plan Committee



Source: Photo 2, Warneford Memorial, Highworth (D Rose)

PART 1

Introduction

Highworth Neighbourhood Plan Background

1. The Highworth Neighbourhood Plan, 2015-2026 (Neighbourhood Plan 1) was made by Swindon Borough Council on 13th July 2017. This Highworth Neighbourhood Plan 2, 2021-2036 (Neighbourhood Plan 2) has been prepared as a review of the Made Plan to account of changes in national planning policies, emerging local plan policies and the need to address local community objectives.
2. The reviewed Plan will be referred to throughout this and supporting documents as the Highworth Neighbourhood Plan 2 (Neighbourhood Plan 2).
3. This is a full review of the made Plan. Where policies are retained, they have been updated to meet new national and development plan requirements, using recent evidence. This is a two phased approach as the Swindon Local Plan is currently under review and we will be revisiting the Neighbourhood Plan 2 when the updated Swindon Local Plan is near to point of adoption.
4. Following an initial submission of the Neighbourhood Plan 2 to Swindon Borough Council, further consultations have occurred as follows:
 - Swindon Borough Council carried out a Regulation 16 consultation on 13th December 2024 to 7th February 2025.
 - Following the start of the Examination of the plan, it was decided that further consultation was needed on the plan to address a procedural issue.
 - Further Regulation 14 consultation undertaken by Highworth Town Council between 26th June and 10th August 2025.
 - Following resubmission of the plan, Swindon Borough Council undertook a further Regulation 16 consultation between 9th October and 20th November 2025.
 - Following the start of the Examination, a further limited consultation (8th May to 22nd May 2026) was undertaken by Swindon Borough Council to address changes to regulations regarding basic conditions, affecting the Basic Conditions Statement.
 - The Examination was completed on 6th July 2026.
5. With amendments made in accordance with the Examiner's recommendations, the Neighbourhood Plan 2 has been found to be in broad conformity with the Swindon Borough Local Plan 2026 (adopted 26th March 2015). Since the submission of the Neighbourhood Plan 2, the Swindon Local Plan Review has been subject to a Regulation 18 Consultation between September and October 2025 and is to be subject to a Regulation 19 Consultation during the Autumn of 2026.
6. The Neighbourhood Plan 2 has been prepared in conformity with the National Planning Policy Framework (NPPF) (December 2024 version).

How the NHP is organised

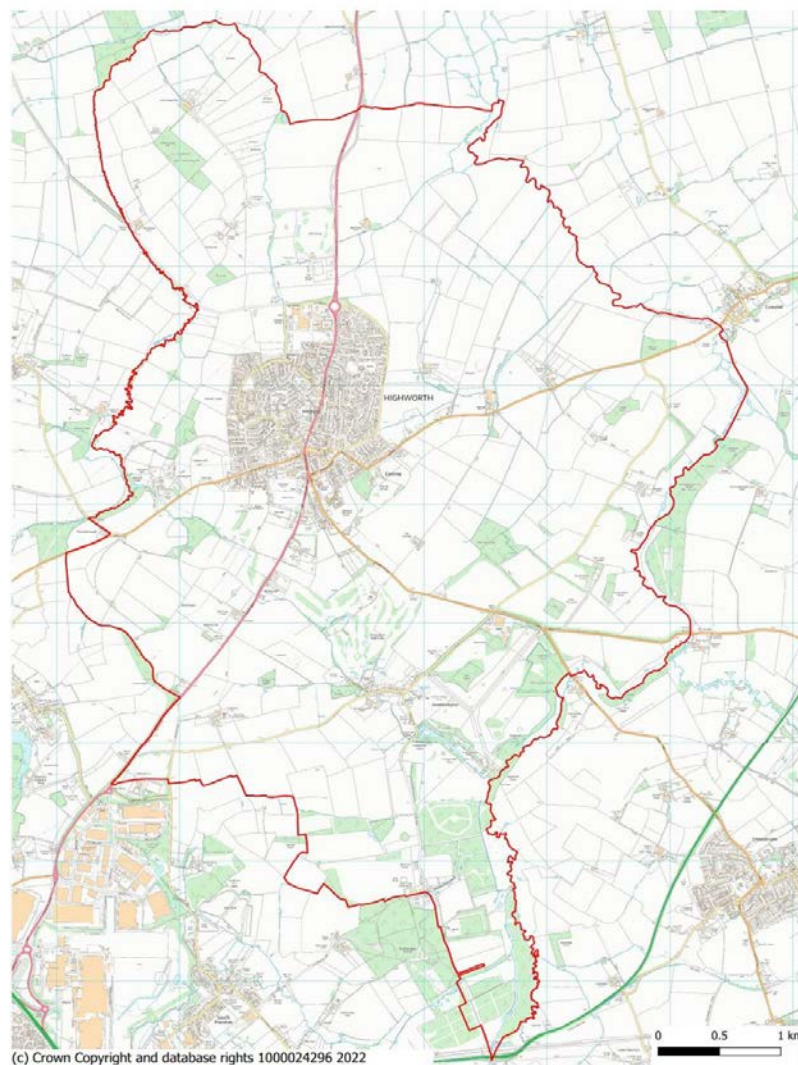
7. The Neighbourhood Plan 2 is presented in one document including appendices. Supporting documents that constitute part of the Neighbourhood Plan and that should be considered in the preparation of planning applications and decisions are:
 - Housing Needs Assessment
 - Highworth Design Guide and Codes

- Conservation Area Appraisal and Management Plan
8. This Neighbourhood Plan 2 has been created with extensive community engagement and provides the evidence base to support this Plan. The forms of engagement were:
- Public workshops
 - Community survey results
 - Highworth Community Partnership town centre consultation

Neighbourhood Plan 2 Period and Area

9. The Highworth Neighbourhood Plan 2 will cover the period 2021 to 2036. The start of the Plan period reflects when the review started and when new evidence was gathered and the end date is a 15-year period to conform to NPPF 2024 paragraph 22 though the Neighbourhood Plan does not contain strategic policies.
10. The Neighbourhood Plan Area is shown in **Figure 1**. The Neighbourhood Area is unchanged from the made Plan.

Figure 1: Highworth Neighbourhood Plan Area, Designated 2017



Source: Swindon Borough Council

The role of the Neighbourhood Plan

11. Neighbourhood Plans (NPs) were introduced by the Localism Act 2011 and enacted in the Neighbourhood Plan Regulations 2012. NPs are prepared by parish and town councils for a designated area – in this case, Highworth Town Council has prepared the Neighbourhood Plan 2 for the parish of Highworth. Once the Neighbourhood Plan 2 is “made”, i.e. has been adopted, it will become part of the Development Plan for the borough of Swindon and thus its planning decision-making framework.
12. Neighbourhood Plans must meet certain “basic conditions” and other legal requirements before they can come into force. The Neighbourhood Plan 2 has been tested through an independent examination which concluded in July 2026.
13. As a Basic Condition, the application of neighbourhood plan policies should not result in less housing development than would be delivered under the Local Plan for the area. The preparation of planning policies should be underpinned by relevant and up-to-date evidence.
14. The Highworth community will decide through a referendum whether it wishes to adopt Neighbourhood Plan 2 as its local planning policy. If there is a majority result, the plan will be “made”, it will be used in planning decisions immediately and the policies it contains will take precedence over existing non-strategic policies in the Local Plan for Highworth Parish (the area covered by the Neighbourhood Plan 2).
15. Swindon Borough Council is the Local Planning Authority responsible for preparing the Local Plan. This sets out strategic policies that are applicable across the entire Borough of Swindon. The Neighbourhood Plan 2 works within those policies and adds local detail. Neighbourhood planning gives communities the power to develop a shared vision for their area.

Sustainable development

16. The NPPF 2024 requires that sustainable development objectives should be delivered through the preparation and implementation of plans and the application of the policies in the Framework. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
17. The Neighbourhood Plan 2 has set out policies to contribute to the achievement of sustainable development objectives as illustrated in **Table 1**.

Table 1: How Neighbourhood Plan 2 contributes to sustainable development objectives

Neighbourhood Plan 2 policy	Economic Objective	Social Objective	Environmental Objective
1: Housing provision and mix			
2: Highworth's Settlement Boundary			
3: Highworth Town Centre			
4: Tourism, attractions and visitor accommodation			
5: Blackworth employment area			
6: Community infrastructure/facilities			
7: Design			
8: Landscape and views			
9: Open Space			
10: Local Green Space			
11: Sustainable transport			
12: Biodiversity and nature recovery			

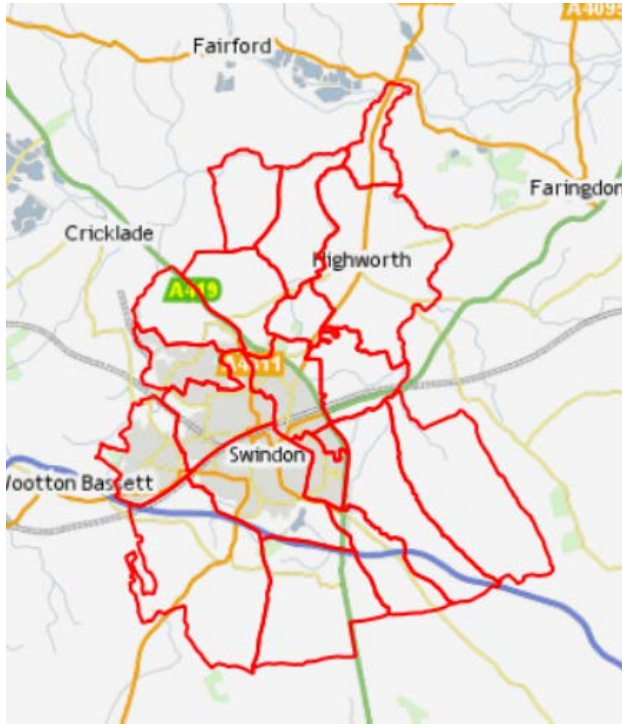
PART 2

Policy Context and Vision

Location and description

18. Highworth Neighbourhood Area is located within Swindon Borough in countryside to the north-east of the main Swindon urban area. It is accessed from Swindon via the A361 or the B4019. As the name implies, it is located on a hilltop and there are long-distance views from the edge of the settlement in all directions. **Figure 2** shows how Highworth Neighbourhood Area is in the Borough of Swindon's north-east corner. Views from the countryside towards the town are equally important and there are landmarks in the local countryside.

Figure 2: Map showing the wards/parishes in the Borough of Swindon



Source: Swindon Borough Council My Maps



Photo 3, Aerial view St Michaels Church, High Street and Swindon Street (N Gardiner)

19. The main settlement in the neighbourhood area is Highworth Town. Sevenhampton is a village south-east of the town and Hampton, a hamlet, lies to the west. There are also farms, isolated houses and manor houses within the countryside.
20. The town of Highworth is separated from neighbouring settlements by open fields and small areas of woodland. Highworth Neighbourhood Area is bordered to the north by Inglesham, to the east by Coleshill, to the south by South Marston, and to the west by Stanton Fitzwarren, Blunsdon and Hannington. Bydemill Brook forms a natural boundary to the west and the north of the Parish, while the river Cole marks parts of its eastern and southern boundary. Both are tributaries of the Thames, which flows 500m north of the Parish.



Photo 4, Aerial view of the High Street and St Michaels Church (N Gardiner)

21. The town has an array of retail, dining options and services, including five pubs, two hotels, three supermarkets and two pharmacies. These facilities are mainly concentrated along High Street, Market Place and Swindon Street. Highworth also has an employment area, Blackworth Industrial Estate, located on the northern edge of the town. Public services and community facilities includes four schools (one infant, two primary, and one secondary), four churches, one doctors' surgery, a community centre, library, and a recreation centre which includes a swimming pool. The village of Sevehampton includes a church, post box, community library (in the old telephone box) and a cricket ground with a small pavilion. The hamlet of Hampton has no facilities or amenities. It is wholly residential.

Highworth – a town with a past and a future

22. Highworth is an ancient hilltop town that occupies a pre-eminent position above the Upper Thames valley, standing 133 metres (436 feet) above sea level. It is the highest town in Wiltshire. Archaeological evidence appears to suggest that Highworth has seen almost continuous occupation for 4000 years. Remains of the Mesolithic, Neolithic, Bronze Age, Roman, Romano British, and Saxon have been found on and around its hilltop and it is recorded in the Domesday Book. It made a

brief appearance in the Civil War when St Michaels Church was chosen as a Royalist stronghold. The Church was attacked by Parliamentarians under Fairfax and forced to surrender. The scars from the cannon fire can still be seen today.

23. Highworth Town Centre retains its great historical attraction and is designated a Conservation Area. The houses are mostly built of stone from local quarries with a sprinkling of elegant Georgian brick properties all centred around the church. John Betjeman, the one-time poet laureate, wrote that 'Highworth is extraordinary because it has more beautiful buildings than ugly ones', and 'I have never seen Highworth given due praise in guidebooks for what it is one of the most charming and unassuming country towns in the west of England', a description which we cannot better today.



Photo 5, St Michaels Church, Highworth (unknown)

24. Highworth is a free-standing settlement seven miles from Swindon, which retains a Saturday Charter Market town function within its catchment area. Highworth has a well-defined historic centre with a range of services and is surrounded by attractive countryside. In addition, Highworth has a broad employment base that includes a business park at Blackworth Industrial Estate.



Photo 6, Charter Plaque, Highworth (D Rose)

25. There are numerous stories, events and people that contribute to Highworth's unique and special character. There are too many to mention in detail in this document, but they include being a Cavalier stronghold during the Civil War, having a post mistress with a pivotal role in the British Resistance Movement during World War II, running the official Abba fan club from a house in Sheep Street, the mystery of the secret tunnels under the Market Place and not forgetting the many sightings of a ghostly monk!



Photo 7, Remembrance Service, Highworth (D Rose)



Photo 8, The Podium, Highworth, Queens Jubilee celebrations (K Davidson)

26. Highworth is an example of a medieval planned town, with a Market Square, main street and a Church behind, laid out in a regular pattern. The property boundaries of the original burgrave plots are still clearly fossilised in the modern property boundaries behind the High Street and Sheep Street. Though the town's origins and basic layout are medieval, and many 16th and 17th century features survive, the town is most notable for its Queen Anne and Georgian buildings dating from the town's pre-eminence in the 18th century. There are no fewer than 84 listed buildings in the conservation area and the historic core remains remarkably unspoilt. Many buildings in the High Street, Market Square and Sheep Street area are listed. Most buildings date from the 18th century but many are based on earlier structures.



Photo 9, Gilberts Lane, Highworth, (D Rose)



Photo 10, Town Crier R Williams and Mayor J Murphy celebrating the Queens Jubilee, Highworth (D Rose)

27. Understanding the demography of an area is a key step to designing strategies that are fit for purpose. Since 1974 when local government was re-organised, the administration of Highworth became the responsibility of Swindon Borough Council. However, it is essential to understand the demographic differences that exist between Highworth and Swindon: Highworth is a small rural Market Town, and Swindon is a large urban centre.
28. The 2021 Census shows that Highworth has a population of 8,300 people, comprising of 3,700 households. The population is relatively older than Swindon and 93% of residents were born in the UK and 95% are white.
29. Most households are two person households (39%), followed by one person households (30%) and three or more persons (30%). There is a low level of deprivation and 85% of households are not deprived or only deprived in one dimension. Health is very good for 46% of the population and good for another 36%. 17% of the population is disabled.
30. Most people live in a house or bungalow (88%) and most people live in a three or more bedroomed property (66%). Most homes are owned outright (42%) or with a mortgage (31%). Social rented tenure is 14% and private rented is 13%.
31. Around a third of the population (30%), travels less than 10 km to work and 31% work from home. Of those who travel to work, 53% do so by car.
32. 56% of the population is economically active with only 3% unemployment and another 41% economically inactive, presumably retired or not choosing to work. 30% of the working population is either managerial or professional, and another 23% is technical and administrative. 13% of the population are in skilled trades, 9% in caring/leisure, 8% in sales, and 17% in operative and elementary occupations. 62% work full time.

Swindon Local Plan context

33. Highworth Neighbourhood Plan 1 was prepared to be in general conformity with the Adopted Swindon Borough Local Plan 2026. Local Plan policy RA1 for Highworth maintains the settlement's separate identity and seeks to rejuvenate the town centre. It also supports the expansion of existing business and encourages economic development opportunities including realising tourism potential, provision of social and recreational facilities, and promotes and enhances the role of Pentylands Park. Land north of Blackworth Industrial Estate is already allocated for commercial, business, service, general industrial and storage/distribution uses (Class E, B2 and B8 under Local Plan Policy RA1 (b)). It is 5ha in area and is allocated to provide for future local employment opportunities given the town's broad employment base.
34. Swindon Borough Council has been working on a Local Plan Review that will be subject to further consultation in Autumn 2026. As a Regulation 19 Consultation, this will provide greater certainty about proposed planned development allocations and planning policies relevant to the Highworth Area. Once the emerging local plan

review is submitted and examined, the Neighbourhood Plan 2 may need to be reviewed further to take account of an updated local plan context.

35. The Neighbourhood Plan 2 has been written to anticipate that major housing may occur and to provide policies that will enable this to happen in the best manner possible whilst respecting Highworth's identity, the Conservation Areas and listed buildings of Highworth, Sevenhampton and Hampton, and setting of Scheduled Monuments in the countryside. The Neighbourhood Plan 2 and its supporting evidence will form the basis for the parish council's negotiations with Swindon Borough Council over its plans for new housing provision and with applicants as they design their schemes.
36. Additional pressure arises from climate change. The Neighbourhood Plan 2 will not comment on the fabric of buildings and will leave matters of sustainable construction to the review of the Local Plan. Also, climate change has led to a breakdown in England's natural environment and the Neighbourhood Plan 2 will specifically address how it can play a part in nature recovery.

Vision for 2036

37. The community vision has been brought up to date and reflects the NPPF.

The Highworth Neighbourhood Area is a rural parish centred on a historic hilltop market town surrounded by countryside that includes villages, hamlets, isolated manor houses and farms. It is a self contained, prosperous and inclusive place with high quality, beautiful and sustainable buildings and settlements, that support a sense of belonging through social interaction and community cohesion. The countryside within the Highworth Neighbourhood Plan Area has an intrinsic character and beauty, with the landscapes of value being conserved and enhanced by local residents. Its assets of heritage and culture are sustained and appreciated.

It is a place where everyone has the opportunity to live healthy and fulfilling lives, enjoying its rich cultural heritage and living in a safe, strong, supportive and inclusive community that will preserve the natural environment, improve biodiversity, mitigation and adaption to climate change and preservation of open and green spaces for health and wellbeing. It is a sustainable community offering education, lifestyle, and work opportunities in a safe and attractive environment that meets the needs of local residents, businesses, visitors and nature. The Highworth Neighbourhood Area recognises the importance of a positive and proactive approach to sustainable economic growth. Highworth Town Council will work with local organisations to help exclude poverty and exclusion and environmental degradation.

38. The residents and businesses of Highworth Neighbourhood Plan Area continue to support development so that it:
- Meets the needs of those seeking a home.
 - Maintains Highworth's separate identity from Swindon.
 - Retains the hilltop status of Highworth.
 - Preserves the key features of the open countryside and local landscapes.
 - Supports, improves and enhances the local economy.

- Improves Highworth Town Centre and protects the Conservation Areas of Highworth, Sevenhampton and Hampton.
- Provides safe and convenient routes for walkers and cyclists.
- Ensures new infrastructure can sustain the expected increase in population.
- Protects all local heritage assets.

39. The Neighbourhood Plan 1's themes are also carried forward with reviewed and new policies (see **Tables 2 and 3**).

Table 2: Neighbourhood Plan 1 themes, objectives and made policies

Housing	• Meet the strategic housing requirement of the Local Plan in a way that benefits the town. • Provide a mix of housing to meet local need as evidenced at the time. • Promote shared ownership schemes as part of the affordable housing provision.
Economic Development	• Encourage sustainable business. • Rejuvenate the town centre to create a lively, thriving and attractive focus for the town. • Promote and develop the tourism industry and visitor facilities within Highworth. • Support and encourage existing businesses including home-working, while attracting new companies into the area.
Transport	• Promote traffic and road solutions that meet current needs and plans for the future. • Promote sustainable transport so that Highworth is a town in which people can choose to travel in ways that benefit their health and the environment. • Protect and extend the Public Rights of Way and off-road cycle routes to promote informal recreation and access to the countryside, sustainable travel and tourism.
Arts and Culture	• Protect community buildings, resist the loss of community facilities and extend and improve facilities where possible. • Use development contributions to fund community projects and infrastructure. • Protect buildings and features of local historic interest to preserve the rich and unique cultural heritage of Highworth.
Environment	• Promote good design in the built environment. • Protect open space, sport and recreation facilities. • Designate Local Green Spaces. • Promote biodiversity and protect and preserve local wildlife sites. • Ensure resilience against the future impacts of Climate Change.

Table 3: Link between Neighbourhood Plan 1 themes and Neighbourhood Plan 2 policies (how the made policies informed the reviewed policies)

Highworth Neighbourhood Plan 1 Theme	Highworth Neighbourhood Plan 2 policy
Housing	Policy 1: Housing provision and mix
Economic Development	Policy 3: Highworth Town Centre Policy 4: Tourism, attractions and visitor accommodation Policy 5: Blackworth employment area
Transport	Policy 11: Sustainable transport
Arts and Culture	Policy 6: Community infrastructure/facilities
Environment	Policy 2: Highworth's Settlement Boundary Policy 7: Design Policy 8: Landscape and views Policy 9: Open Space Policy 10: Local Green Space Policy 12: Biodiversity net gain and nature recovery

2021/2022 Community Consultation

40. The review is based on extensive community consultation in the form of workshops, face to face and online surveys, and conversations. The Town Council consulted extensively under a number of themes:
 - Workshop 1: Living in Highworth
 - Workshop 2: Getting around and shopping
 - Workshop 3: Leisure, Arts and Culture
 - Workshop 4: Environment
 - Workshop 5: Valued Landscapes
41. A separate document summarises the community consultation and is in the Neighbourhood Plan 2 evidence base. Summaries on individual workshops were posted on the Town Council's website.



Photos 11,12,13 and 14, Public Consultations held in Highworth Town Council Offices (P Newton Smith)



Photos 15 and 16, Public Consultation held in Highworth Town Council Offices (P Newton Smith)

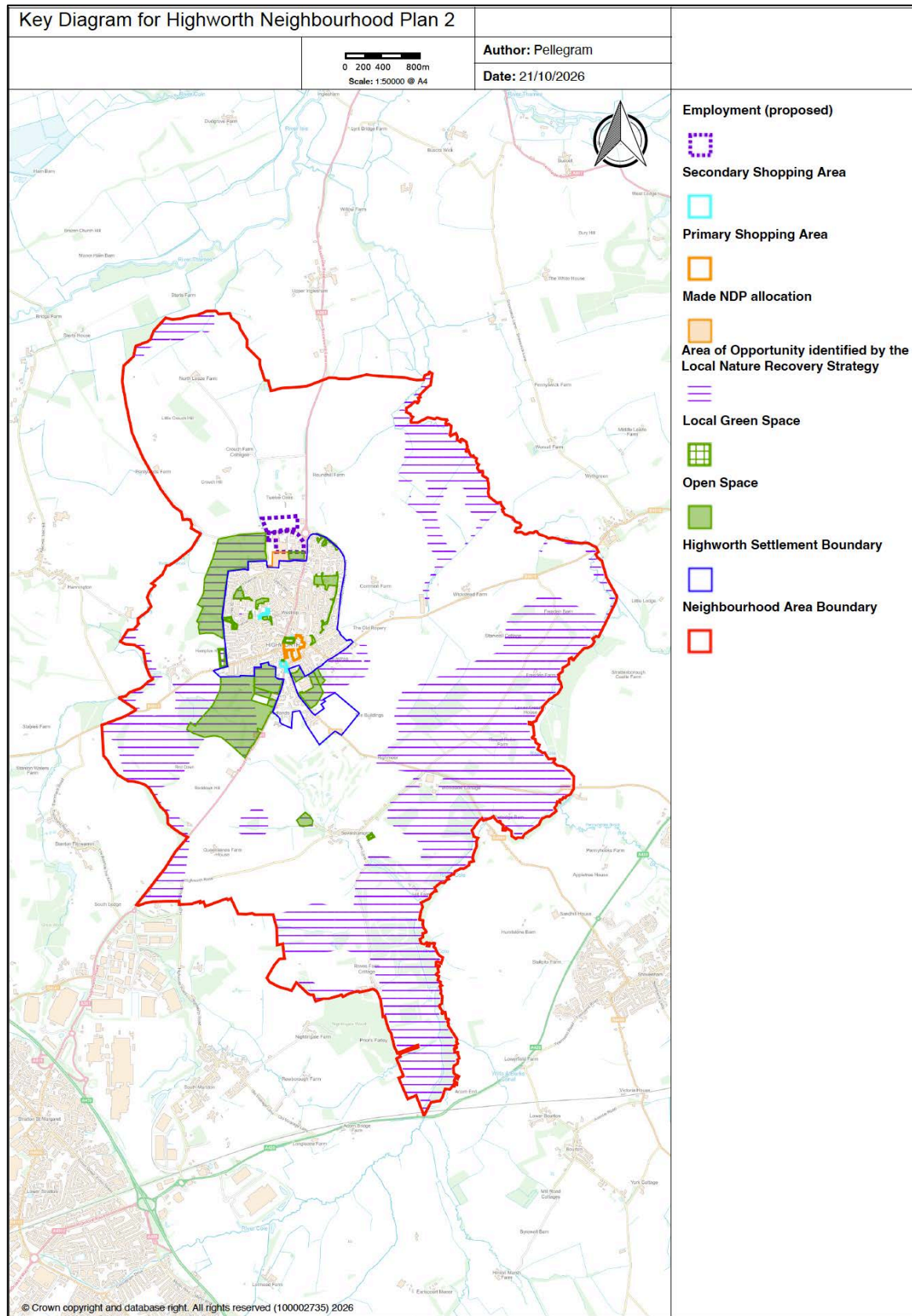
What has been lost since Neighbourhood Plan 1 was made:

42. Despite the strong policies in Neighbourhood Plan 1, development pressures arising from a weak economy, austerity policies, Covid lockdowns and changed shopping habits have led to the loss of many local services and employers since Neighbourhood Plan 1 was made. It is worth making specific note of these losses - future losses are anticipated.
43. Every loss of community infrastructure and local business reduces Highworth's resilience and affects the quality of residents' lives.
44. The following community facilities were lost to the Highworth community between 2017 and 2023:
 - Lloyds Bank and cash machine
 - Nat West Bank and cash machine
 - The Police Station
 - Youth and Community Centre
 - Youth Café
 - Vorda Play Group
 - Highworth Pre-School Play Group
 - Ladybird Sure Start Centre
 - Post box on the High Street
 - 23 hour reduction in Library Opening Times
 - Highworth Community Golf Course and Pitch & Putt
 - Twelve Oaks Golf Course
 - Betting shop
 - The Plough pub
 - The Globe pub
 - The White Horse pub
 - Highland Bed & Breakfast
 - TT Linnet coffee shop
 - TS Tech factory -Producer of car seats for Honda Civic and biggest employer

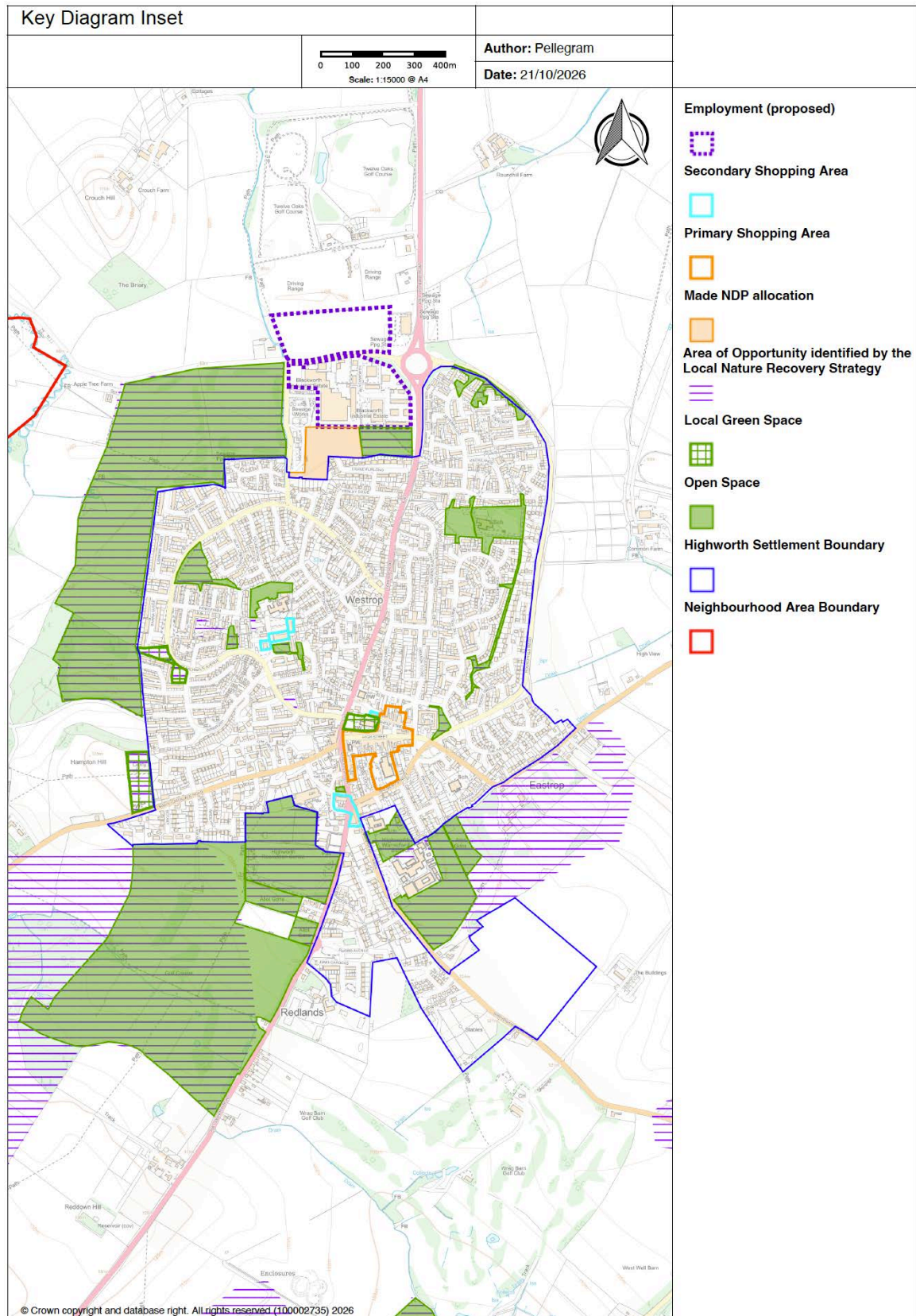
PART 3

Policies

Key Diagram of the Neighbourhood Plan Area



Key Diagram Inset



List of policies

1.	Housing	22
2.	Highworth's Settlement Boundary	26
3.	Highworth Town Centre	28
4.	Tourism	37
5.	Blackworth Employment Area	39
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12.	Biodiversity and Nature Recovery	69

1. Housing

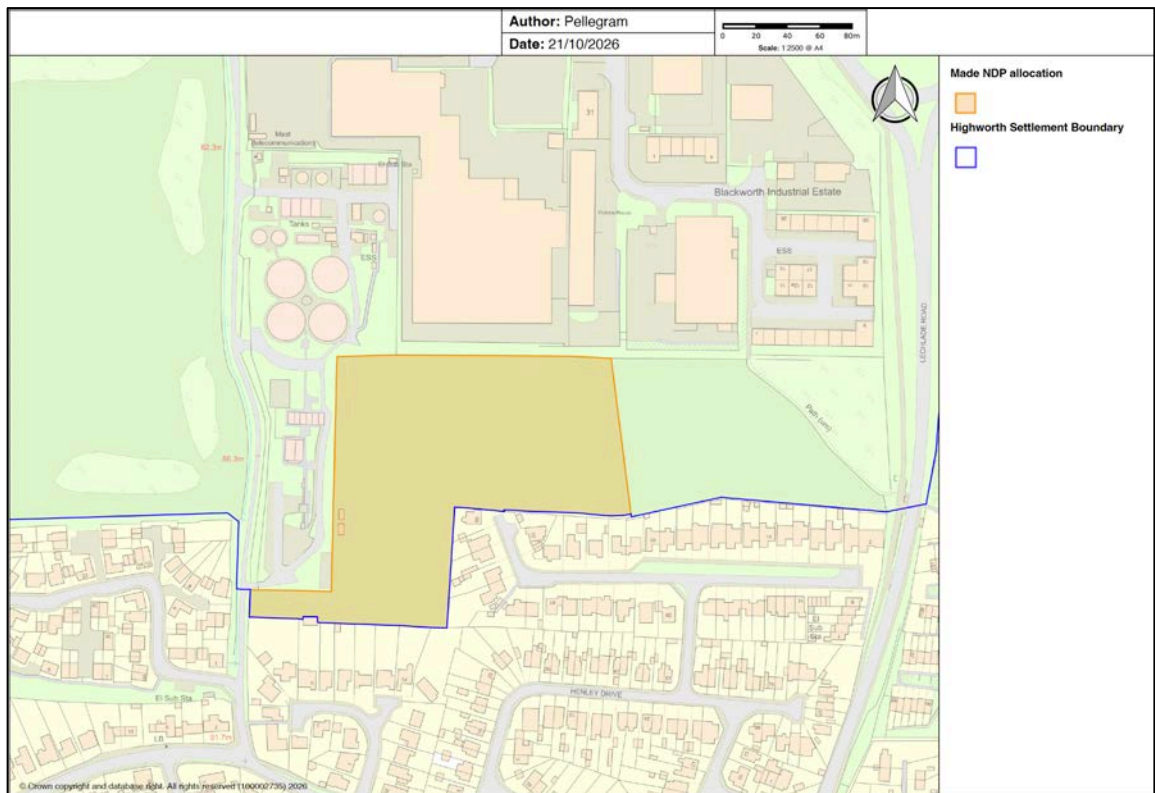
Housing policy context

45. Made Neighbourhood Plan 1 (2017) Policy 1 allocated land at:
- Crane Furlong for residential development for a minimum of 42 dwellings. A planning application is being progressed and is expected to be decided in 2024.
 - Redlands for residential development for a minimum of 70 dwellings and this has received planning permission for the erection of 67 dwellings. This allocation can be considered to have been delivered as it has been built.
46. Neighbourhood Plan 1 Policy 1 also allows for development within Highworth's Settlement Boundary but does not estimate the number of dwellings this is expected to yield.
47. Swindon Borough Council provided development monitoring data to the Town Council for the period January 2017 to October 2022 which serves as an estimate for the amount of planning permissions that have been granted since Neighbourhood Plan 1 was made, though the actual making of it happened in May 2017, not in January when the monitoring data started. This data is not directly related to the policies in Neighbourhood Plan 1 for this reason and because many of the permissions granted at the early part of the period had been based on policies that pre-dated Neighbourhood Plan 1.
48. A review of planning permissions 2017-2022 reveals the following nett increases in dwellings:
- Major housing schemes on greenfield sites yielded permission for 585 dwellings.
 - Unplanned, or "windfall" development yielded 17 dwellings.
 - Conversions of agricultural buildings, or "barn conversions", yielded 11 dwellings.
 - Changes of use of commercial properties to residential use yielded 18 units.
49. The permissions granted does not necessarily mean that all permissions have or will be implemented and SBC also provided data on completions for the same period. This showed that 563 dwellings are expected to be delivered for the period.
50. This data shows that residential development has added to existing stock in the Neighbourhood Plan 1 period in Highworth. The Neighbourhood Plan 1 allocation at Crane Furlong has not been delivered and will be re-allocated and the landowner is progressing a planning application. Windfall development yielded 17 units, or approximately 3 dwellings per year and this is a trend that can be considered to continue into the Neighbourhood Plan 2 period to 2036. Barn conversions are occurring and yielding residential units, but this cannot be relied upon as a trend for future housing delivery because eventually there will be no more barns suitable for conversion. Finally, and this will be addressed in the Town Centre policies, conversion of commercial buildings into residential units has led to an increase in town centre dwellings but this may have unintended negative impacts on the vitality of the town centre.

Housing allocation at Crane Furlong

51. The qualifying body sought advice from Swindon Borough Council regarding its housing need requirement for the Neighbourhood Area. The Swindon Borough Local Plan was adopted in 2015 and a new Plan is being reviewed and at Regulation 18 stage. The Local Plan and its housing requirements are now out of date. The Borough was unable to supply a new housing requirement for Highworth. As such, no new land will be allocated and the existing Neighbourhood Plan 1 allocation will be rolled forward in the Neighbourhood Plan 2.
52. Land will be re-allocated at Crane Furlong shown in **Figure 3**. **Appendix 1** provides a development brief setting out expectations for this scheme based on that in the made Neighbourhood Plan 1. **Appendix 1** predates the submission of a planning application, its associated evidence base and the public consultation on proposals for 57 dwellings. As such Appendix 1 should be appropriately considered by SBC with the other relevant information and submissions as part of the planning application process.
53. Confirmation has been received from the landowner that they are still fully committed to delivering this site and working with the local planning authority to seek approval, planning reference S/OUT/19/1195. This site therefore remains available, suitable and achievable.

Figure 3: Site allocation at Crane Furlong



Source: Pellegram Ltd 2026

Housing Mix

54. In 2022/23, Highworth Town Council commissioned AECOM to prepare a Housing Needs Assessment (HNA) which is part of the evidence base supporting Neighbourhood Plan 2.
55. The HNA concludes that ownership tenures are the most common tenure type in Highworth, with 72.7% of residents owning their own home, a proportion that is greater than the local authority (65.5%) and the country (63.3%). Highworth had a significantly lower proportion of households privately renting (10.6%), and a lower proportion of households socially renting (14.9%) when compared to the local authority and national averages.
56. Modelling based on population change and the neighbourhood area's existing dwelling stock suggests that the civil parish needs an increase in the proportions of smaller dwellings in the area. The following proportions are recommended:
 - 4% four bedroom
 - 52% three bedroom
 - 24% two bedroom
 - 20% one bedroom

Housing for older people

57. The Highworth population is ageing and the HNA estimates that 177-222 specialist accommodation units for older people will be required for the Neighbourhood Plan 2 period. The HNA advises that given that there is unlikely to be a large volume of additional specialist supply during the local plan period, another avenue open to the Neighbourhood Plan is therefore to require standards of accessibility and adaptability in new development to be met at more ambitious levels than those mandated in the Local Plan, and to encourage the adaptation of existing properties through grant schemes and other means.

Shared ownership housing

58. The Neighbourhood Plan 1 identified a demand for shared ownership housing as part of the affordable housing requirement under Swindon Borough Local Plan policy HA2. This policy will be carried forward in Neighbourhood Plan 2 since there is no evidence that community preferences have changed.

Supporting Infrastructure for housing

59. Developers are encouraged to contact the water/wastewater company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.

Policy 1: Housing provision and mix

- A. Provision of general and specialist accommodation for older people, including affordable housing will be supported in sustainable and accessible locations.**
- B. Housing of 10 dwellings or more should be designed to be adaptable and accessible to standard M4(2), and housing developments of 25 dwellings or more should provide at least 10% to M4(3) standard unless it is demonstrated that it would make the development unviable.**
- C. Where appropriate to the scale, nature and location of the proposal, planning permission for developments which result in the need for off-site infrastructure, will be subject to conditions to ensure the occupation of the development is aligned with the delivery of necessary infrastructure.**
- D. Development proposals should ensure that there is adequate water and wastewater infrastructure to serve all new developments.**
- E. Development must be designed to be water efficient and reduce water consumption. Refurbishments and other non-domestic development will be expected to meet BREEAM water efficiency credits. Residential development must not exceed a maximum water use of 105 litres per head per day (excluding the allowance of up to 5 litres for external water consumption) using the 'Fittings Approach' in Table 2.2 of Part G Buildings Regulation. Planning conditions will be applied to new residential development to ensure that the water efficiency standards are met.**
- F. Surface water drainage should be connected to ground water courses or surface water sewers.**
- G. Development schemes should seek to provide the following mix of housing sizes unless otherwise identified in an up-to-date Housing Needs Assessment or Housing Needs Survey or unless otherwise demonstrated, by a site-specific financial viability appraisal, that such provision would make the development unviable:**
 - a. 4% four bedroom**
 - b. 52% three bedroom**
 - c. 24% two bedroom**
 - d. 20% one bedroom**
- H. Affordable housing provision should include shared ownership housing according to local evidence unless identified in an up-to-date housing need survey.**
- I. Land at Crane Furlong, as shown in Figure 3, is allocated for residential development and should take account of the guidance in Appendix 1 of this plan and the issues identified through consultation on the planning application.**

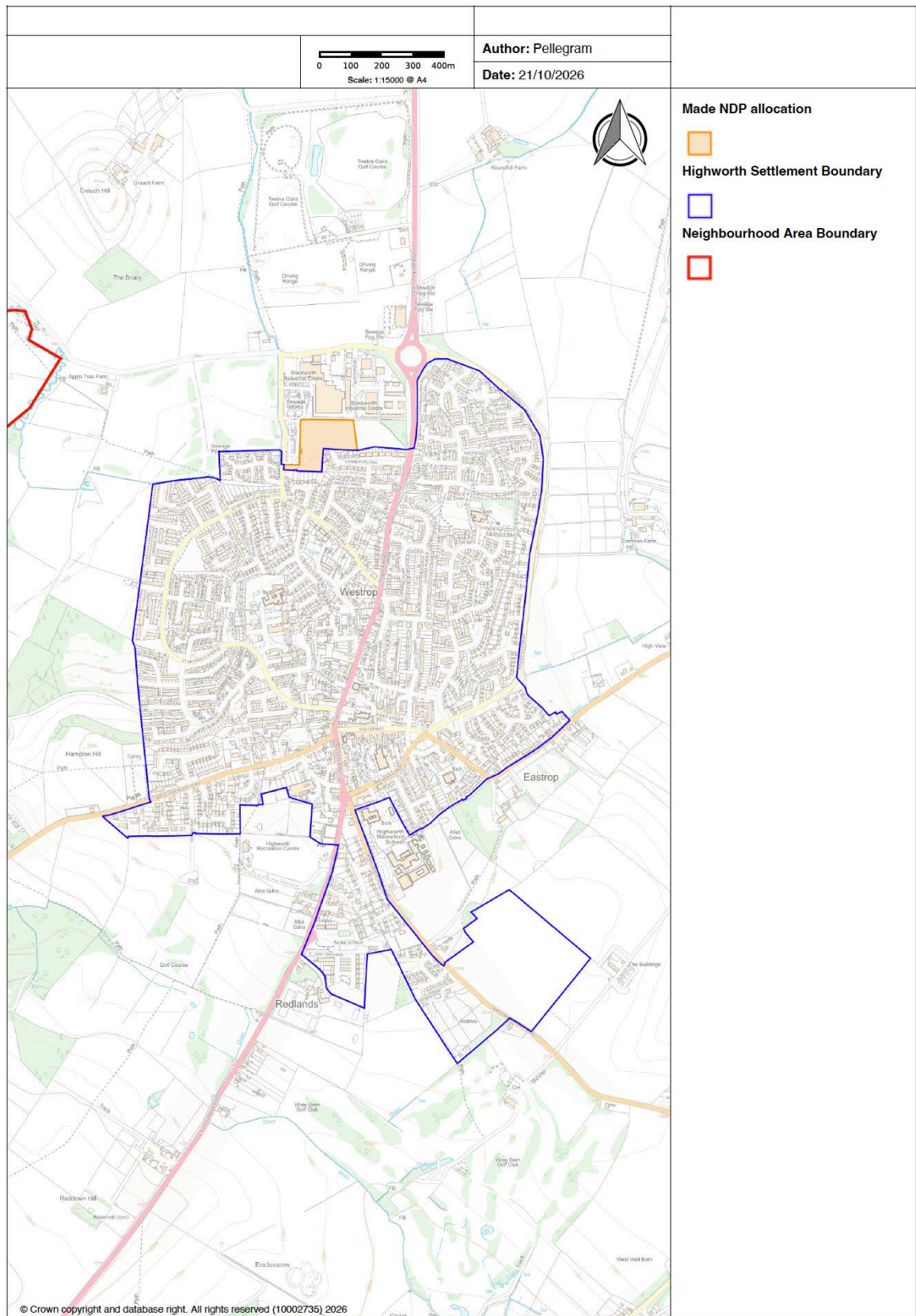
2. Highworth's Settlement Boundary

The settlement boundary from Neighbourhood Plan 1 is carried forward with an amendment to include the Redlands phase two development as shown in **Figure 4** and the built out Wrag View to the south.

Policy 2: Highworth's Settlement Boundary

- A. Land within the solid blue line as shown on Figure 4 is defined as the settlement boundary for Highworth. Within this defined area, infill, backland and other development consistent with policies in the Development Plan will normally be acceptable. Outside the defined settlement boundary, land is defined as "open countryside" and development here will not be permitted unless it complies with the rural development policies of the Swindon Borough Local Plan or is allocated for development in the Swindon Local Plan Review.**

Figure 4: Highworth's Settlement Boundary



Source: Pellegram Ltd. under OS licence 100002735.

3. Highworth Town Centre

60. The community consultation events held over 2021-2022 give a good picture of how residents view their town centre. 92% of participants in the events said that they visited the High Street at least once a week and 68% up to three days per week. There was almost unanimous support for preserving the historical features. This shows that Highworth Town Centre is critical to the life and functioning of Highworth.
61. The architecture and appearance of the buildings was one of the most attractive features of the High Street alongside its shopping. The independent shops and friendly feeling is an important aspect of the High Street.
62. Residents have shown they want a wider range of shops and services (since many have been lost in the past five years) such as a greengrocers, bank and a baker. Of those shops that currently exist, the most important were cafes, butchers, charity shops, newsagents and a delicatessen. The Saturday Charter Market was used weekly or fortnightly by 75% of all respondents, indicating that it is an important feature of Highworth life.
63. Neighbourhood Plan 1 identified a growth in service-based businesses on the High Street and Swindon Street but also noted loss of two banks in the town centre. There are now no banks remaining in Highworth.
64. Swindon Borough Local Plan policy RA1 facilitates the rejuvenation of Highworth Town Centre to create a lively, thriving and attractive focus for the town by seeking appropriate development that contributes towards the improvement and unification of Highworth Town Centre and points of access to it, preventing the loss of existing shops, services and facilities.
65. Local Plan Policy EC3 requires that Class A1 uses should be predominant. That policy was written prior to the Use Class Regulations 2020 which revoked Class A1 (shops), A2 (financial and professional services), Class A3 (restaurants and cafes) and Class B1 (business). The 2020 Regulations introduced a new Class E: Commercial, Business and Service. Another use Class F (local community and learning) was also introduced. New definitions of “sui generis” (not having a class) was introduced which included pubs, music performance spaces and cinemas.
66. The Swindon Retail and Leisure Needs Assessment¹ supports Highworth’s designation as a primary rural centre but concludes that because of its size, the town will not attract large scale investment and that there are limited opportunities for development in Highworth. Therefore, there is not a need to identify development opportunities. It does however conclude that it might be helpful to define primary and secondary shopping areas.
67. General Permitted Development Rights were issued in the General Permitted Development Order 2021 which created a new Class MA of permitted development (already having planning permission nationally). This new national permitted development allows for change of use of a building and land within its curtilage to change to Class C3 (dwellings). Listed buildings are excluded from this permission. If the building in Class E is within a Conservation Area, and the development

¹ Nathaniel Litchfield, 2017.

involves the change of use of the ground floor, the impact of the change on the character and sustainability of the conservation area must be taken into account.

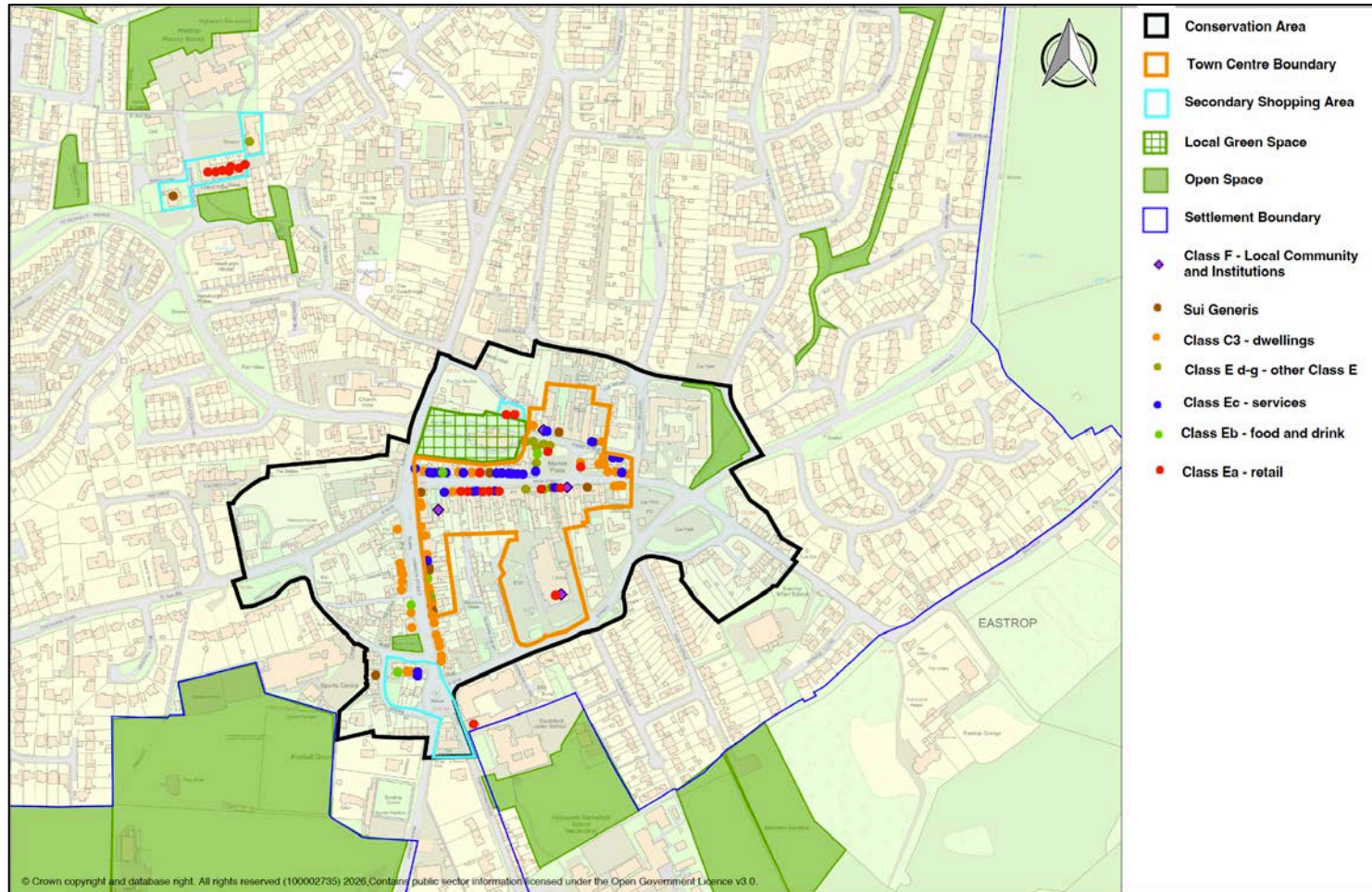
68. Highworth Town Council feared that these legislative changes would impact negatively on the town centre. In response, the Council undertook a street survey to document land uses in the town centre. The full list of properties and land uses can be found in **Appendix 2** (for the town centre) and **Appendix 3** (for other parts of the Highworth neighbourhood area).
69. The Swindon Borough Local Plan under policy EC3 identifies Highworth Town Centre as a Primary Rural Centre. The extent of the designation is shown in **Figure 5** (Primary Shopping Area). In addition, in that figure, town centre land uses are also mapped as is the extent of the Conservation Area.
70. **Figure 5** shows the locations of E Class (commercial, business and services), F (community) and Sui Generis, such as pubs. It shows that most commercial uses are concentrated around the High Street, Market Place, Swindon Street with a few shops on Sheep Street, Newburgh Place, Swindon Road and The Green/Shrivenham Road. Almost all the commercial and service businesses are located within the Highworth Conservation Area, except for those around Newburgh Place. Permitted development applies in a Conservation Area for MA Class development and the Borough Council are required to consider the impact of that change of use on the character or sustainability of the Conservation Area.
71. A larger scale version of the town centre land uses including residential uses is shown in **Appendix 2**.
72. In the case of Highworth Town Centre, policy EC3 does not identify primary and secondary shopping areas as recommended in the retail needs assessment referred to above and NPPF 2024 para. 90b. However, the Neighbourhood Plan 2 identifies Primary and Secondary Shopping Areas. Primary being Highworth Town Centre and Secondary at Newburgh Place and The Green/Shrivenham Road. These areas should provide local services and meet the daily needs of people within walking distance.
73. The Neighbourhood Plan 1 considered the proportions of different land uses in the primary rural centre as a proportion of total land uses, dating from 2015. It is possible to estimate the current proportions based on the data in Appendix 2. Table 4 shows the 2015 proportions of each land use against the 2022 situation. Please note that the two surveys (2015 and 2022) do not cover the same geographical area and are therefore not directly comparable and the 2015 survey did not include housing which has been put into the “misc.” category for the 2022 data in the table. Though the data sets are not directly comparable, it would appear there has been a loss of retail as a proportion of all land uses in the town centre. It is not possible from this data to understand whether this is due to conversions from Class E to Class C3.

Table 4: Comparison of Highworth Town Centre land uses 2015 and 2022

	Land use 2015	Proportion of Town Centre uses (2015)	Land use 2022	Proportion of Town Centre uses (2022)
Shops/Retail	A1	41%	Ea	12%
Financial and professional services	A2	23%	Ec	23%
Restaurants and cafes	A3	5%	Eb	5%
Pubs and bars	A4	5%	Sui generis	12%
Offices	B1	5%	Eg	5%
Hotels	C1	4%	C1	3%
	Other	8%	Misc. and sui generis - including dwellings	40% (36% dwellings)
Total sample size	74		112	

Source: Table 2 Neighbourhood Plan 1, Appendix 2.

Figure 5: Primary and Secondary Shopping Areas, Conservation Area and Town Centre Land Uses



Source: Pellegam Ltd. under OS licence 100002735.

74. The Neighbourhood Plan 1 contained an objective to rejuvenate the town centre to create a lively, thriving and attractive focus for the town. At that time, there was a trend towards loss of retail and a growth in services and a noticeable fall in footfall. Even at that time, the Neighbourhood Plan 1 noted that the retail proportion of the town centre land uses was far below the aspirations of policy EC3. Looking at the data in Table 4, the loss of retail has continued and it now is only a small proportion of the overall land uses. The policy has not been effective in this regard.
75. In order to strengthen the effectiveness of Policy EC3 and Neighbourhood Plan 1 policy 4, a new Primary Shopping Area will be defined and the current town centre boundary will be identified as the Primary Shopping Area. These modifications to the original policy are supported by NPPF 2024 (paragraph 86) which requires plans to support the role of town centres at the heart of local communities and to define the extent of town centres and primary shopping centres and make clear the range of uses permitted in such locations as part of a positive strategy for the future of the centre.
76. **Figure 5** shows the Primary Shopping Area (the current town centre boundary under policy EC3 shown as a solid line) and the Secondary Shopping Areas (shown within blue lines). The Primary Shopping Area lies entirely within the Conservation Area and therefore permitted development does not apply where it forms part of a listed building or its curtilage or is in the Conservation Area. It is therefore appropriate to ensure that within the Conservation Area, changes of use from Class E to Class C3 are only permitted where Class E uses are retained on the ground floor, thus supporting the vitality and character of the town centre.
77. Where an applicant seeks to use permitted development rights to change Class E to Class C3, they are encouraged to contact Swindon Borough Council for a determination as to whether the prior approval of the local planning authority will be required. In making the case to the local planning authority, the Applicant will be expected to demonstrate that the proposed change of use will not have an impact on the character and appearance of the Conservation Area and the vitality and viability of the town centre.
78. Where the permitted development rights leads to changes of use, it is advised that Applicants pay particular regard to the **Highworth Design Guidance and Codes** which specifically addresses town centre design matters.

Town Centre Improvements

79. Swindon Street is the gateway to Highworth. It begins at the Fox roundabout and stretches as far as the traffic lights to High Street and Cricklade Road. It is a fairly wide thoroughfare carrying traffic on the A361 from Swindon to the Cotswolds and towards Banbury and Daventry. The street itself consists of a number of restaurants, food takeaway outlets and residential homes, many of which are Grade II listed buildings. It also sits within the Conservation Area. The Fox roundabout has four exits. Traffic entering the roundabout from Brewery Street has a very restricted view of traffic entering from Swindon Street, usually at speed. Parking in Swindon Street is of four kinds: residents' parking, daytime parking to visit Highworth Town Centre; evening parking to nip into the takeaways and longer stay parking to visit the restaurants.

80. The Highworth Community Partnership Group prepared a strategy to improve the visual appearance and function of Highworth Town Centre in 2018. A town centre workshop carried out by Highworth Town Council supported these proposed improvements. It identified a number of priorities, set out in **Table 5**. In addition, tree planting in this area could improve the visual quality and mitigate air pollution from motor vehicles.

Table 5: Town Centre improvement priorities

Priority 1: High Street, Sheep Street and Gilberts Lane
The Town Centre of Highworth is compact and focused on the centre of town, most notably, the High Street and Sheep Street. Gilberts Lane also has an important role to play, particularly in respect of connecting the High Street with Brewery Street. This is acknowledged by the Conservation Area Assessment and Management Plan (CAAMP) in context of the historic burgage plots, located to the south of the High Street, being defined by “narrow lanes and archways”. The public realm of the two streets and the lane is in need of immediate attention. This relates to a good quality hard landscaping.
Priority 2: Swindon Street
The CAAMP confirms that Highworth is an example of a medieval planned town, with a market place, main street and church behind, laid out in a regular pattern. It acknowledges, however, that Swindon Street also performs a function by including a number of pubs, restaurants and fast-food outlets. The CAAMP indicates that the street, which is part of the A361, suffers from constant daytime through traffic and has a less historic ambience, except for the fine group of Georgian buildings on the crossroads beside the Highworth Hotel. It sees the street as being residential despite the presence of a hotel, restaurant and B&B and a number of take-away food outlets. The street performs another function by allowing cars to park on the public highway unrestricted and this takes place on both sides of the carriageway. The hotel occupies a prominent location on the crossroads which although controlled by traffic lights is very busy with traffic. Also, there are crossing points close by and the parked cars utilise the pavement thus obstructing pedestrians. There is a need to improve the visual appearance and function of Swindon Street. In terms of the former, this could be done by providing soft landscaping (specimen trees) and improving the quality of the shopfronts and signage.
Priority 3: Brewery Street
The CAAMP considers that Brewery Street is dominated by the Co-op supermarket where the building has a large flat roof area and tarmacked car park. It notes that Brewery Street is a Class B road that is used to avoid the High Street. The 1980’s upgrading of the road is seen by the CAAMP as helping to reduce the levels of traffic going through the High Street. The CAAMP considers the Brewery Street car park to be very visible. It refers to the recycling facility as giving a “run down look” to the area but this is no longer in place having been removed last year. The CAAMP considers that it is the electricity substation which dominates the street.

81. In 2019, the Town Council submitted a proposal to Swindon Borough Council regarding its plans for town centre improvements which involved highways improvements on Swindon Borough Council land. The Town Centre Improvement Plan is a draft document and will be subject to a public consultation. The scope for the proposed plan is set out in **Table 6 and Figure 6.:**

Table 6: Town Centre improvement plan

Swindon Street
East side – parallel parking bays with trees planted in the spaces between bays (option to plant directly to highways land or in containers if not feasible). Number of trees - maximum of six.
West side – herring bone parking bays from the junction with The Elms to the bus stop before the junction with Cricklade Road. The turning left lane at the junction to be retained. If it is feasible, trees to be planted into pavement or in containers. This will depend on the amount of space available.
High Street
The intention is to make over the High Street into a café/leisure area and encourage cafes to put tables onto the pavements outside their establishments, in a continental fashion. To facilitate this it is suggested that the pavement be widened from the junction with Swindon Street and Market Square and the roadway narrowed to a single lane. The High Street would be changed to one way direction with pedestrians having priority over vehicles. On the south side of the High Street, parking and loading bays would be established.



Photo 17, High Street, Highworth (D Rose)

Figure 6: Sketch drawing of proposed Town Centre improvements



Policy 3: Highworth Town Centre

- A. Highworth Town Centre, shown as an orange line in Figure 5, is designated as the Primary Shopping Area for the purposes of implementing Local Plan policy EC3. Its role and function will be preserved and proposals for new commercial businesses, and service users particularly Class E (a, b and c), will be supported.**
- B. The three areas identified with a blue line in Figure 5 are designated as the Secondary Shopping Areas. Development that provides local services and meets the daily needs of people within walking distance of these areas will be supported.**
- C. Class MA (Commercial, business and service uses to dwellinghouse) development within the three Conservation Areas will be supported on upper and lower floors (basements) retaining Class E (a, b and c) on the ground floor.**
- D. Proposals for improvements and enhancements of the street scene to allow for a café culture to establish, develop and evolve on the High Street are supported.**
- E. Development will be supported that secures traffic and other environmental improvements that contribute positively to the pedestrian and visitor experience and the commercial vitality and viability of the town centre.**

This policy does not aim to, and cannot, remove the statutory provisions of the General Permitted Development Order (GPDO) and should be applied only to applications outside the scope of permitted development.

4. Tourism

82. Neighbourhood Plan 1 contains an objective to promote and develop the tourism industry and visitor facilities in Highworth. Policy 4 supported traffic and other environmental improvements that enhanced the visitor experience in the town centre. Policy 5 supported restaurants and cafes and retail in the town centre.
83. In 2017, Highworth Community Partnership Group published a strategy to support and promote tourism² in the town and surrounding countryside, including Hampton and Sevenhampton. It identified the attractions set out in **Table 7** which has been updated and is not exhaustive.

Table 7: Visitor attractions in the Highworth Neighbourhood Area

Highworth Town	Countryside
Attractions	
St Michael's Parish Church Recreation Centre (The Rec) Visit Highworth Limited Pentylands Country Park Former Old Community Golf Course Bowls Club Saturday Charter Market Saracens Head Hotel King and Queen Inn Rose and Crown The Highworth (Restaurant) United Kochi Restaurant Ciao Eatalia Restaurant The Emporium Weigh It Up Bloomfields Fine Foods Coffee Republic (Co-op) Old Bakery Coffee Shop Spice Kitchen Restaurant Cellar Bar Chloe's Bakery Tap and Tiffin Kebria Tandoori	Wrag Barn Golf and Country Club Wickstead Farm Equestrian Centre Roves Farm Visitor Centre Buscot Park Coleshill Estate (National Trust)
Accommodation	
The Highworth (Hotel) Saracens Head Hotel Hayward House B & B	Freke Arms (Caravan Club site)

84. Since the Plan was made, a new Visitor Centre has been established in the Highworth High Street. This also includes a Craft Centre and Museum as well as its own Visit Highworth website. The Visitor Centre is a subscriber to both Visit Wiltshire

² Formalising a strategy for supporting and promoting tourism in the Saturday Charter Market town of Highworth, Highworth Community Partnership Group, November 2017.

and to the new Great West Way. It produces both the Town Trail and High Street Trail as well as other publications. The Visitor Centre is a Community Business Society paid for by raising shares to the value of over £23,000.

85. In July 2018, the Highworth Community Partnership and the Town Council held a consultation event where 72 people signed in and 172 comments were recorded. The event was focused on Policy 4 but also considered matters of tourism. Many of the comments were related to matters not material to planning, and therefore not appropriate to include in the Neighbourhood Plan, but those that were relevant are discussed here.
86. The main points that can be drawn from the consultation are:
- Existing accommodation in the form of B&B's (including Airbnb) were popular.
 - A museum or tourist information centre would be supported and might be able to be provided in an underused town centre building. This has been realised.
 - Relevant signage including A Boards could usefully advertise local points of interest as can bunting and floral arrangements.
 - Street scene improvements at "gateway" entrances to the town should be enhanced.
 - Cafes and eating establishments are a way to bring in visitors though some respondents thought that there were too many coffee shops.
 - Street scene, improvements to town centre building facades and general "tidying up" of the town are supported.
87. Overall, Neighbourhood Plan1 Policy 4 and Policy 5 remain relevant and will be retained. Matters including Highworth Town Centre design are dealt with in **Policy 4**.

Policy 4: Tourist attractions and accommodation

- A. Proposals for the provision of new or extended visitor attractions including cafes, pubs and restaurants, and other enhancements to the visitor experience of Highworth will be supported.**
- B. Proposals for new visitor accommodation will be supported.**

5. Blackworth Employment Area

88. Highworth's main industrial estate is located off the A361 to the north of the main settlement and is referred to under Swindon Borough Local Plan policies RA1 and EC1. RA1 supports the expansion of existing businesses and encourages economic development in accordance with EC1. EC1 protects existing employment sites and EC2 identifies key employment areas which includes this site and is shown in **Figure 7**. The area shown in Figure 7 shows the full extent of the employment allocation identified in policy RA1 of the Swindon Local Plan, to the north of Blackworth Industrial Estate which is land designated as a Key Employment Area.
89. The Blackworth Employment Area is an important element in the diversification of the industrial base of Highworth. This includes significantly improving the self-containment of the town. Therefore this area should be protected.
90. Proposals for change of use between different business activities may not need planning permission. This policy does not aim to, and cannot, remove the statutory provisions of the General Permitted Development Order (GPDO) and should be applied only to applications outside the scope of permitted development.
91. **Appendix 4** lists all existing businesses in the industrial estate in May 2022.

Policy 5: Blackworth Employment Area

The Blackworth Industrial Estate is a designated Key Employment Area where Class E (g), B2, B8 and sui generis uses are supported.

Proposals for Class B2 general industrial must consider operational noise and impacts upon residential amenity. Where appropriate to the location, scale and nature of the proposal, a noise impact assessment should be submitted to demonstrate that it would not cause harm to noise sensitive receptors.

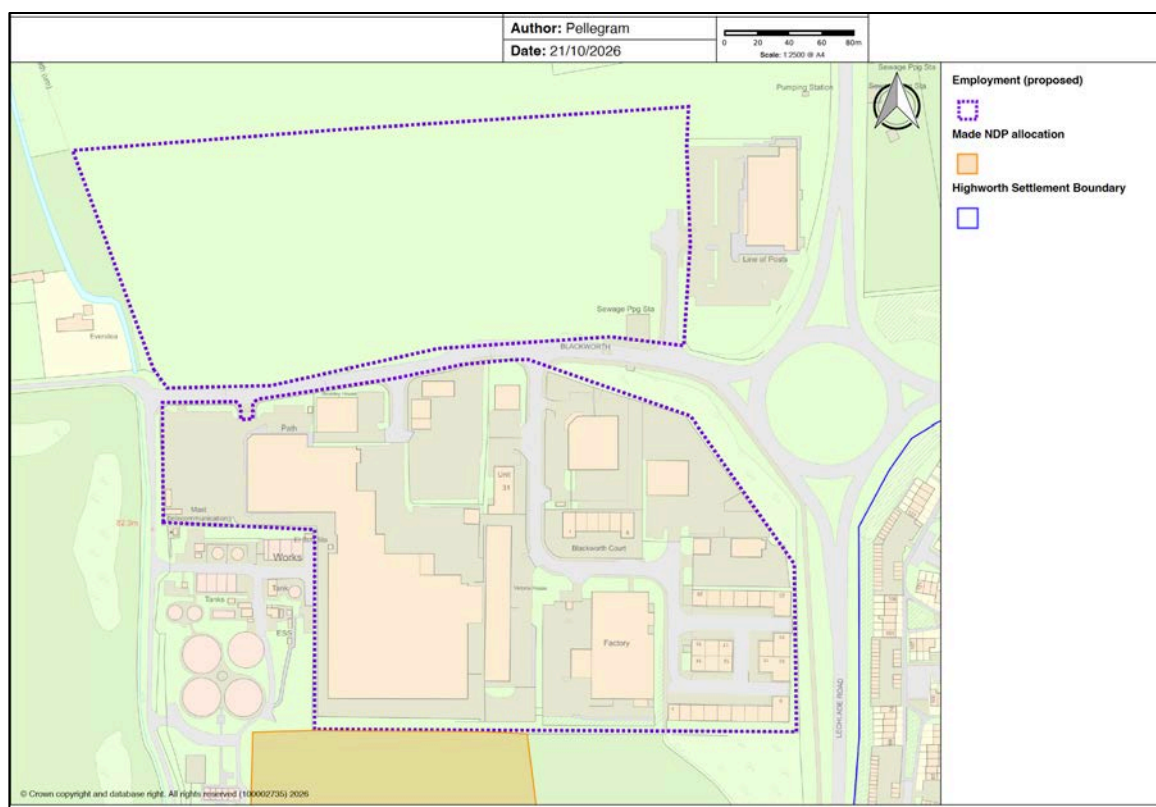
Proposals for Class E(a), Retail E(b) (sale of food and drink and E(c) (financial services) will not be supported.

Proposals for residential institutions (Class C2) and dwellinghouses (Class C3) will not be supported.

In all cases, consideration will be given to the job creation capability of the activity, the choice of sustainable transport modes for employees (walking, cycling and public transport), car parking and servicing provision.

This policy does not aim to, and cannot, remove the statutory provisions of the General Permitted Development Order (GPDO) and should be applied only to applications outside the scope of permitted development.

Figure 7: Designated Employment Area



Source: Pellegram Ltd. under OS licence 100002735

6. Community facilities and infrastructure

92. Open ended responses from Workshop 1 (Living in Highworth) showed strong community concern regarding the availability of critical infrastructure to support new development. Many comments indicated that there was already a shortage of GP services and NHS dentistry. There were also strong views that, wherever possible greenfield development for new housing should be avoided because loss of open land around the town would erode its essential character as a hilltop Market Town. There was also a desire to move to electric vehicles and more charging infrastructure will be required to enable the shift from petrol to electric cars.

Existing community facilities

93. The Neighbourhood Plan 1 identified key community infrastructure and facilities in the town which are set out again in **Table 8**.
94. In addition, Highworth has one infant, two primary and a secondary school. All schools perform well and are popular with parents. As well as producing high academic achievement, they are delighted to share in community activities. All of them will share space with the community. The secondary school has a new sports hall and dance studio. The school also boasts an impressive Big Band that often performs locally. All the schools are a real asset to the town.
95. Swindon Borough Local Plan policy CM4 protects viable and popular community facilities. Their loss is not allowed unless it can be proven they have been properly marketed for at least a year with no response and that an alternative facility exists nearby or the facility is no longer required. Highworth Town Council is determined to support this policy and has identified a list of local facilities to which the policy applies. This list is not exclusive but is referred to in the policy below. A list of all clubs and activities can be found in **Appendix 5**.

General practitioners and other medical support

96. Westrop Medical Practice is the only GP practice serving the Highworth community. It works in partnership with Blunsdon, Taw Hill, Tadpole, Moredon and Hermitage surgeries. Westrop is also a member of the Brunel Federation. Taw Hill and Tadpole surgeries serve growing new communities and Westrop benefits from their under-capacity as it is currently serving 8,868 patients and is near capacity.
97. The partnership now boasts a full range of medical services. Westrop currently has 12 consulting rooms which are used to capacity every day and prides itself that it can offer a GP appointment within 5 days, though patients may have to wait longer if they wish to be seen only there. Westrop is trying to encourage more remote appointments, as it is not always necessary to have one face to face. A GP will often point a patient towards one of the specialist services. No patient is denied treatment at Westrop.
98. Once housing development increases in Highworth, Westrop can apply to build a second storey to their existing building.

Table 8: Community facilities in Highworth Neighbourhood Plan Area

Highworth Recreation Centre (Halo)	The Highworth Recreation Centre (Halo) is used for most of the sporting activities in the town, with a sports hall, gymnasium and swimming pool. Outside there is a 3G Pitch, clubhouse and tennis courts owned by Highworth Town Council. The tennis courts are leased to Highworth Tennis Club and Highworth Senior Football Club are located on at the 3G pitch. There is also provision for a cricket pitch.
Town Council Offices	The Town Council Community Room is available for hire and is used by Country Market, Artists' Society, White Cross Club, public consultations, Memory Café, and various other meetings along with birthday parties. The room is available for hire.
St Michael's Church and Old Coach House.	The church has undergone a major re-ordering over the past few years. This includes the removal of the Victorian pews, a new flagged floor with underfloor heating, installation of new toilets, and a complete new professional kitchen. It has been designed as a community space, able to hold weddings and receptions, activities including craft markets, concerts as well as church activities.
Highworth Churches Together	Highworth boasts four churches, Anglican, Methodist, United Reformed and Community Church. As well as each having its own unique identity, they function as a group called 'Highworth Churches Together'. Among other activities, they produce the Highworth Link, a prizewinning community magazine published 10 times a year and delivered free of charge to every home in the town and local villages. They also work together in combatting poverty, deprivation and debt. St Michaels Church Hall also facilitates a wide range of activities including Highworth Film Society and a U3A petanque and Tai Chi group, as well as activities for under 5s.
The Library	The Highworth Library is another major hub in the town. It is the fourth biggest library in Swindon. As well as its main function, it hosts activities including: children's craft activities; adult colouring sessions; talks and computer training. It has a permanent exhibition space for Highworth Historical Society as well as display cabinets to promote the work of local artisans.
Highworth Community Centre	The community centre situated in a former primary school has a wide range of activities and meetings including: Rainbows and Brownies; a weekly playgroup; Yoga; Pilates; a Masonic lodge; amateur dramatics; table tennis club and dance groups. The centre is open seven days a week and supports over 40 activities, with a weekly footfall of around 500 people.

Source: Highworth Town Council

Community infrastructure priorities

99. Neighbourhood Plan 1 identified a number of funding priorities to be delivered through developer contributions and the parish portion of Community Infrastructure Levy funding. Many of these have been delivered. Financial contributions from developers will be done through a legal S106 agreement. The expectation will also be that the money specified will be ring fenced for its intended purpose and location. An update list of priorities is set out in **Table 9**.

Table 9: Community infrastructure priorities to be funded from developer contributions and community infrastructure levy

- Works relating to the regeneration of Highworth Town Centre
- Extension of Highworth Cemetery to provide additional burial spaces/plots
- Environmental improvements to Swindon Street, Highworth
- Environmental Improvements to Gilbert's Lane, Highworth
- Provision of cycle facilities and network improvements
- Improvements to, and provision of children's play areas
- Improvements to, and provision of other open spaces
- Provision of Electric Vehicle charging points
- Provision of additional benches

Burial space requirements

100. The Town Council has confirmed that in February 2023 there were 147 potential grave plots and 1951 potential ashes plots (this figure is dependent on reusing some areas, which may not be possible). All plots are dug as doubles and grave spaces can accommodate ashes, however not everyone does this. The average provision is 38-44 annually combined. The Town Council are investigating how to obtain additional burial space as the town population grows. This will be a particular concern in the event of further strategic housing allocation. All housing proposals should consult with Highworth Town Council to determine existing burial capacity and contribution towards additional provision.



Photos 18 & 19, Highworth Cemetery, Highworth (D Rose)

Policy 6: Community Facilities and Infrastructure

- A. Proposals for new or extended community facilities will be supported.**
- B. Development proposals that will result in the loss, or significant reduction in the scale and value of a community facility, including those facilities listed in Table 8 will not be supported unless alternative facilities of equal or better accessibility, size and suitability are provided. Alternatives may be considered favourably if it can be demonstrated that;**
 - i. The facility is not in demand by the community for whatever reasons, or**
 - ii. The facility is no longer economically viable for the established use, and it has been actively marketed at a reasonable price for at least 12 months for the purpose (or any other suitable community facility use) and no interest in acquisition for that established use has been expressed.**
- C. Increased medical and health service capacity will be supported.**

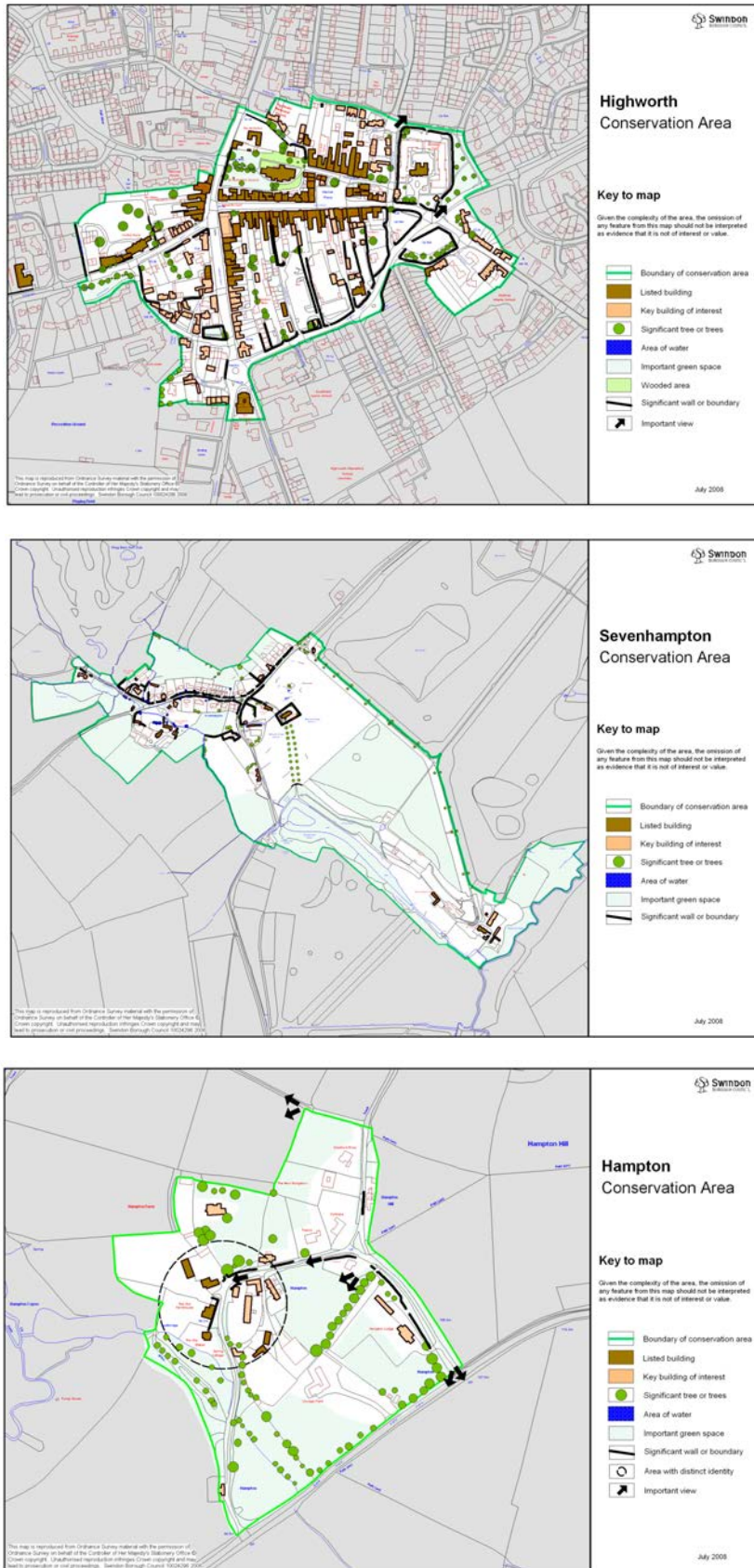
7. Design

101. Neighbourhood Plan 1 considered locally responsive design in Policy 13. This policy relied upon existing Swindon Borough Council design policies and the Swindon Residential Design Guide 2016. It also referred to the two Conservation Areas Appraisals and Management Plans which are included in the evidence base for Neighbourhood Plan 2. The Conservation Area maps are replicated in **Figure 8**.
102. The documents that Neighbourhood Plan 1 policy 13 was based upon are now quite dated and the Town Council appointed AECOM to prepare an up to date policy basis for Neighbourhood Plan 2. AECOM produced **Highworth Design Guidance and Codes** which supersedes the previous advice in Neighbourhood Plan 1.
103. Neighbourhood Plan 1 made reference to regionally important geological sites. These were not able to be identified in the review and this policy has not been carried forward.

Policy 7: Design

- A. Development Proposals, where appropriate in scale, nature and location should be prepared in accordance with the Highworth Design Guidance and Codes.
- B. In Conservation Areas the respective Conservation Area Appraisal and Management Plan will be an important point of reference in design assessments.
- C. Boundary wall treatments should, where appropriate, preserve existing stone boundaries, and extend and reflect this local feature.
- D. The local building materials should reflect the local vernacular, including the use of stone and red brick as the main elevation materials in the Conservation Area, particularly development which is prominent in the street scene and public realm.
- E. New landmark native trees, where appropriate, should be incorporated into the soft landscaping scheme of any development proposal.
- F. Development should be designed to integrate with the existing neighbourhood and work with the character and appearance of existing buildings and the surrounding area.
- G. Where appropriate to the scale, location and nature of the scheme, major development proposals will be expected to undertake design review by referral to the Swindon Design Review Panel and the published Planning Protocol of Highworth Town Council.
- H. Where appropriate to the scale, location and nature of the scheme, development proposals should aim to maximise the energy efficiency of a building's performance, harvest rainwater effectively and efficiently and utilise renewable energy technologies.

Figure 8: Maps of the Conservation Areas in the Highworth Neighbourhood Plan Area



8. Landscape and Views

Landscape

104. The NPPF 2024 supports the enhancement of the natural and local environment. This includes recognising the intrinsic character and beauty of the countryside.
105. The Swindon Borough Local Plan, Policy EN5, requires the intrinsic character of the Borough's landscape to be protected, conserved and enhanced. The Swindon Borough Council Supplementary Planning Guidance (SPG) on Landscape Character Areas (LCA) (2004) identifies two character types in the Neighbourhood Area.
- **The Thames Vale LCA** occupies the north part of the Neighbourhood Area. It is noted that extensive views of Highworth could be taken from the valley.
 - **The Mid Vale Ridge LCA** occupies the south part of the Neighbourhood Area. Highworth sits at the cusp of the Mid Vale Ridge Character Area, an area also noted for its views across the Thames Valley. An important feature of this landscape are the extensive recreational areas between Swindon and Highworth.
106. The local community has identified these landscapes as having significant value for open space recreational purposes. The extensive network of public rights of way is an important contributory factor to this public perception. A Landscape and Visual Impact Assessment may be required in support of a development proposal where it accords with the requirements of Swindon Borough Council's planning application Validation Checklist. Applicants are advised to contact SBC.

Views

107. The visual survey of important views and definition of particularly sensitive sections of Highworth's Settlement Boundary adds local detail to this requirement. This should not be seen to detract from the generally visually sensitive nature of the entire boundary with regard to the hill top setting.
108. The Neighbourhood Plan 1 stated that the hilltop settlement setting of Highworth requires a settlement boundary for the town that will protect this iconic view from outside of the town, as well as setting limits to development in the lifetime of this Neighbourhood Plan. The Neighbourhood Plan 1 settlement boundary, which has been updated in the Neighbourhood Plan 2 (Policy 2) was based on this boundary.
109. The Neighbourhood Plan 1 Figure 18 identified views looking into the Highworth hilltop town. These have been updated in Figure 9 and 10. These were identified during a public consultation where residents valued their contribution to the landscape.

Policy 8: Landscape and views

- A. The impact of development should respond positively to the landscape character and important views shown on Figures 9 and 10 will be taken into account to ensure that proposals are not unduly intrusive or unrelated to existing natural or man-made features.**

Figure 9: Important Protected Public Viewpoints looking from the Countryside to Highworth



Source: Pellegam Ltd (2026)

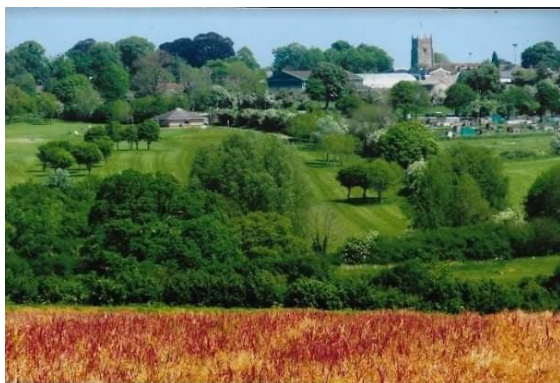


Image 9.1 - View north from public footpath within Old Golf Course Open Space



Image 9.5 – View north from lane off Shrivenham Road (B4000).



Image 9.2 - View southeast from public footpath to Hannington at Parish edge.



Image 9.6 – View northwest from Fresden lane



Image 9.3 View south from Layby on A361



Image 9.7 – View west from lane opposite Wickstead Equestrian Centre off B4019



Image 9.4 – View southeast from Open Space/footpath at Apple Tree Farm.



Image 9.8 – View west closer in from path off B4019

Figure 10: Important Protected Public Viewpoints looking from Highworth into the Countryside

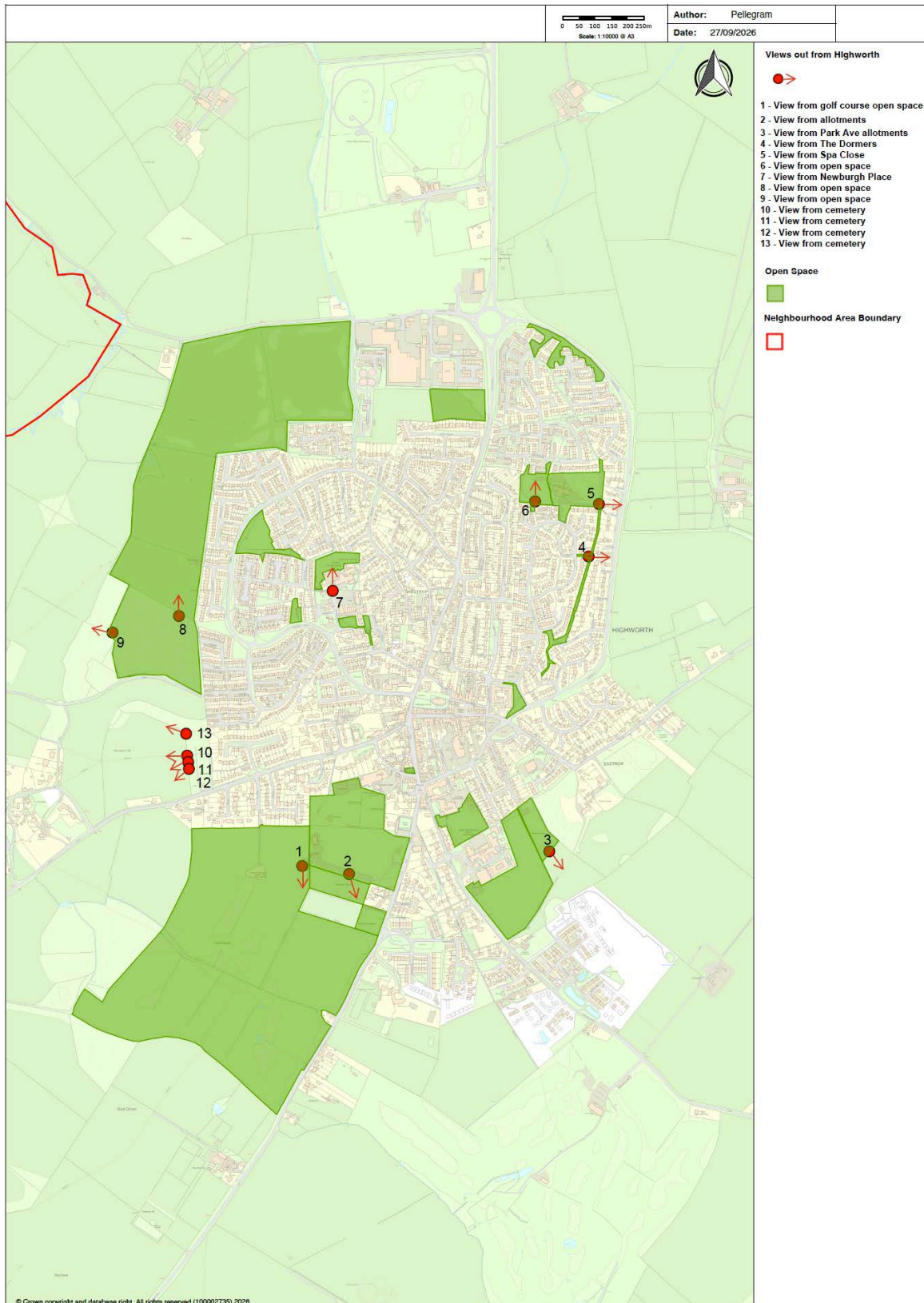




Image 10.1 – View south from old community golf course open space



Image 10.5 – View east from footpath off Spa Close



Image 10.2 - View southeast from allotments.



Image 10.6 – View north from open space west of Highworth Community Centre



Image 10.3 – View southeast from end of Park Avenue allotments



Image 10.7 – View north from Newburgh Place at entrance to Westrop Primary School

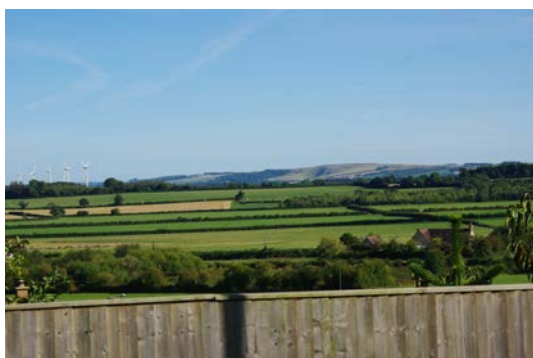


Image 10.4 – View east from footway in gap between houses on The Dormers



Image 10.8 – View north from open space



Image 10.9 – View from open space



Image 10.13 – View northwest from northwest edge of cemetery

(Images 10.1-10.13 taken from various locations in Highworth (K Saunders & R Williams))



Image 10.10 – View west public footpath adjacent to west of cemetery



Image 10.11 – View west-southwest from central west edge of cemetery



Image 10.12 -View southwest from central west edge cemetery

9. Open Space

110. Neighbourhood Plan 1 identified Open Space in Highworth which will be carried forward here. Highworth has areas of open space that fulfil important recreational, play and visual roles for the local community. **Policy 9** details all the areas of public Open Space in the parish that this plan protects, unless alternative facilities of equal value or better can be provided and alternative community value gained from the development. Designated areas of open space include the following, set out in **Table 10 and Figure 11**.

Table 10: Open Spaces in the Highworth Neighbourhood Plan Area

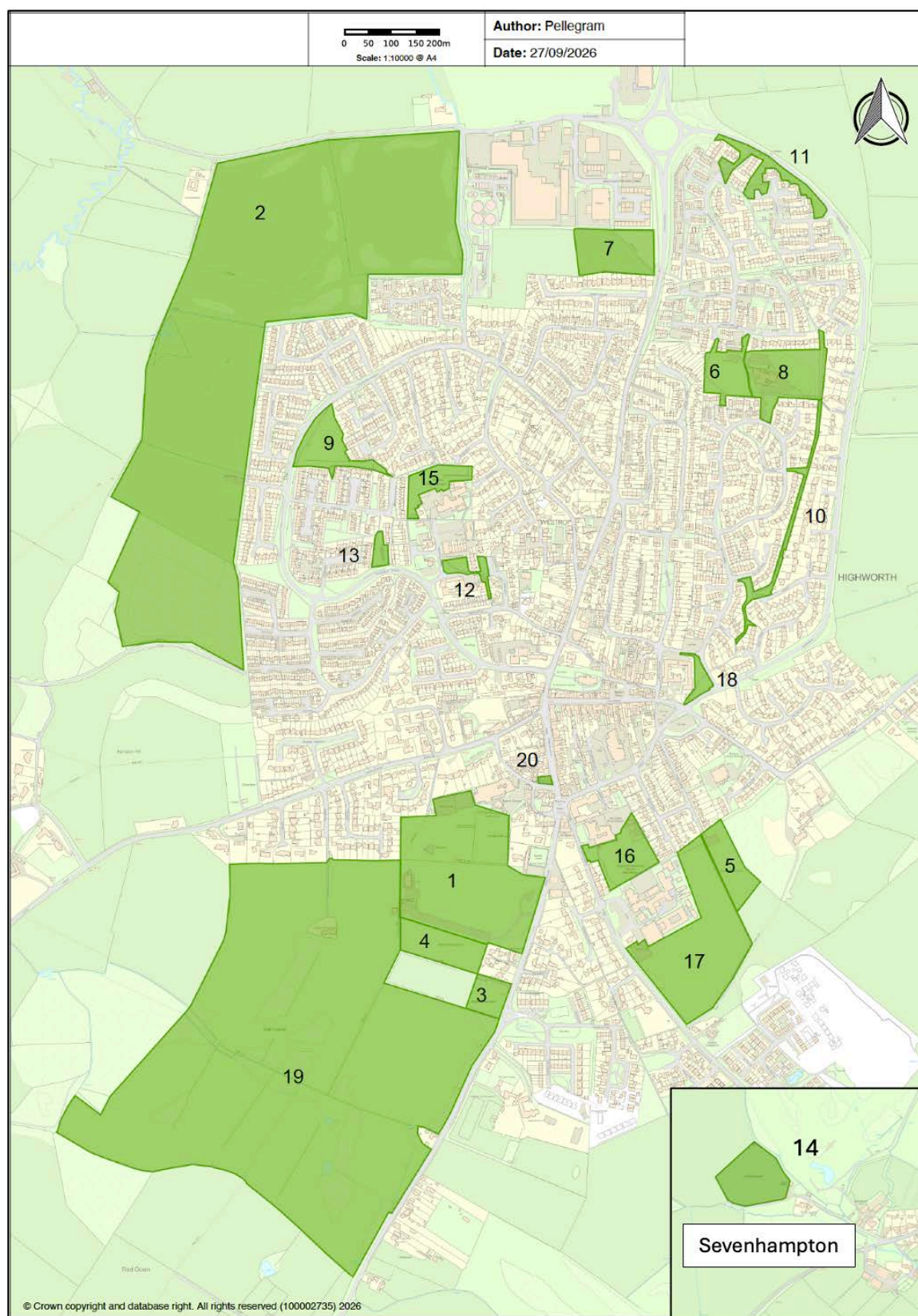
Recreation Grounds – Upper And Lower Fields
The Elms Rec is Highworth's principal outdoor leisure area. It comprises the Upper Rec and the Lower Rec extension fields. The Upper Rec, known as the Elms Rec is owned solely by Highworth Town Council and has a 3G pitch, clubhouse and changing rooms, and hard standing tennis courts. Besides being the key recreational resource for the town, it is also used as informal open space and by various public bodies in Highworth for public events, such as the Highworth Festival etc. The Upper Rec also provides facilities for Highworth Town Football Club in the winter and Highworth Cricket Club in the summer under separate licenses. The Lower Rec provides facilities for the Highworth Junior Football Club and is the site for local music festivals and a touring circus.
Pentylands Country Park
It is a key area on the slopes of Highworth used for informal recreation and protecting key views out over the Thames valley. Pentylands Country Park consists of five fields surrounding the north-west quadrant of Highworth. The fields lie beneath the sandstone brow of Highworth and have a relatively thin coating of soil on top of Oxford clay. The fields are now owned by Swindon Borough Council, and Highworth Town Council is the leaseholder on the one at the rear of Barra Close where there are play areas for toddlers and older children. "The Friends of Pentylands Country Park" have managed the Park since 2006 with the consent of SBC and do what they can to improve the park – including the construction of bridges and a campaign to get the Environment Agency to deal with a heavily polluted stream. Recently the Friends have created a wetland area, installed seating and planted a community orchard.
Former Community Golf Course
The course as a whole was developed in the lower area of the Recreation Ground using one of the higher fields for a pitch and putt area. There was a golf shop and toilet block for users of the course. It was a 9-hole golf course covering 42 hectares. Since the closure of the golf course, Highworth Town Council has registered it as an Asset of Community Value and the site has been subject to an ecological appraisal which has identified opportunities to enhance biodiversity and link wildlife corridors. The area was designated as Open Space in the Neighbourhood Plan 1. This Plan retains the Open Space designation. The nature of the landscape is important to the character setting of the ancient hilltop town and is part of the Mid Vale Ridge character area of the Borough which is recognised for its recreational value in Swindon Borough Councils Landscape Character Area supplementary planning guidance. It also creates a green buffer to ensure the identity of Highworth is maintained within the future growth of Swindon.

It is an important attractive natural area of open space incorporating footpaths, which are well used by runners and walkers across the borough. This area is highly valued by the community for open recreational activities promoting health and wellbeing. The area supports an abundance of flora and fauna.
Town Gardens
A small area of green space on the corner of Swindon Street and The Elms, surrounded by a stone wall. It is a pleasant area with a lawn in the centre and shrubs around the periphery.
Northview Play Area
Public open space behind The Dormers and adjacent to the Highworth Community Centre and Knowlands/Sevenfields at the bottom of the slope, being the site of a play area belonging to Highworth Town Council.
Highworth Community Centre
Playing fields attached to the community centre. Used for a variety of activities including fetes, children's sporting activities, and barbeques.
Barra Close Children's Play Areas
Play areas for children situated inside Pentylands Country Park and included in that designation as Open Space.
Allotments
Allotment gardens in Highworth are provided by HTC at three sites: • Swindon Road - This site is in the ownership of SBC and leased to HTC. • Adjacent to the former Highworth Golf Complex - This site is in the ownership of SBC but on a long lease to HTC. • Park Avenue allotments - This site is in private ownership and is leased from the current owner to HTC.



Source: Photo 20, Aerial view Highworth Recreation Ground and Old Golf Course (N Gardiner)

Figure 11: Open Spaces in the Highworth Neighbourhood Plan Area



Source: Pellegram Ltd. under OS licence 100002735

Policy 9: Open Space

- A. Public open space assets identified in the Figure 11 will be protected from development unless:**
- **it can be demonstrated that alternative provision can be made locally of equivalent or better size, quality and accessibility;**
 - **or the proposed development is ancillary to the main use of the site and protects its public open space function**
 - **or the proposed development is subject to an Open Space Appraisal to ensure it does not adversely affect local needs and/or existing quality of open space within the area in accordance with the Council's Standards, as set out in Appendix 3 (of Swindon Borough Local Plan 2026) and in the most recent Open Space Audit and Assessment**
 - **or when assessed against the Open Space Appraisal, the proposed development provides community benefit which outweighs the loss of open space**
- B. The open spaces are:**
- 1. Recreation Ground Upper and Lower Fields**
 - 2. Pentylands Country Park including Barra Close Park Play Area**
 - 3. Swindon Road Allotments**
 - 4. Allotments adjacent to Highworth former Community Golf Course**
 - 5. Park Avenue Allotments**
 - 6. Northview Play Area**
 - 7. Crane Furlong Recreation Ground**
 - 8. Highworth Community Centre Playing Field**
 - 9. The Triangle**
 - 10. Priory Green**
 - 11. Sevenfields Entrance**
 - 12. Newburgh Open Space**
 - 13. Home Farm Green Space**
 - 14. Sevenhampton Cricket Ground**
 - 15. Westrop Primary School**
 - 16. Southfields Junior School**
 - 17. Highworth Warneford Secondary School**
 - 18. Town Gardens (adjacent to Parsonage Court)**
 - 19. Old Community Golf Course**
 - 20. Town Gardens**



Photo 21, Open spaces 1. The former Golf Course and 2. Recreation Ground Upper and Lower Fields (N Gardiner)

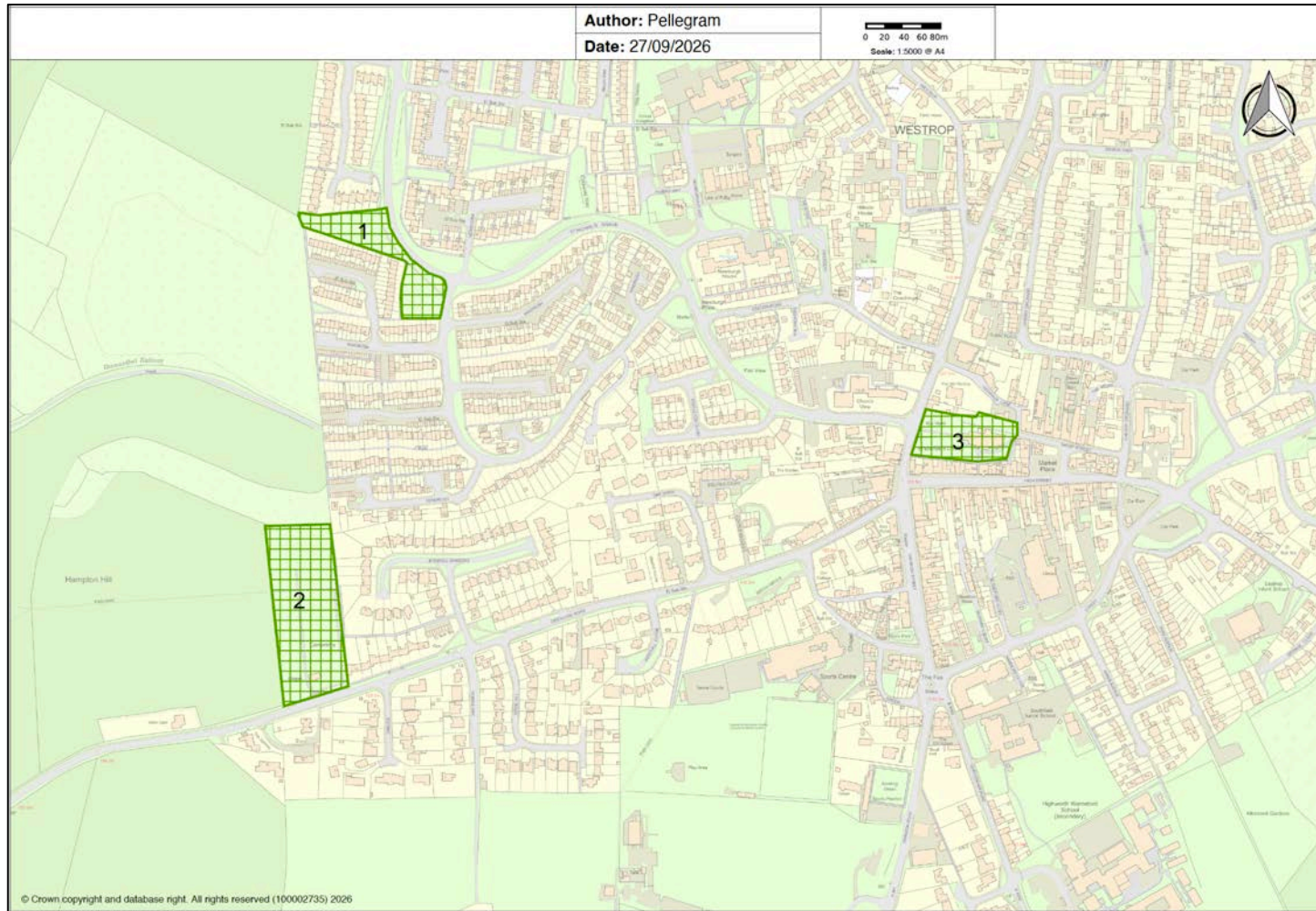
10. Local Green Space

111. Highworth Neighbourhood Plan 1 identified Local Green Space which will be carried forward here. Within or adjacent to the urban area, the designation of 'Local Green Space' can be made for lands that meets the criteria of the NPPF (paragraphs 105 to 107) within a Neighbourhood Plan.
112. The NPPF 2024 allows that the policies for managing development within Local Green Space should be consistent with those for Green Belt. It specifically refers to openness.
113. Local Green Space is demonstrably 'special', and this guidance makes it clear that it will not be appropriate for the majority of open space in a Neighbourhood Plan Area. The following special areas have been designated in this Highworth Parish and are shown in **Table 11** and mapped in **Figure 12 and Figure 13**. Individual maps of the Local Green Spaces can be found in **Appendix 6**.
114. It is recognised that the designation of new Local Green Space (LGS) should be carried out either during the review of a Local Plan or the creation/review of a Neighbourhood Plan.

Table 11: Local Green Spaces

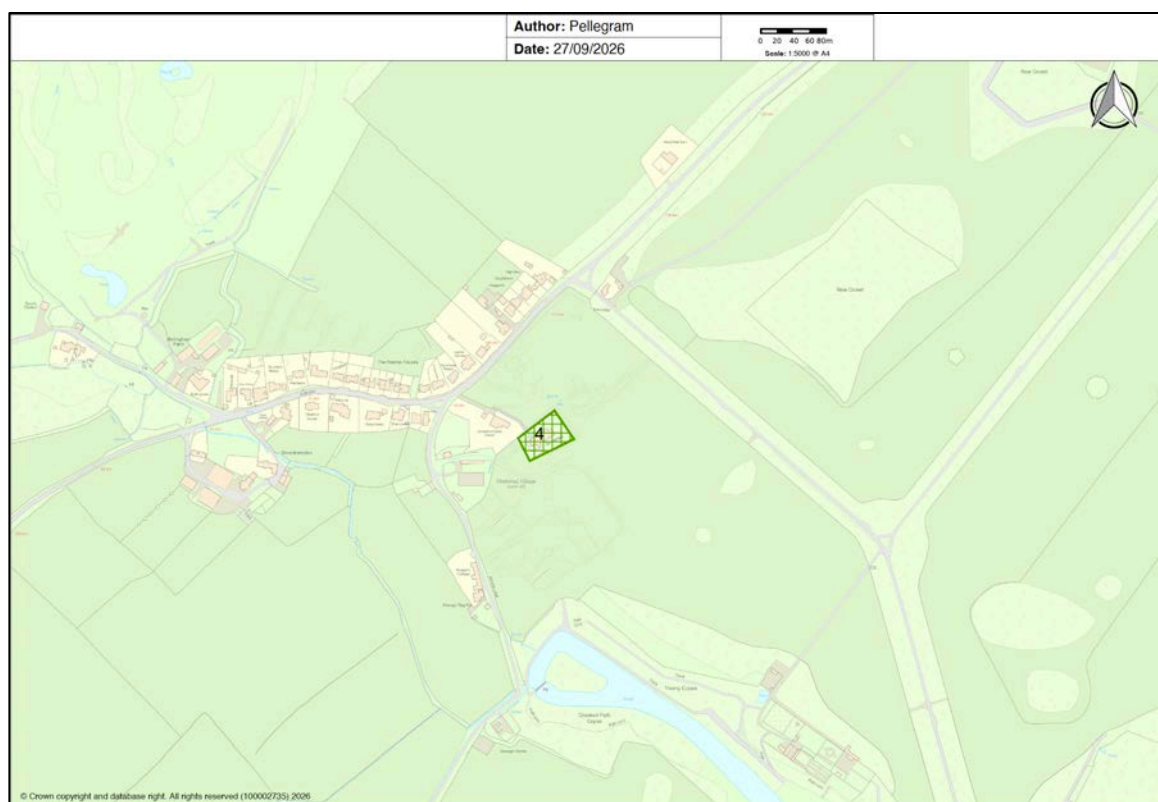
1: The Village Greens – Windrush
These are two areas of visually important green space at the main entrance to the Windrush estate. One is a small area in front of numbers 1-13 Windrush, with the other larger area adjoining this area on the south corner of entrance to Windrush. The Village Greens have been a favourite space for the residents on the Windrush estate for over 25 years. HCPG joined with the residents in 2010 to try and save them and after a protracted legal battle had them officially registered as Village Greens under the guardianship of HCPG. They provide space for respite and recreation for one of the largest housing estates in the town. They provide valuable play space for the children, who have no formal play area on the estate and they are used for the occasional estate events.
2: Highworth Cemetery
A local green space situated along the Cricklade Road on the western side of the town. This is a tranquil area with a small chapel and commanding views over the Thames valley.
3: Highworth Parish Church Churchyard
A tranquil and historic open space within the Conservation Area, visually important to the setting and character of the historic town centre.
4: Sevenhampton Churchyard
A tranquil and historic open space within the Conservation Area of the hamlet, visually important to the setting and character of Sevenhampton. Author Ian Fleming is buried there.

Figure 12: Local Green Spaces in Highworth



Source: Pellegam Ltd. under OS licence 100002735.

Figure 13: Local Green Space in Sevenhampton



Source: Pellegram Ltd. under OS licence 100002735

Policy 10: Local Green Spaces

The following areas, as listed in Table 11 as shown on Figure 12 and Figure 13 and mapped in Appendix 6 are designated as Local Green Space:

1. Village Green
2. Highworth Cemetery
3. Highworth Parish Church Churchyard
4. Sevenhampton Churchyard

Development on these sites will not be supported unless they are consistent with national policy for Green Belts.

11. Sustainable Transport

115. The Neighbourhood Plan 1 identified that most people use private vehicles to travel to work and only a small percentage (5%) are passengers. Most of these commuters travel to Swindon. Frequent bus services exist between Highworth and Swindon.
116. Highworth Town has a comprehensive pedestrian network which puts most neighbourhoods within reasonable distance to the centre. Publicly accessible pedestrian alleys that branch out of High Street along the side of burgage plots are a defining feature of Highworth Town Centre. This arrangement improves the accessibility of the town centre by increasing the number of pedestrian routes available. The Market Place is the only square in the town and has a raised pedestrian section to the north that serves as a natural point of congregation.
117. With a few exceptions, roads in Highworth are equipped with pavements. A number of footpaths also provide onward pedestrian connections from the backs of cul-de-sac developments, but due to their meandering layouts and the hilly topography, they are not easily navigable and suffer from insufficient wayfinding. In addition, the A361 is a major obstacle to pedestrian mobility due to heavy and fast-moving traffic, the narrowness of the pavements, and the infrequency of pedestrian crossings.
118. Beyond the built-up areas, a number of public rights of way (PRoW) connect the town to neighbouring settlements and Swindon through the countryside, especially to the west and the south. Highworth does not have any cycleways, but Highworth Town Council is working on a number of measures, including potential cycle routes, to encourage cycling among residents.

Cycle links between Highworth and Swindon

119. Community consultation for the Neighbourhood Plan 2 has shown that residents feel that Highworth has little safe cycling infrastructure. A recent survey carried out by Highworth Town Council has highlighted that improvements to cycling and walking infrastructure are strongly supported by the population. Section 106 and Community Infrastructure Levy contributions from developers may be used to start enacting the wishes of the population in addition to Swindon Borough Council funding.
120. The consultation workshops supporting Neighbourhood Plan 2 show that Highworth residents already cycle for many of their journeys and would use new routes linking Highworth to Swindon. The main issues that prevent local people from cycling to Swindon now are mainly due to safety fears and the desire to cycle on segregated paths away from traffic. The Swindon Borough Council's LCWIP (Local Cycling and Walking Improvement Plan) routes will help meet this community priority.
121. Swindon Borough Council is updating their Local Transport Plan (LTP4) at the same time as the Local Plan is being reviewed. LTP4 updates LTP3 (2011) and addresses emerging national and local priorities such as climate change, social inclusion, new technology and the inter-dependencies of transport and land use planning.
122. Neighbourhood Plan 1 made significant provision for improvements to the walking and cycling infrastructure for the town, which will be updated here. LTP4 indicates that one of its major challenges is the lack of safe, segregated walking and cycling

routes which are joined up across the borough and into surrounding villages.³ Policy Area 2 in LTP4 encourages active travel to make it easier for people who walk and cycle for their every day journeys.⁴

123. LTP4 indicates that funding will be available when the government delivers its LCWIP. In 2020, the government indicated that £2bn would be available to help local authorities reallocate road space for a significantly increased numbers of cyclists and pedestrians. Swindon's LCWIP (2022) proposes a range of strategic cycle route links which will be developed as the government brings forward funding opportunities under this investment strategy.⁵
124. Highworth was allocated projects in the LCWIP for the following priority schemes, discussed in **Table 12** and illustrated in **Figure 14**:

Table 12: LCWIP proposals for Highworth

Highworth to South Marston	A segregated off-road route running where feasible in parallel to Highworth Road (A361) would provide the most direct route for cyclists between Highworth and Swindon, on a predominantly level gradient. There is scope to establish infrastructure through new developments located along this corridor and upgrading existing informal links such as Kingsdown Lane to improve connectivity with the wider Swindon urban area.
Highworth leisure cycling routes	A network of proposed leisure routes would enable segregated, off-road infrastructure for cyclists on defined corridors, with the scope for lighting to provide a safer and more comfortable environment for users.

Local walking and cycling route network

125. Highworth has a good network of footpaths and footways which has been preserved and extended in newer housing schemes to the west and east of the town. This network offers excellent pedestrian permeability that links residential estates to the town centre and the countryside.
126. Neighbourhood Plan 1 identified existing pathways and routes which is copied here in **Figure 15**.
127. **Figure 16** shows the existing public rights of way as set out on the Definitive Map for Swindon. **Figure 17** shows the leisure cycling routes identified in the LCWIP. **Figure 18** shows the "High Pass" cycle route promoted by Highworth Town Council.

³Swindon Borough Council Local Transport Plan refresh LTP4 draft for consultation, 2021, Para 6.2.1.

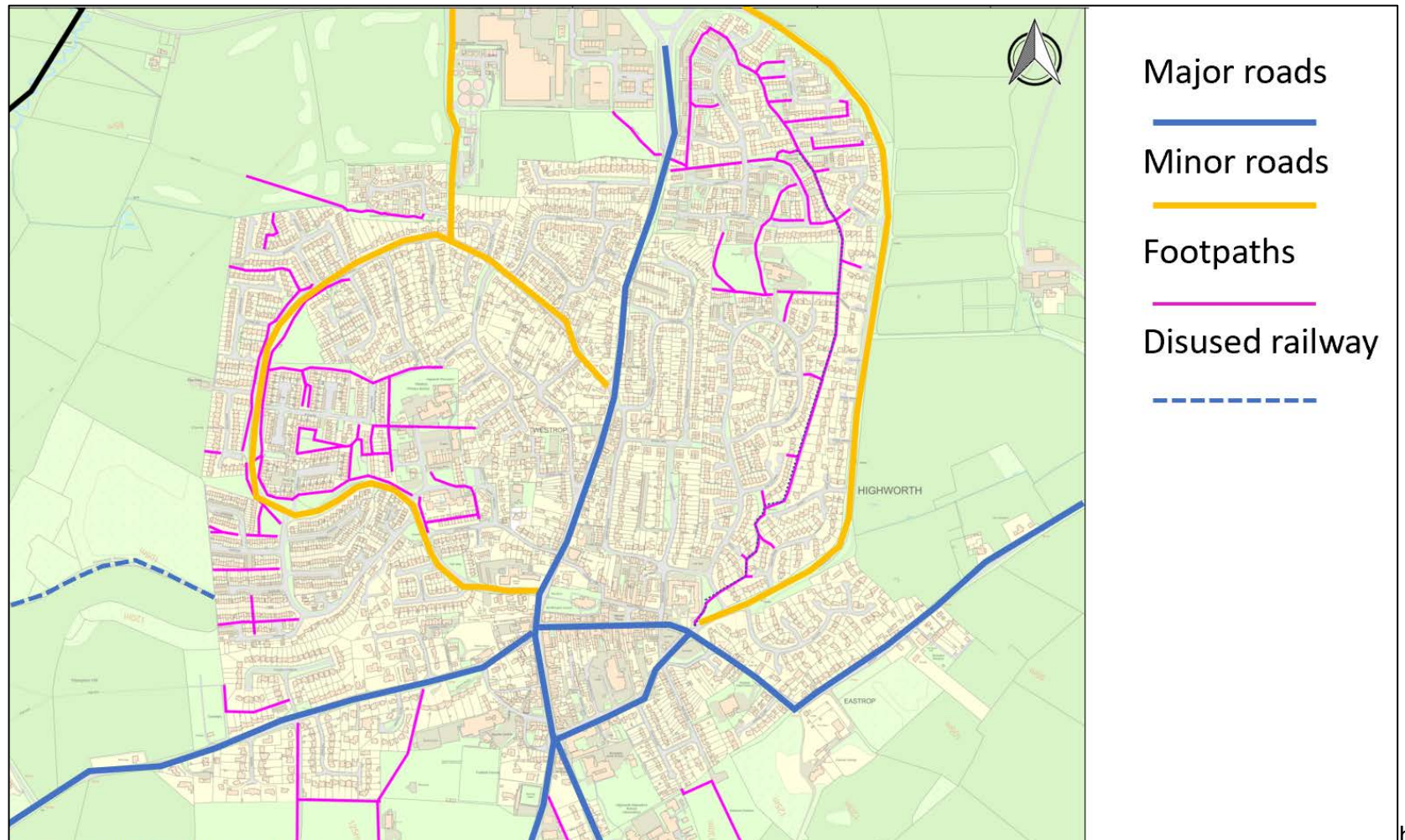
⁴ Swindon Borough Council Local Transport Plan refresh LTP4 draft for consultation, 2021, page 27.

⁵ Swindon Borough Council Local Transport Plan refresh LTP4 draft for consultation, 2021, page 41.

A map of the area around Highworth, showing roads and landmarks. A red line indicates a proposed route starting from Highworth, heading south along the M4 corridor, and then branching off towards the South Marple Industrial Estate. The map includes labels for various locations such as Highworth, Sevenhampton, and South Marple Industrial Estate, as well as road numbers like B4019, B4028, and B4000.

63

Figure 15: Existing walking opportunities in Highworth Town identified in Neighbourhood Plan 1



Source: Pellegam Ltd. under OS licence 100002735

Figure 16: Public Rights of Way in the Neighbourhood Plan Area

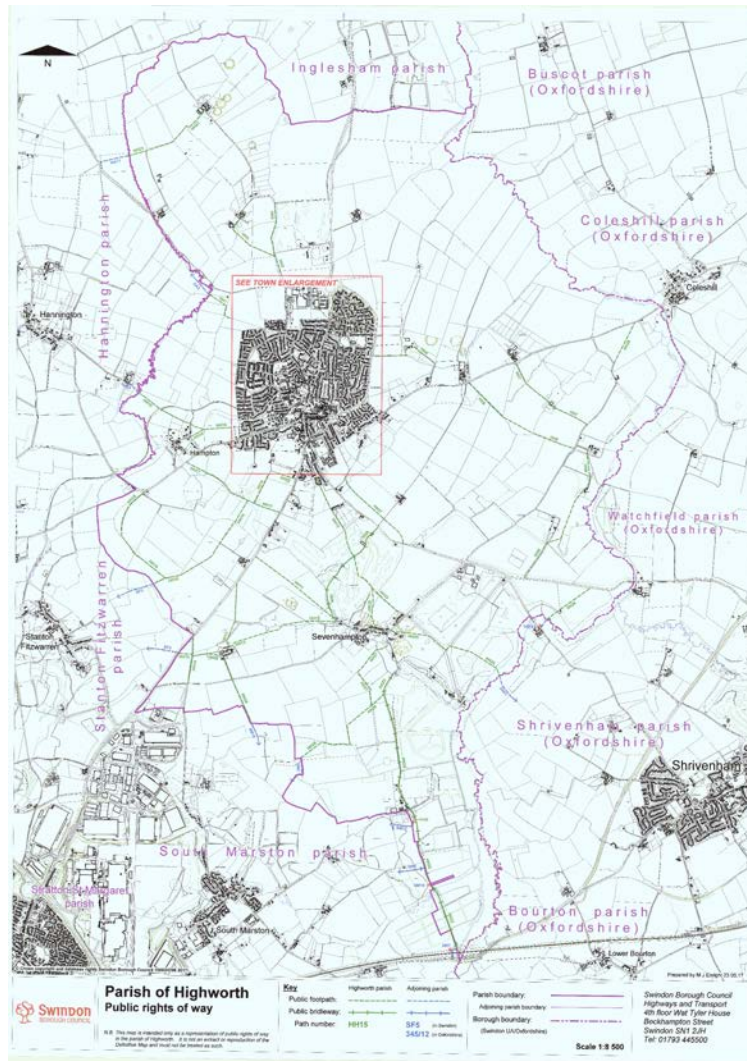
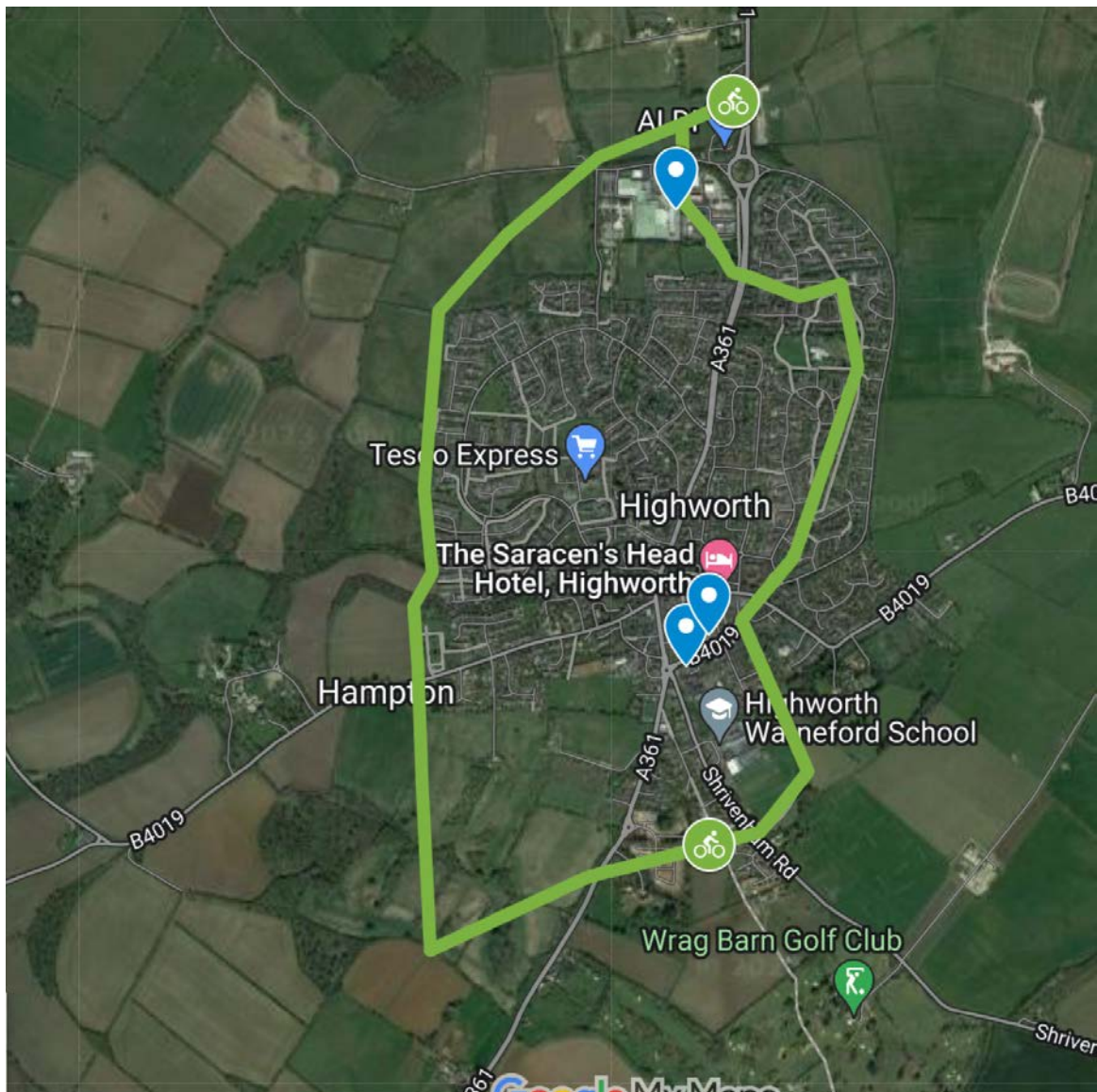


Figure 17: Potential Leisure cycling routes in Highworth from LCWIP



Source: Swindon local cycling and walking infrastructure plan supporting map | Swindon Borough Council

Figure 18: Suggested Circular Cycle Route around Highworth



Source: Highworth Town Council

Swindon and Highworth Light Railway

128. The Swindon and Highworth Light Railway was affectionately known as the Highworth Bunk. It was first proposed in 1873 to provide a rail connection to the GWR in Swindon, to help revive Highworth's flagging cattle Saturday Charter Market and to connect the GWR to the East Gloucester Railway at Lechlade, although the latter was never realised.
129. The route was set out in 1874 and the Bill passed through the Houses of Commons and Lords in 1875. The construction was marred by a service of mishaps, not least a shortage of money. The first passenger train ran for invited guests in 1880, but the line failed the Board of Trade Inspection in 1881. In 1882 GWR bought out the shareholders and invested a further £18,000 into the operation bringing the total cost to £78,872. In 1883 the line was passed by the inspector and the first public train

departed Highworth at 11.00am, 8th May 1883. As well as Highworth and Swindon stations there were three other stations at Hannington, Stanton Fitzwarren and Stratton. On 28th February 1953 the last public passenger train ran to Highworth. Workers trains continued until 3rd August 1962, when the line closed.

130. This disused railway line from Highworth to Swindon is an ideal safe route off the road. It offers the potential for an off-highway route for cyclists in particular to travel safely, both on commuting and leisure journeys. Although not currently available for development, it is considered important to safeguard the route in the event that any development proposal were to arise that potentially impacted on it.

Policy 11: Sustainable transport

- A. Development will be expected to protect and where appropriate to its scale, nature and location, enhance the network of existing public rights of way in the Neighbourhood Plan Area shown in Figures 15 to 18. Enhancements should make, wherever possible, the paths accessible to those with special access needs and complete missing links in the network and severance of existing links due to traffic and other obstacles.**
- B. Existing patterns of connectivity and permeability offered by networks of pedestrian paths through residential developments as highlighted in Figure 15 should be protected and extended, where appropriate, in new residential schemes.**
- C. All cycling provision should be designed in accordance with the Department of Transport Cycle Infrastructure Design: Local Transport Note 1/20 and the Borough Council's Cycle Parking Standard SPD and where possible, segregated cycle paths will be provided alongside new footpaths. To include support links from Highworth to Swindon's vast cycling and walking network.**
- D. Financial contributions will be sought for these improvements where housing and commercial development are reasonably related to and will give rise to the need for improvements to the walking and cycling network.**
- E. The route of the disused Swindon and Highworth Light Railway is protected within the Highworth Neighbourhood Plan Area for the purposes of sustainable transport access. Where development may impact on the route, upgrading of the surface and access to it will be required as part of the proposal.**

12. Biodiversity and Nature Recovery

131. This policy supports delivery of improved biodiversity and local nature recovery in the Highworth area. It is set within the framework of The Environment Act 2021 which introduced two key obligations:

- **Biodiversity Net Gain (BNG):** A requirement for most types of development, delivered by assessing the site's ecological baseline before development and delivering a net gain of 10%.
- **Local Nature Recovery Strategies (LNRS):** Strategic plans intended to support the recovery and enhancement of nature. LNRSs are intended to:
 - Identify opportunities for nature recovery and corridors through maps showing where nature recovery or enhancement should ideally occur – these are called 'opportunity areas' and are illustrated in [Figure 19](#).
 - In opportunity areas, Biodiversity Net Gain (or loss) is assessed at a higher magnitude. This means that there is greater benefit to deliver BNG in opportunity areas and less incentive to develop in them.
 - Guidance is included in the LNRS on how BNG in opportunity areas should be delivered.

132. The responsible authority (Swindon Borough Council and Wiltshire Council) have worked collaboratively with local organisations to establish what action should be taken and where with the Wiltshire and Swindon Local Nature Recovery Strategy, published in October 2025. The Highworth Neighbourhood Plan 2 provides a local statement of priorities and opportunities for biodiversity gain and nature recovery within the framework of the LNRS.

133. There is already a significant level of environmental stewardship in Highworth Neighbourhood Area for local sites such as the former Community Golf Course, Pentylands and elsewhere on local farms. Highworth Town Council also commissioned the Wiltshire and Swindon Biological Records Centre to prepare maps of habitats and ecological data for the local area.

134. The Environment Act 2021 requires that statements of biodiversity priorities set out:

- a description of the strategy area and its biodiversity
- a description of the opportunities for recovering or enhancing biodiversity in the strategy areas
- the priorities for recovering or enhancing biodiversity
- proposals as to potential measures relating to those priorities

The strategy area, local baseline and opportunities

135. The strategy area is the Neighbourhood Area. **Appendix 7** provides detailed habitat maps describing a local baseline. The maps show areas of particular importance to biodiversity, either because of their existing designations, they are locally important or have potential for improvement.

136. There are existing habitats that could benefit from protection and improvement which can be utilised to identify priorities. Development proposals that are required

to provide biodiversity net gain or other nature improvements should consider opportunities for nature recovery, including those set out below where appropriate:

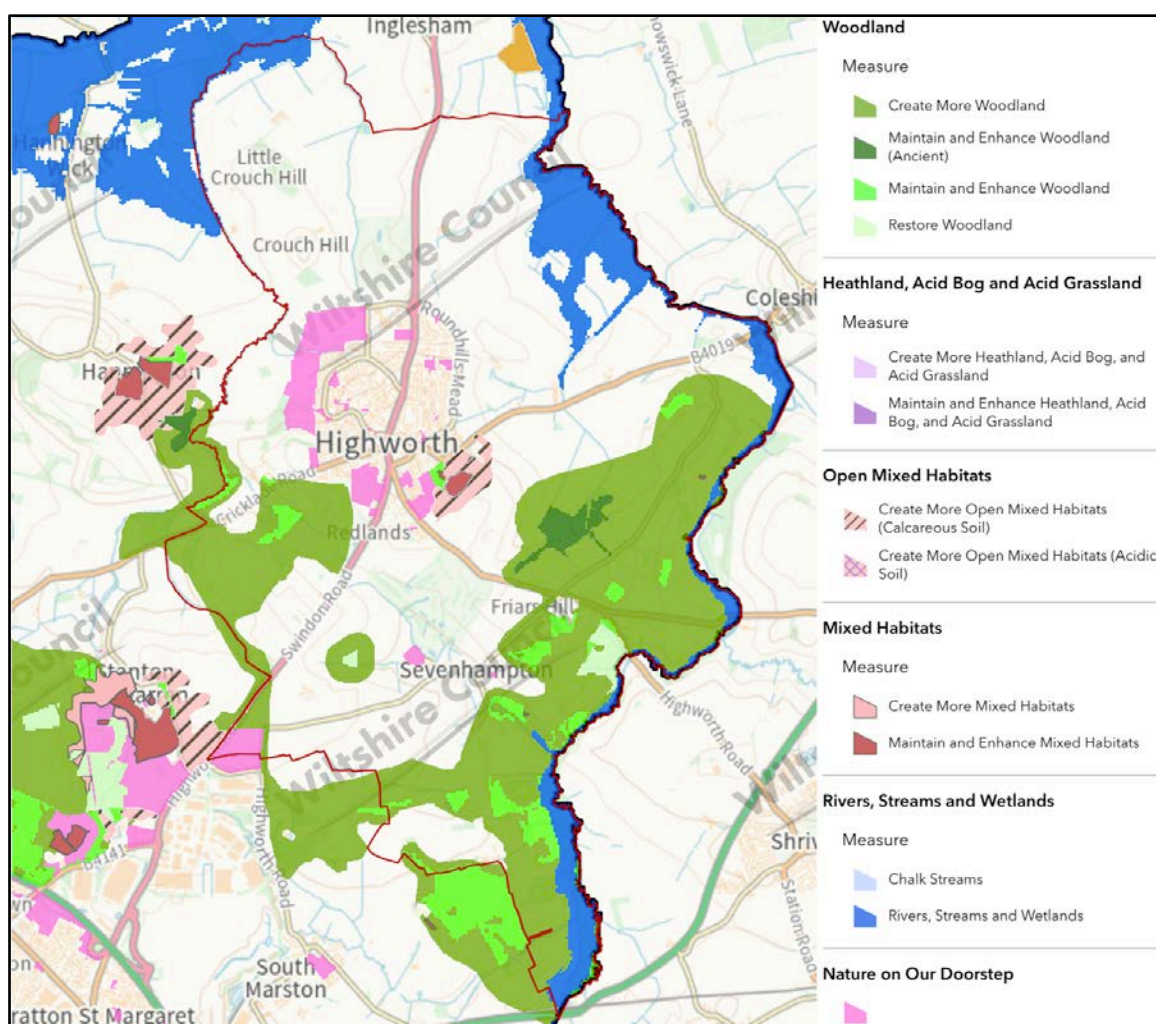
- protecting and improving existing ancient woodland and other wooded areas to increase woodland diversity through planting of new and replacement trees and also improving ground level biodiversity as a woodland habitat.
- maximising opportunities arising from the need to protect Scheduled Monuments and managing the historic environment whilst also promoting nature recovery. A good example would be to introduce wildflower and other planting to provide habitat for birds and invertebrates whilst avoiding deep-rooting plants that might harm a heritage asset.
- Making improvements to existing watercourses for natural flood management and habitat improvements.
- Introducing wildflower and tree planting on public land, particularly on Open Spaces and Local Green Spaces.
- Manage the impact of public access (including from dog walkers) on nature recovery and consider provision of areas where public access should be restricted to avoid disturbance to nature.

Local Nature Recovery Strategy Opportunities

137. LNRS identified opportunities shown on **Figure 19** are discussed below:

- **Woodland restoration, maintenance and creation** – The largest areas of opportunity are to create new woodland in to east, west and south of Highworth.
- **Mixed and Open Mixed Habitats** – Opportunities to create more of this type of habitat are focused to the immediate southeast of Highworth.
- **Rivers, Streams and Wetlands** – the northern and eastern boundaries of the parish provide opportunities to improve river, stream and wetland habitats.
- **Nature on our Doorstep** – Areas within and adjacent to Highworth provide opportunities improve biodiversity near to where people live. It is important to work with the local community to develop and implement a management plan that outlines how on-site nature will be maintained and enhanced. Also, there may need to be targeted interventions such as managing or restoring habitats of specific species present on sites.

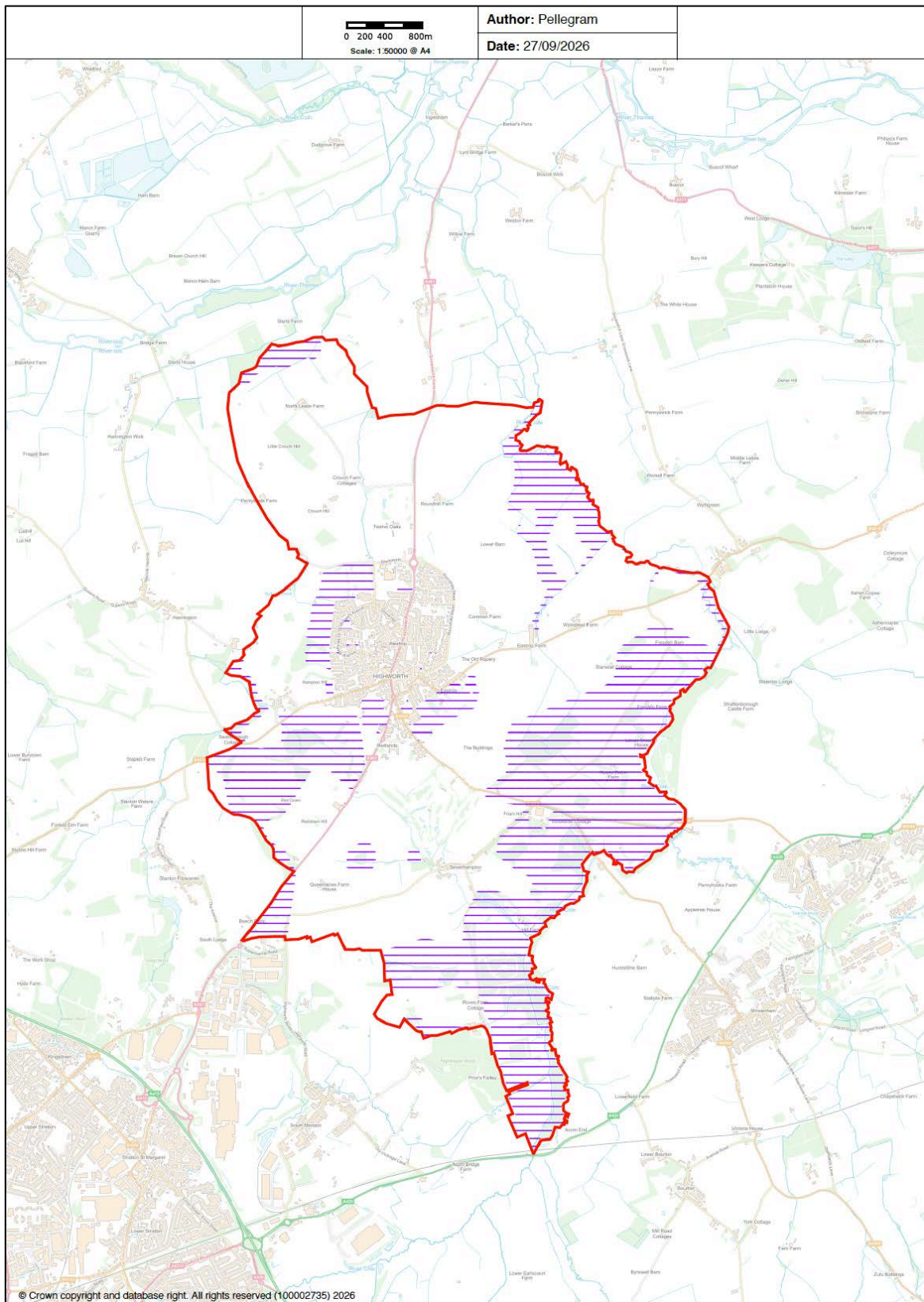
Figure 19: Local Nature Recovery Strategy Opportunities for Highworth



Source: Wiltshire Local Nature Recovery Strategy Interactive Map (September 2026)

138. **Figure 20** shows the complex pattern of areas in **Figure 19** as a broad area of opportunity identified in the LNRS. This should be read in conjunction with **Figure 19**. The area is shown on the Key Diagram for information about where the LNRS has identified opportunities to improve nature recovery in Highworth Parish.

Figure 20: Area of opportunity for nature recovery and improvement identified by the Local Nature Recovery Strategy



Source: Pellegram Ltd. under OS licence 100002735

Local Plan policy

139. Swindon Borough Local Plan Policy EN1: Green Infrastructure Network, in accordance with the Swindon Borough Green Infrastructure Strategy requires that development shall protect and enhance green infrastructure including trees, habitats, hedges and woodlands. Development shall provide and design green infrastructure to integrate with existing green corridors identified in the policies map. **Figure 20** shows where the LNRS has identified opportunities for nature recovery in Highworth Parish.
140. Swindon Borough Local Plan Policy EN4 requires development to avoid direct and indirect negative impact on sites identified on the policies map and damage or disturbance to local sites will generally be unacceptable. All development should provide biodiversity net gain which is defined in the Environment Act as a 10% net improvement.

Policy 12: Biodiversity and nature recovery

- A. Where appropriate to its scale, nature and location, development should support the implementation of the green infrastructure network as identified by the Swindon Local Plan Policy EN1 and Policies Map and take account of and implement where possible measures identified as a priority in the Wiltshire and Swindon Local Nature Recovery Strategy.
- B. Development proposals should seek to retain existing trees, hedgerows and wildlife corridors. Development proposals affecting trees, hedgerows and wildlife corridors and where appropriate, should be accompanied by a detailed arboricultural survey which justifies any removal of trees and hedgerows in terms of their health or danger presented as a result of condition or position. Trees to be retained must be protected during the construction phase of the development.
- C. In addition to the mandatory Biodiversity Net Gain requirements as established by the Environment Act 2021, the following additional requirements are supported:
- i. Contact with Swindon Borough Council to seek advice on any conclusions and recommendations of the Local Nature Recovery Strategy that relate to the proposal.
 - ii. Where Biodiversity Net Gain cannot be delivered on site, off-site provision will be supported in the Highworth Neighbourhood Area to take account of and implement the priorities in the Local Nature Recovery Strategy.
 - iii. Where appropriate to the scale, location and nature of the proposal, the submission of an Ecological Impact Assessment to demonstrate how a project may impact biodiversity and what measures can be taken to mitigate negative effects.

PART 4

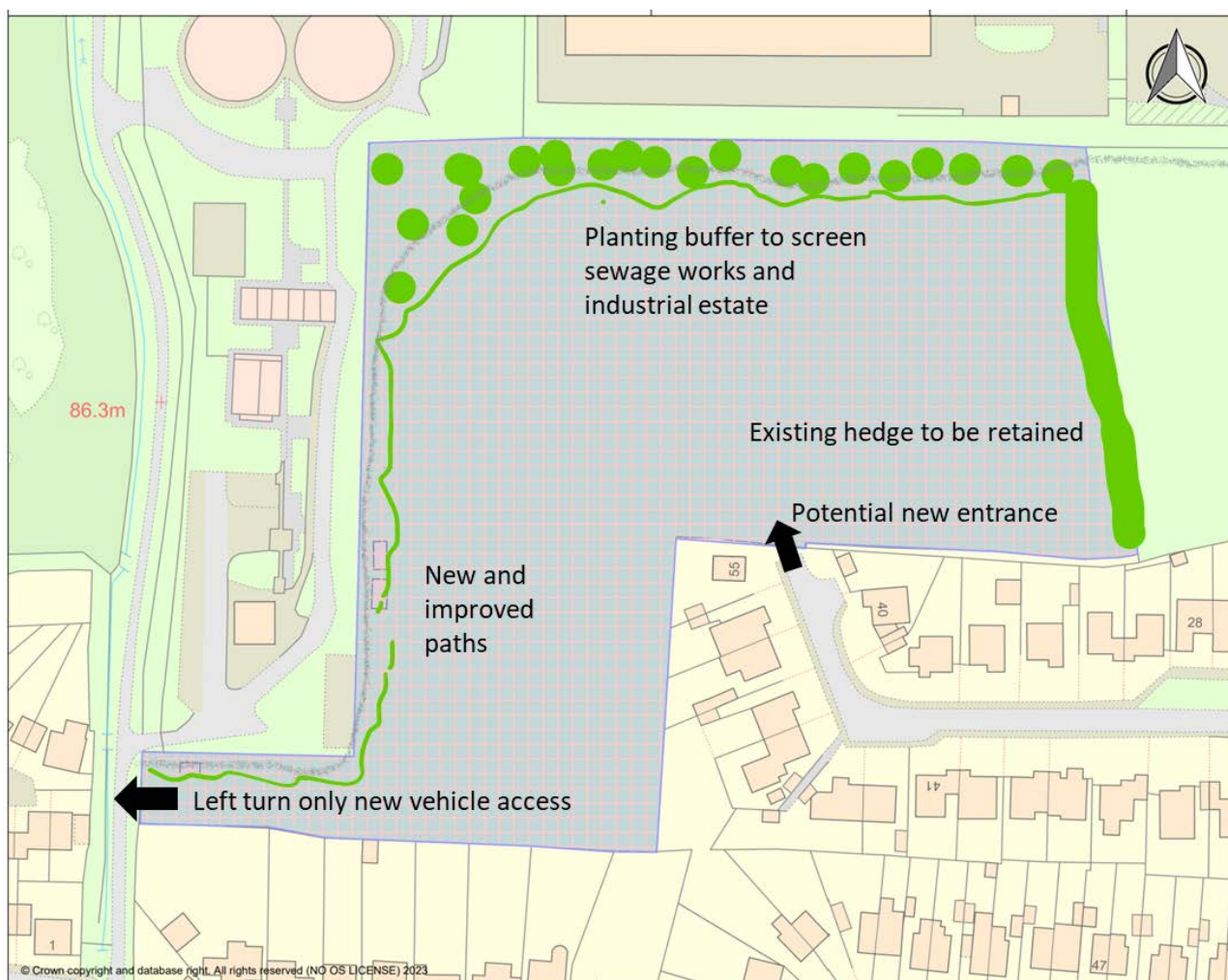
Monitoring

141. During the plan period 2021 to 2036 the Planning Committee of Highworth Town Council will monitor and review the effectiveness of the Neighbourhood Plan in the planning application decision-making process. Quarterly Monitoring Reports will be submitted to the Town Council
142. The Plan will be monitored on a quarterly basis once made and will look at the following:
 - How the policies are being applied to shape decisions on all planning applications and appeals.
 - Whether or not permitted projects are being implemented and achieved.
 - Monies raised through a Legal Agreement (s106) and the Community Infrastructure Levy (CIL) and how they are being spent.
 - Whether or not the aims and objectives of the Neighbourhood Plan are being met and achieved.
 - Changes to both National and Local Planning Policies.
 - Social, economical and environmental changes within and immediately adjacent to the Neighbourhood Plan Area.
143. Consideration of any of the above factors could require the need to review the Neighbourhood Plan. If this is the case, the changes will need to be explored to understand whether or not a minor, material or full review is required and the necessary steps to bring the plan back to make it up to date and thus compliant with both National and Local Planning Policies.

PART 5

Appendices

Appendix 1: Crane Furlong Development Brief



The allocation is deliverable

144. The Neighbourhood Plan 1 allocated land at Crane Furlong for housing. That site had not been developed at the time when the Neighbourhood Plan 2 was prepared. The Qualifying Body (Highworth Town Council) contacted the landowner and agent for the site to understand whether the allocation should be carried forward. An email communication in December 2023 confirmed that a planning application was being finalised with the Local Planning Authority and other key stakeholders and that the draft Section106 agreement is in discussion with the Local Planning Authority.
145. This site therefore continues to meet the definition of a “deliverable” site because it is available now, it is located in a suitable location because it is currently allocated in Neighbourhood Plan 1, and there is a realistic prospect that it will be delivered in the next five years.

Crane Furlong Site Description

146. The site slopes very gently to the north and is located on low-lying land (90 – 85m contours) to the north of the town, adjacent to the industrial estate and sewage works. Its current use is low level grazing agriculture, and it is 2.32ha in size. It is located between residential development to the south and the industrial state to the north, and Pentylands Lane and Crane Furlong could potentially offer access to the site.

Planning Context

147. The site is outside the settlement boundary carried over into the Swindon Local Plan 2026 (SBLP) from the previous Swindon Local Plan. Allocations outside this boundary in Neighbourhood Plans are acceptable within the terms of Policy SD2 c) of the SLP. The site has been assessed in the SHLAA; sites 731 and 1135 refer. It has been assessed in this document as deliverable in 0-5 years. Development will be required to comply with planning policy in the Neighbourhood Plan 2 and the overall Development Plan. Particular attention is drawn to policies DE1, DE2 and EN7 in the SBLP.

Site Constraints

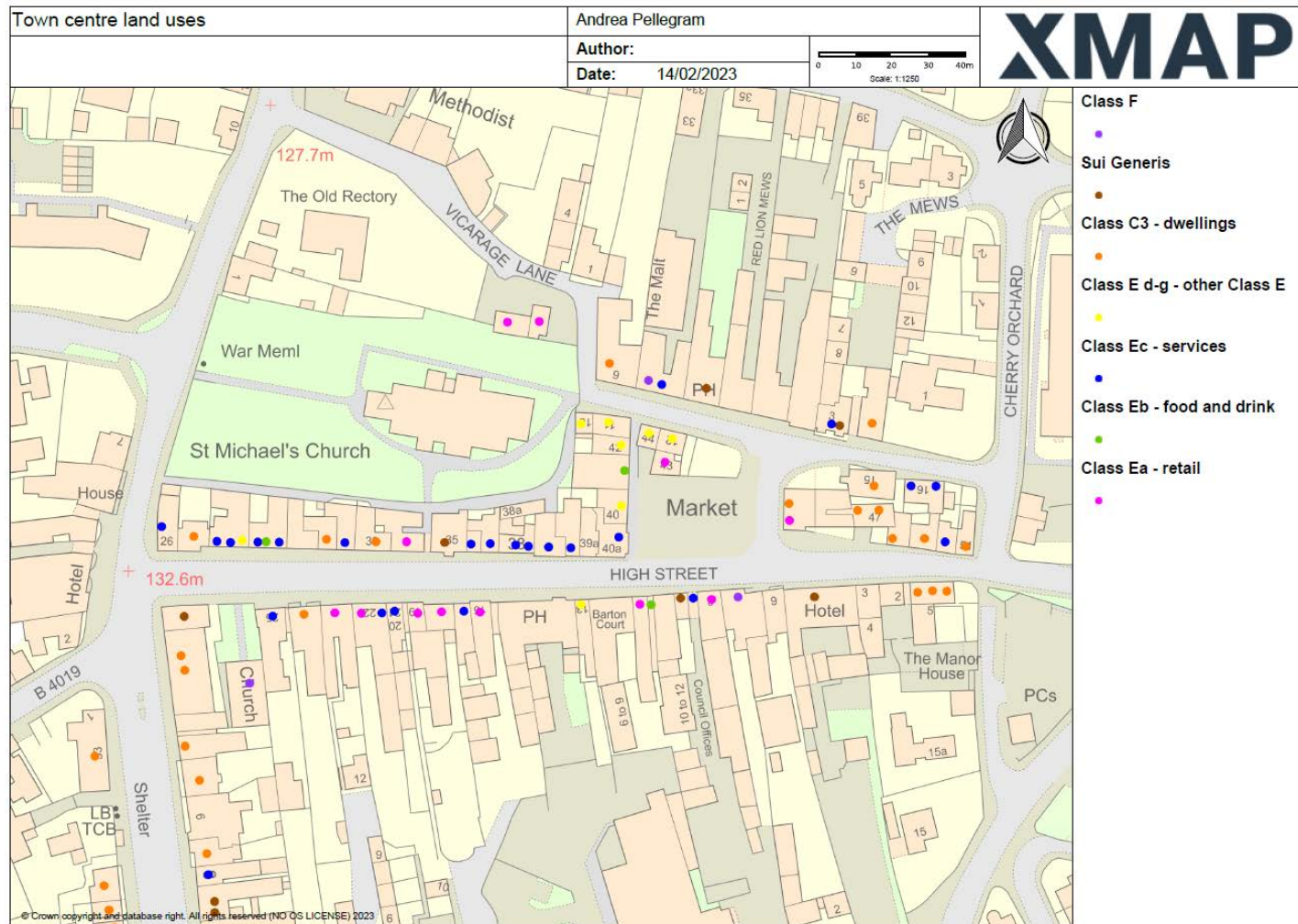
148. There are no significant flood risks associated with the site, although adjacent development is reported to have dealt with small springs and ground water. Thames Water consider wastewater infrastructure capability adequate, but surface water should not be taken to the public sewer.
149. Environmental Health at the Borough Council have indicated initial concerns about the proximity of the site to the sewage works and industrial area; odours from the former and noise nuisance from the latter are issues. The developer will be required to use part of the site for mitigation purposes, as discussed below.

Site Requirements

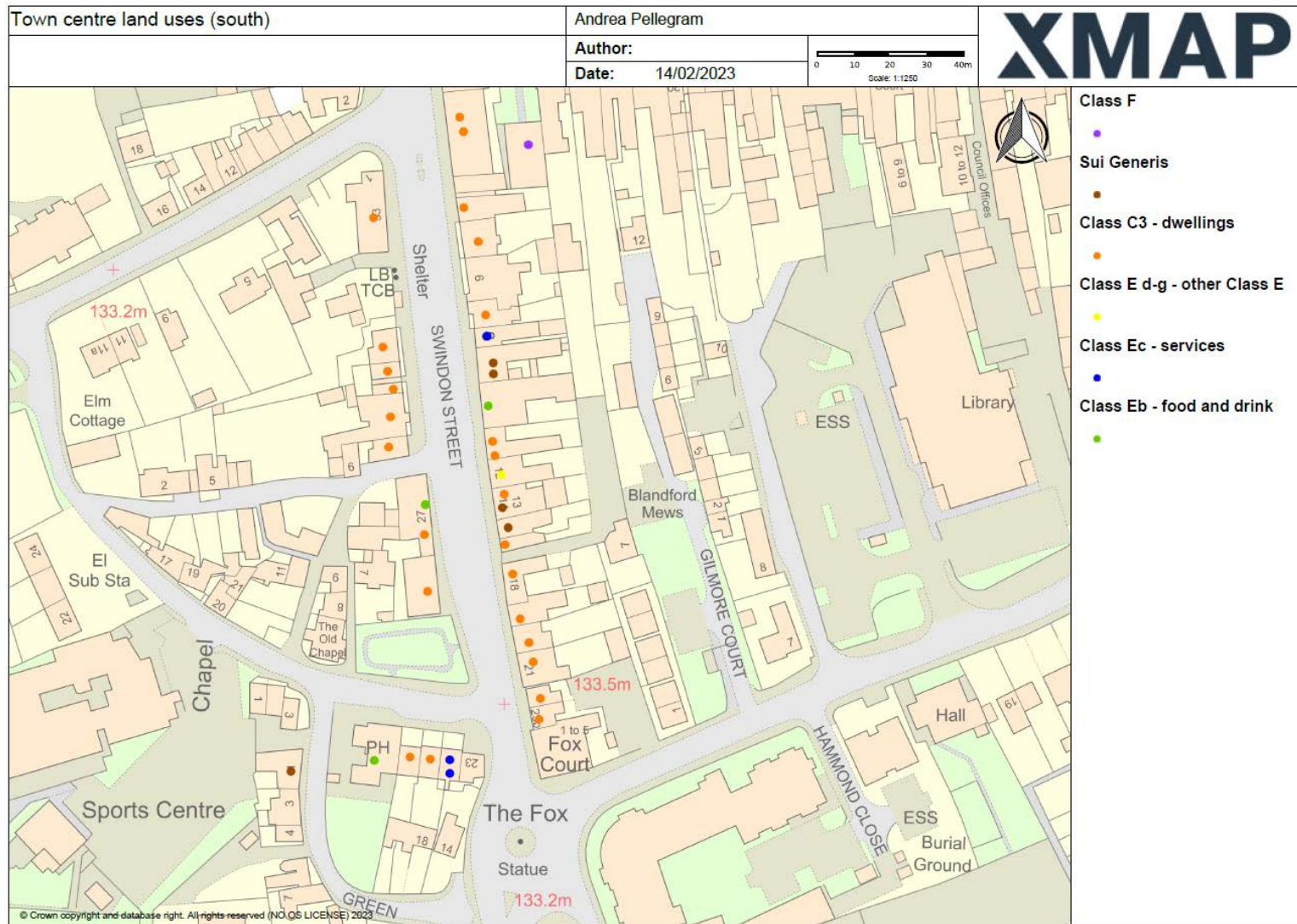
150. The number of dwellings achieved on this site should be a minimum of 42 unless constraints, which may be evidenced as part of a detailed planning application, are identified and require a lesser number.

151. The development will not be required to provide an area of open space, but it will be required to contribute to the improvement of open space in Highworth. Improvements may include provision of a Multiple Use Games Area (MUGA), seating areas, planting and drainage works which will have to be considered further, in detail. CIL receipts for the Town Council are likely to be spent on town centre improvements.
152. Thames Water and Environmental Health require an Odour Assessment to determine the extent of mitigation and the buffer zone. Environmental Health have concerns about the proximity of the site to the industrial estate and will also require a noise evaluation to be undertaken. The map shows an indicative landscape buffer to allow for appropriate mitigation. Its exact extent will depend on the results of the assessments referred to above. The County Archaeologist requires an archaeological survey to be undertaken as part of any planning application. In the event of any archaeological finds, appropriate mitigation measures will need to be considered, which may constrain the extent of development.
153. There are two access options via Pentylands Lane and Crane Furlong which are shown on the plan in this appendix. The access onto Pentylands Lane is required to encourage turn left only movements, and will need to suit any new access constructed as part of the development to the west of the site (Planning permissions S/11/0280 and S/RES/12/0640 refer). Further improvement works on the wider adjacent residential roads, particularly Pentylands Lane, maybe required as well. Preference would be given to access via Lechlade Road.
154. The housing mix, types and densities of dwellings shall be in accordance with Neighbourhood Plan 2 policy 1. It is estimated that 42 dwellings can be provided on the site but this is contingent on the result of the noise and odour assessments. The affordable housing component should be 30% in accordance with Policy HA2 in SBLP 2026.
155. Design of housing is to comply with Neighbourhood Plan 2 policy 7 and other requirements of the Development Plan. There is a need to protect the privacy of dwellings which currently abut the site and proposed dwellings need to be set back from the boundary to achieve this. Main external elevational treatments to be brick in keeping with rest of the town. Any development will also need to comply with the HNP design codes, design requirements of policy DE1 of the Swindon Local Plan and the Residential Design Guide (June 2016). The developer is encouraged to submit proposals for design review prior to any application, in line with the design code and consult with local residents and the Town Council.

Appendix 2: Land uses within the Town Centre



Source: Pellegram Ltd. under OS licence 100002735



Source: Pellegram Ltd. under OS licence 100002735

HIGHWORTH TOWN CENTRE					NO	ADDRESS AND OCCUPANT	LAND USE DESCRIPTION	LAND USE CLASSIFICATION	COMMENTS
LAND USES, MARCH 2022									
High Street									
NO	ADDRESS AND OCCUPANT	LAND USE DESCRIPTION	LAND USE CLASSIFICATION	COMMENTS					
1	The Manor House	Dwelling	C3a		14	14-15 High Street King and Queen	Public House	Sui generis	
2	The Manor House	Dwelling	C3a		15	16 High Street Andrew's	Butcher	E(a)	
3	The Manor House	Dwelling	C3a		17	17 High Street Samuel Miles	Estate Agent	E(c)(ii)	
4	4-5 High Street Saracens Head Hotel	Hotel & Public House	C1/Sui generis		18	18 High Street McColl's	Convenience Store	E(a)	
5	6 High Street Gloucester House	Institution	C2A		19	19 High Street Highworth Flowers	Flowers	E(a)	
6	7 High Street Information & Craft Centre and Museum	Tourist Information Centre (TIC)	F1	Includes a salon	20	20-21 High Street Archway Veterinary Surgery	Vets	E(c)(ii)	
7	8 High Street Bloomfields	Delicatessen	E(a)(b)	Eating/drinking on premises	21	22 High Street The Director's Cut	Barber	E©(ii)	
8	9 High Street Grosvenor Consultancy	Financial Services	E(c)(i)		22	22A High Street Haine and Smith	Optician	E(a)	
9	10 High Street Kebria Tandoori	Takeaway	Sui generis		23	23 High Street Prospect	Charity shop	E(a)	
10	11 High Street Highworth Hardware	DIY	E(a)		24	24 High Street Inigo House	Dwelling	C3a	
11	12 High Street The Old Bakery	Tea Room	E(b)		25	25 High Street Hanley's	Estate Agents	E(c)(ii)	
12	13 High Street Highworth Physiotherapy Clinic	Clinic	E(e)		26	Highworth United Reformed Church	Public worship	F1(f)	
					27	Betfred	Betting Office	Sui generis	1 Swindon Street
					28	26 High Street Highworth Travel	Travel Agents	E(c)(ii)	Offices above

Highworth Neighbourhood Plan 2 (September 2026)

NO	ADDRESS AND OCCUPANT	LAND USE DESCRIPTION	LAND USE CLASSIFICATION	COMMENTS
29	27 High Street	Dwelling	C3a	
30	28 High Street CDA Commercial Financial	Offices	E(g)	
31	28A High Street Solo Lash and Nails	Salon	E(c)(ii)	
32	28B High Street Newson Films	Professional Services	E(c)(iii)	
33	29 High Street Highworth Nails	Salon	E(c)(ii)	
34	29A High Street	Barbers	E(c)(ii)	
35	30 High Street Solan's	Restaurant and Bar	E(b)	Indian food
36	31 High Street Dolphin Cottage	Dwelling	C3a	
37	32 High Street Dandelion Financial	Financial Services	E(c)(i)	
38	33 High Street	Dwelling	C3a	
39	34 High Street	Bridal	E(a)	
40	35 High Street Headliners Hair and Beauty	Salon	E(c)(ii)	Residential above
41	35A High street Smarts Fish Bar	Takeaway	Sui generis	English food Residential above
42	36 High Street Richard James	Estate Agents	E(c)(ii)	
43	37 High Street Esquire Gentleman's	Barber	E(c)(ii)	

NO	Hairdresser ADDRESS AND OCCUPANT	LAND USE DESCRIPTION	LAND USE CLASSIFICATION	COMMENTS
44	38 High Street Moonstone Dog Grooming	Salon	E(c)(ii)	
45	38A High Street Two's Company Unisex Hairdressing	Salon	E(c)(ii)	
46	39 High Street Coventry Building Society	Building Society	E(c)(i)	
47	39A High Street Lighthouse Bookshop	Book shop	E(a)	Also TIC
48	40A High Street Allan and Harris	Estate Agent	E(c)(ii)	
49	40 High Street C & R Legal Ltd	Office	E(g)	
50	41 High Street TT Linett	Cafe	E(b)	
51	42 High Street Dental Care	Dentist	E(e)	10 and 11 Sheep Street
52	43 High Street Sue Ryder	Charity shop	E(a)	
53	44 High Street Overy & Co	Office Accountant	E(g)	
54	45-46 High Street Emporium	Fancy goods shop	E(a)	
55	46A High Street	Dwelling	C3a	
56	47 High Street	Dwelling	C3a	
57	47A High Street	Dwelling	C3a	

58 NO	47B High Street ADDRESS AND OCCUPANT	Dwelling LAND USE DESCRIPTION	C3a LAND USE CLASSIFICATION	COMMENTS
59	48 High Street Rose Cottage	Dwelling	C3a	
60	49 High Street	Dwelling	C3a	
61	50 High Street Mulberry House Group	Professional Services	E(c)(ii)	
62	51 High Street	Dwelling	C3a	

<u>Sheep Street</u>									
NO	ADDRESS AND OCCUPANT	LAND USE DESCRIPTION	LAND USE CLASSIFICATION	COMMENTS	NO	ADDRESS AND OCCUPANT	LAND USE DESCRIPTION	LAND USE CLASSIFICATION	COMMENTS
1	1 Sheep Street	Dwelling	C3a		14	16 Sheep Street <u>Ottoway House</u>	Barbers	E(c)(ii)	
2	2 Sheep Street Karoline Saunders	Salon	E(c)(ii)		15	16A Sheep Street Highworth Clinic (Chiropodist and Podiatrist)	Clinic	E(c)(ii)	
3	3 Sheep Street	Vacant	Sui generis	Previously a Dry Cleaners					
4	4 Sheep Street The Pharmacy	Pharmacy	E(a)						
5	5 Sheep Street Boutique Charity Shop	Charity shop	E(a)	Previously a Post office					
6	6 Sheep Street Selby and Co	Offices Solicitors	E(g)						
7	7 Sheep Street The Globe	Public House	Sui generis						
8	8 Sheep Street Jackie Kerr Recruitment	Employment Agency	E(c)(ii)						
9	8A Sheep Street The Bridge Centre	Public worship	F1(f)						
10	9 Sheep Street	Dwelling	C3a						
11	10 & 11 Sheep Street Dental Care	Dentist	E(e)						
12	12 Sheep Street TA Reed (Wiltshire) Ltd	Offices	E(g)(i)						
13	15 Sheep Street	Dwelling	C3a						

Highworth Neighbourhood Plan 2 (September 2026)

<u>Swindon Street</u>										<u>The Green</u>				
NO	ADDRESS AND OCCUPANT	LAND USE DESCRIPTION	LAND USE CLASSIFICATION	COMMENTS	NO	ADDRESS AND OCCUPANT	LAND USE DESCRIPTION	LAND USE CLASSIFICATION	COMMENTS	NO	ADDRESS AND OCCUPANT	LAND USE DESCRIPTION	LAND USE CLASSIFICATION	COMMENTS
1	1-2 Swindon Street Betfred	Betting office	Sui generis		17	14A Swindon Street	Dwelling	C3a	Flat	1	19 The Green Rose & Crown	Public House	Sui generis	
2	2A Swindon Street	Dwelling	C3a	Flats	18	15 Swindon Street Tasty Garden	Takeaway	Sui generis	Chinese food	2	20 The Green	Dwelling	C3a	
3	2B Swindon Street	Dwelling	C3a	Flats	19	16 Swindon Street	Dwelling	C3a	House	3	21 The Green	Dwelling	C3a	
4	3 Swindon Street Reuben Digital	Office			20	18 Swindon Street Autumn Cottage	Dwelling	C3a	House	4	22 The Green The Bridge Veterinary Clinic	Vets	E(c)(ii)	
5	4 Swindon Street	Dwelling	C3a	House	21	19 Swindon Street	Dwelling	C3a	House	5	22A The Green Sweeney's	Salon	E(c)(ii)	
6	5 Swindon Street Burford House	Dwelling	C3a	House	22	20 Swindon Street Pilgrims Cottage	Dwelling	C3a	House	<u>Westrop</u>				
7	6 Swindon Street	B & B	C1		23	21-23 Swindon Street	Dwelling	C3a	House	NO	ADDRESS AND OCCUPANT	LAND USE DESCRIPTION	LAND USE CLASSIFICATION	COMMENTS
8	7 Swindon Street	Dwelling	C3a	House	24	23A Swindon Street	Dwelling	C3a	House	1	The Highworth Hotel	Hotel and Restaurant	C1 and Sui generis	
9	8 Swindon Street Pamper Lounge	Salon	E(c)(ii)		25	23B Swindon Street	Dwelling	C3a	House					
10	9 Swindon Street <u>Pizzaria</u>	Takeaway	Sui generis	Italian food	25	24-25 Swindon Street	Dwelling	C3a	Flats (Old Fox PH) (1-5 Fox Court)					
11	9A Swindon Street Kebab Grill	Takeaway	Sui generis	Turkish food	26	26 Swindon Street Ciao <u>Eatalia</u>	Restaurant	E(b)	Italian food					
12	10 Swindon Street Spice Kitchen	Restaurant	E(b)	Indian food	27	27 Swindon Street	House	C3a						
13	11 Swindon Street	Dwelling	C3a	House	28	27A Swindon Road Sammy's	Takeaway	E(b)	Chinese food					
14	11A Swindon Street	Dwelling	C3a		29	28 Swindon Street	Dwelling	C3a						
15	12 Swindon Street EFP (Executive Financial Planning)	Offices	Eg(i)		30	29 Swindon Street	Dwelling	C3a						
16	13-14 Swindon Street Dolphin Fish Bar	Takeaway	Sui generis	English food	31	30 Swindon Street	Dwelling	C3a						
					32	31 Swindon Street	Dwelling	C3a						
					33	32 Swindon Street	Dwelling	C3a						
					34	33 Swindon Street	Dwelling	C3a						

Appendix 3: Other retail (not in the Town Centre)

Newburgh Place

Number	Address and comments	Land use
1	Lions Charity Shop 23 Newburgh Place Charity Shop	E(a)
2	Cushty Food Supplies 24 Newburgh Place Convenience Store	E(a)
3	Home Farm Pharmacy 25 Newburgh Place Pharmacy Serves surgery	E(a)
4	Highworth Holistic Health Clinic 26 Newburgh Place	E(e)
5	G & L Evans Funeral Group 27 Newburgh Place Funeral Directors	E(c)(iii)
6	Wiltshire Vape Co 28 Newburgh Place Vaping Shop	E(c)(iii)
7	Tesco Stores Ltd "Extra" store 29 Newburgh Place Supermarket	E(a)

Individual Shops

Co-op Foodstore Brewery Street Highworth SN6 7AJ Library on upper floor	E9(a)
Budgens Supermarket (and petrol filling station) Swindon Road, Highworth SN6 7DE	sui generis
Aldi foodstore Corner of Blackworth and Lechlade Road, Highworth SN6 7QH	E(a)
Red Down Farm Swindon Road, Highworth SN6	Sui generis
Highworth Saturday Charter Market Market Place Highworth SN6 7AQ Up to 16 stalls provided – trader owned self-erect Open on Saturdays from 8am, extending into the High Street on special occasions such as May Day and the Christmas light switch on Operated by Highworth Town Council	Outdoor general retail – E(a)

Appendix 4: Blackworth Industrial estate businesses at May 2022

Unit Occupier Activity Notes	
1 Edwards Bays Ltd	Heating & plumbing engineers
2 Edward Bays Ltd As above	
3 Ridgway Structures Ltd	Steel fabricators
4 Ridgway Structures Ltd As above	
5 Ridgway Structures Ltd As above	
6 Clarky's Autos	Car servicing
7 Vacant Not available For sale (Lovedays)	
8 Vacant Not available	
9 LAP911 Ltd.	Vehicle repair shop
10 Vacant Not available	
11 Rotech (Swindon) Ltd	Technical testing & analysis
12 BS Light engineers	
12A BS As above	
14 Franklin Memorials Ltd	Stonemasons
15 Wiltshire Windows Ltd	UPVc products
16 Euro Foods Traders Ltd	Non-specialised wholesale of food, beverages& tobacco
17 G J Services (Swindon) Ltd	Building completion & finishing
18 Goola Acai UK	Produce merchants & Saturday Charter Markets
19 Swindon Memorials Ltd	Stonemasons
20 Autodocs	Car repairs & MOTs
21 Hoggies	Model railway supplier
22 Vincent Rickards	Cabinet maker
23 Vacant Not available	
24 Sapphire Group UK Ltd	Electricians & electrical contractors
25 Vacant Not available	
26 Vacant Not available	
27 Gardening Naturally Ltd	Natural and organic crop protection products
31 Magnet Sales & Service Ltd	Home improvement
Blackworth Court	
1 Troika Systems	Manufacturer of electronic industrial process control equipment
2 Vacant Not available For sale (Lovedays)	
3 TLB Direct	Management services
4 Troika Systems As Unit 1 above	
5 Digital Trading	Website design & graphic design agency
5 Party Ideas	Hospitality
6 Computer Equipment Centre	Products and servicing
Unit 1	
Thames Water Depot	Utility provider
Unit 5	
UTN Training	Training services
Unit J	
Roger Simpson Ltd (Subaru)	Car sales and servicing
Unit K (Bromley House, Victoria House and warehouse)	
Neptune Europe Ltd	Design and manufacture of household furniture, lighting and accessories
PACM House	
Adcutech Ltd	Education support services
Tesla Park	
Cotswold Vehicle Recovery Swindon Ltd	Vehicle recovery and storage

NOTES

Each commercial unit/site has its own designated car parking. On-street car parking – no highway restrictions in place. The industrial estate is served by Bus Service 7 – bus stop located on Lechlade Road.

TS TECH Co Ltd - Factory complex closed in August 2021 – site put up for sale. Sold in early 2022 to the MCR Property Group – now occupied by Neptune Europe Ltd.

Appendix 5: Organised clubs and activities available in Highworth

1. Monday Fun
2. Breastmates
3. Little Ladybirds Busybugs
4. Bumps 2 Babies
5. Shake Rattle and Roll
6. Toddler Trampolining
7. Junior Trampolining
8. Toddler Splash
9. Tiny Tots Football
10. Walking Club
11. Walking Football
12. 50's Gymnastics
13. Rangers Highworth
14. Day Care Club
15. 878 Squadron ATC – Newburgh Place
16. Rhyme Time under 3's
17. Storytime under 5's
18. Craft and Story Time
19. Little Treasures Toddler Group
20. Pilates over 60's
21. Zumba
22. Artist Society
23. Choral Society
24. Craft Group
25. Highworth Songsters
26. Badminton Club
27. Running Club
28. Tennis Club – Junior and adult
29. Highworth Amateur Dramatic Society
30. Silver Band
31. Highworth Flower Club
32. Scribblers Writing Group
33. Slimming World
34. Highworth Historical Society
35. Royal British Legion
36. Highworth and District Lions
37. Gardening Club
38. District Probus Club
39. Family History Group
40. Camera Club
41. Expert Patient Programme
42. Afternoon WI Evening WI
43. Wednesday Club
44. Sisterhood
45. Job Club
46. Western Front Association
47. Highworth Junior Football
48. Highworth Town Football Club
49. Brownies
50. Rainbows
51. Guides
52. Cubs Scouts
53. Adventure Scouts
54. Woodcraft
55. Highworth Freemasons
56. Highworth Swimming Club
57. Highworth Diving Club
58. Highworth Canoe Club
59. Fishing Club
60. Highworth Film Society
61. U3A
62. Petanque group
63. Highworth Community Partnership Group
64. Senior Citizens' Luncheon Club
65. Bang to Rites
66. U3A Tai Chi Group
67. Music Alive – musical experience for people with disabilities
68. Forget-me-not Dementia Café
69. Elias Performing Arts
70. Alcoholics Anonymous
71. Bang to Rites
72. Community Shed (Coleshill)
73. Ukelele Club
74. Fitsteps
75. Children's Book Club

Appendix 6: Local Green Spaces

1 Village Greens in Windrush



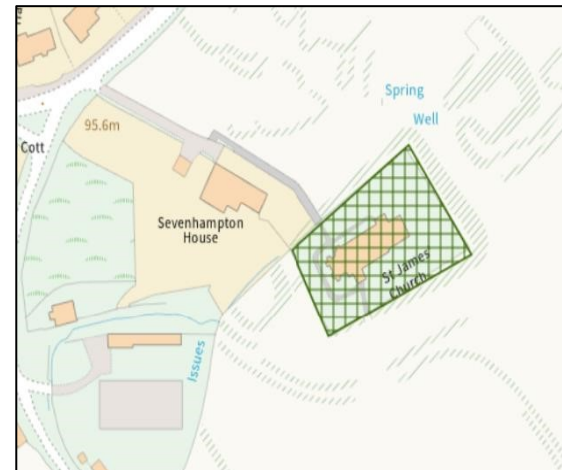
2 Highworth Cemetery



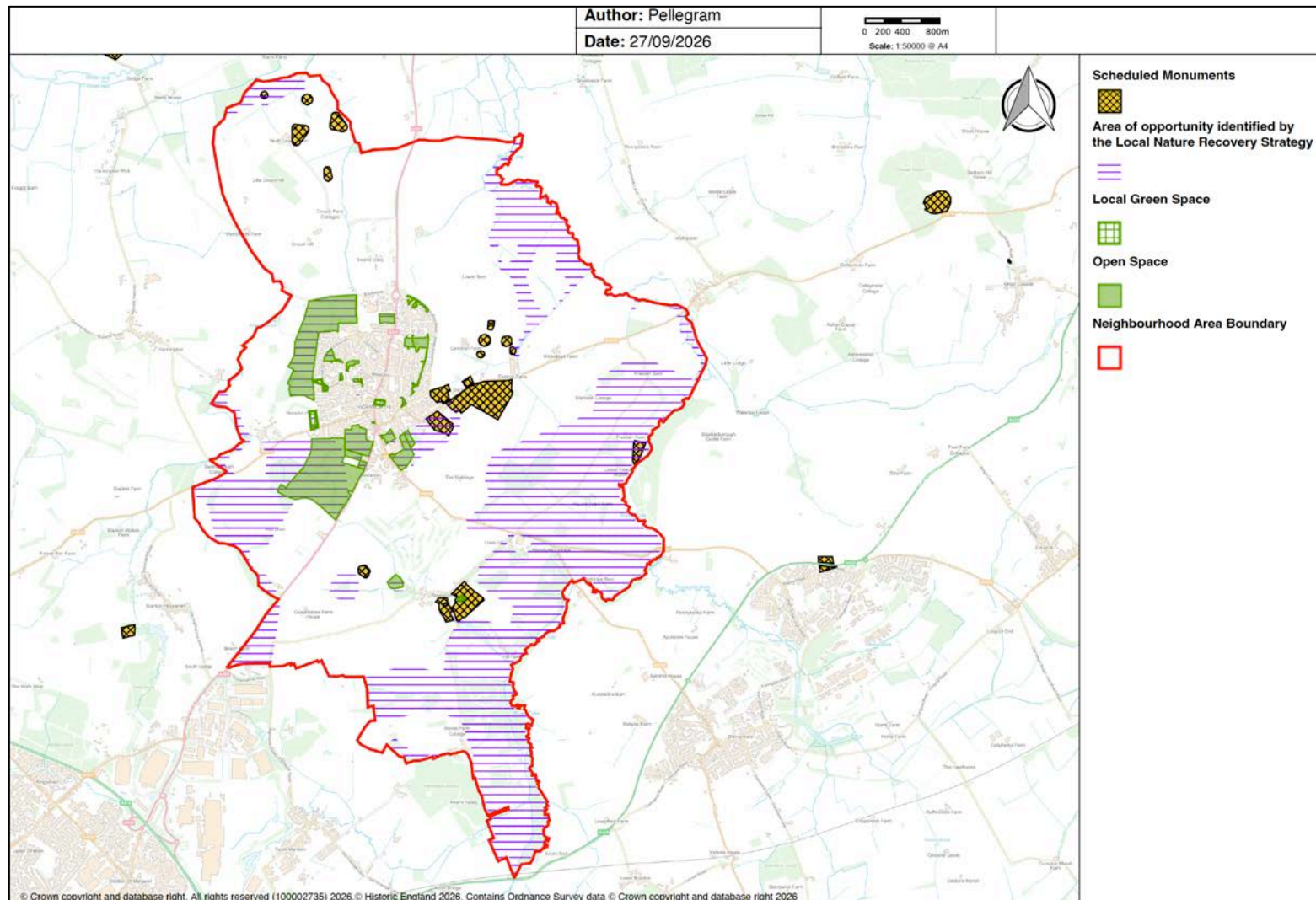
3 Highworth Parish Church Churchyard



4 Sevenhampton Churchyard

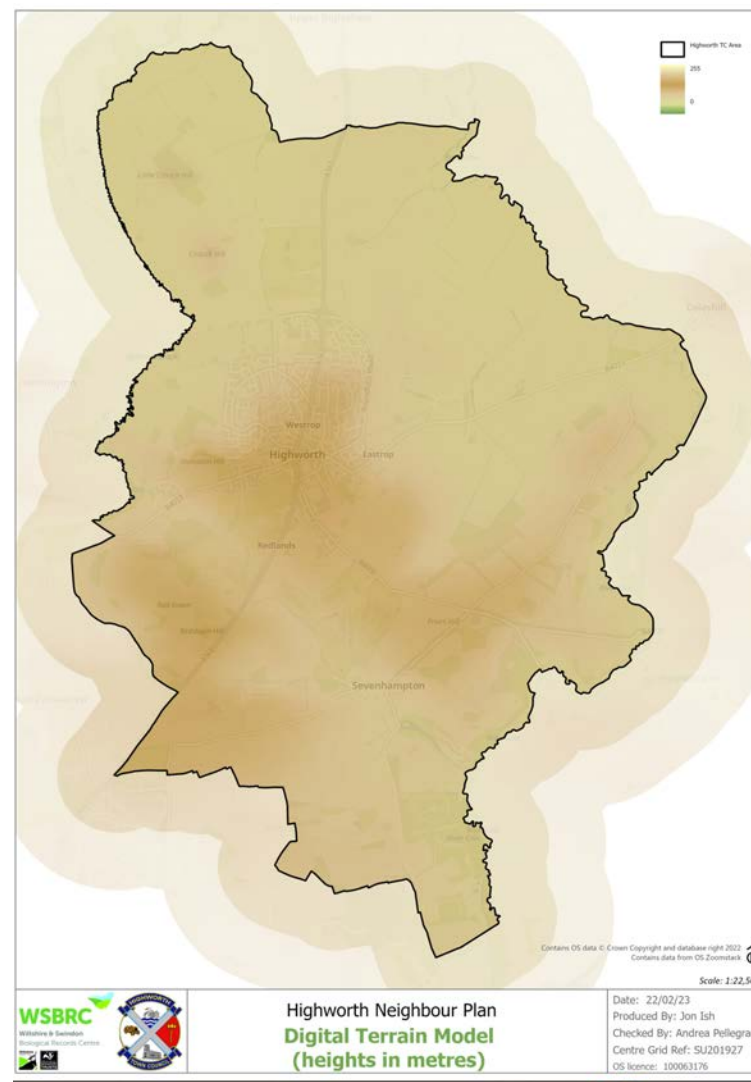
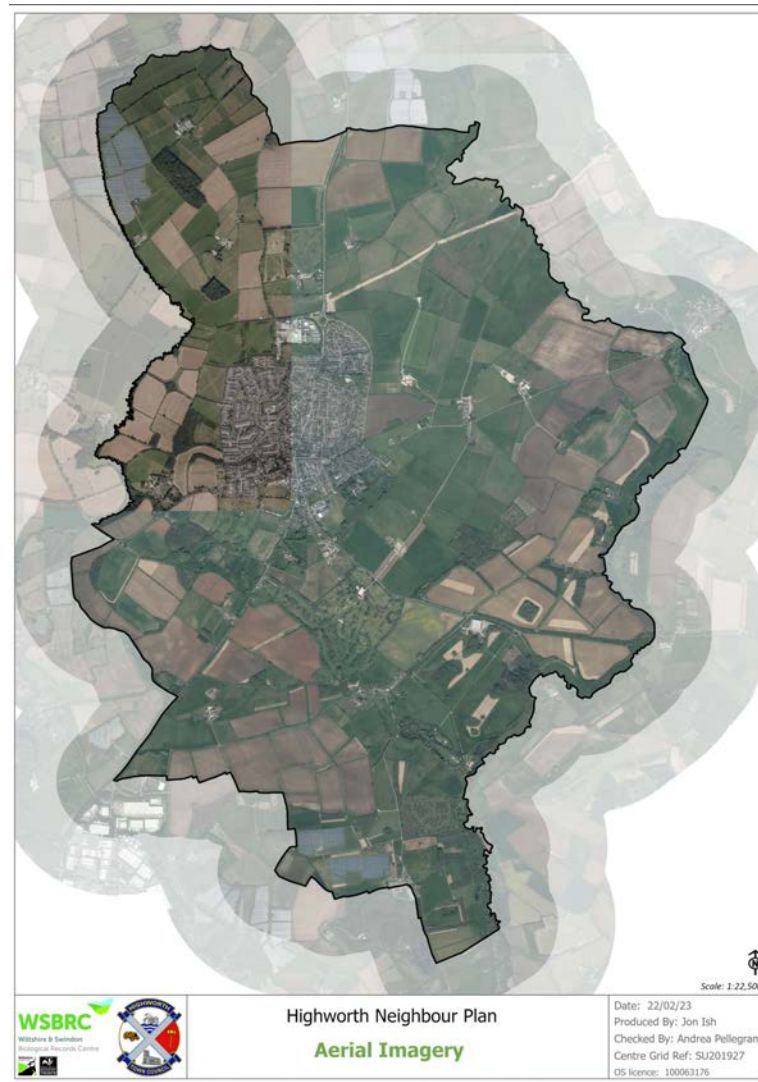


Appendix 7: Local nature recovery base maps for Highworth Neighbourhood Area

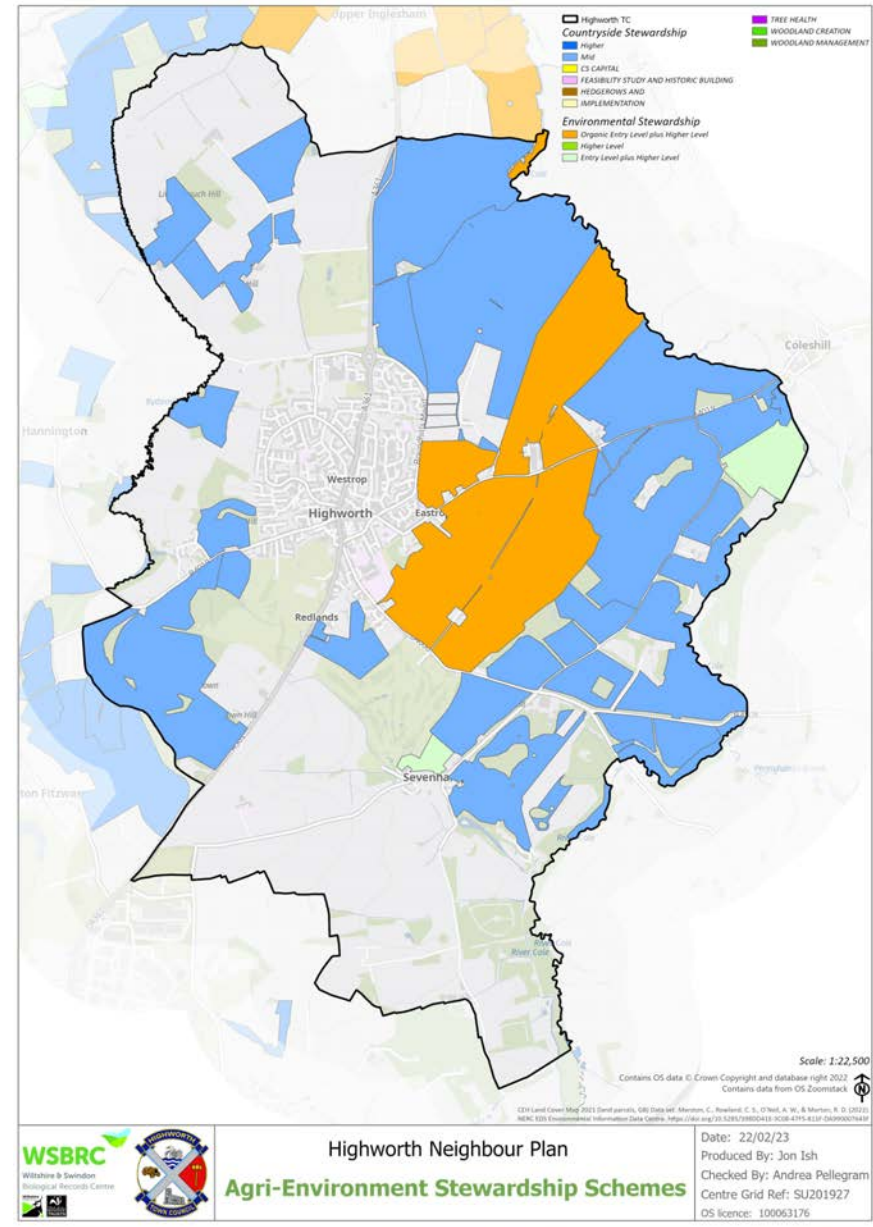
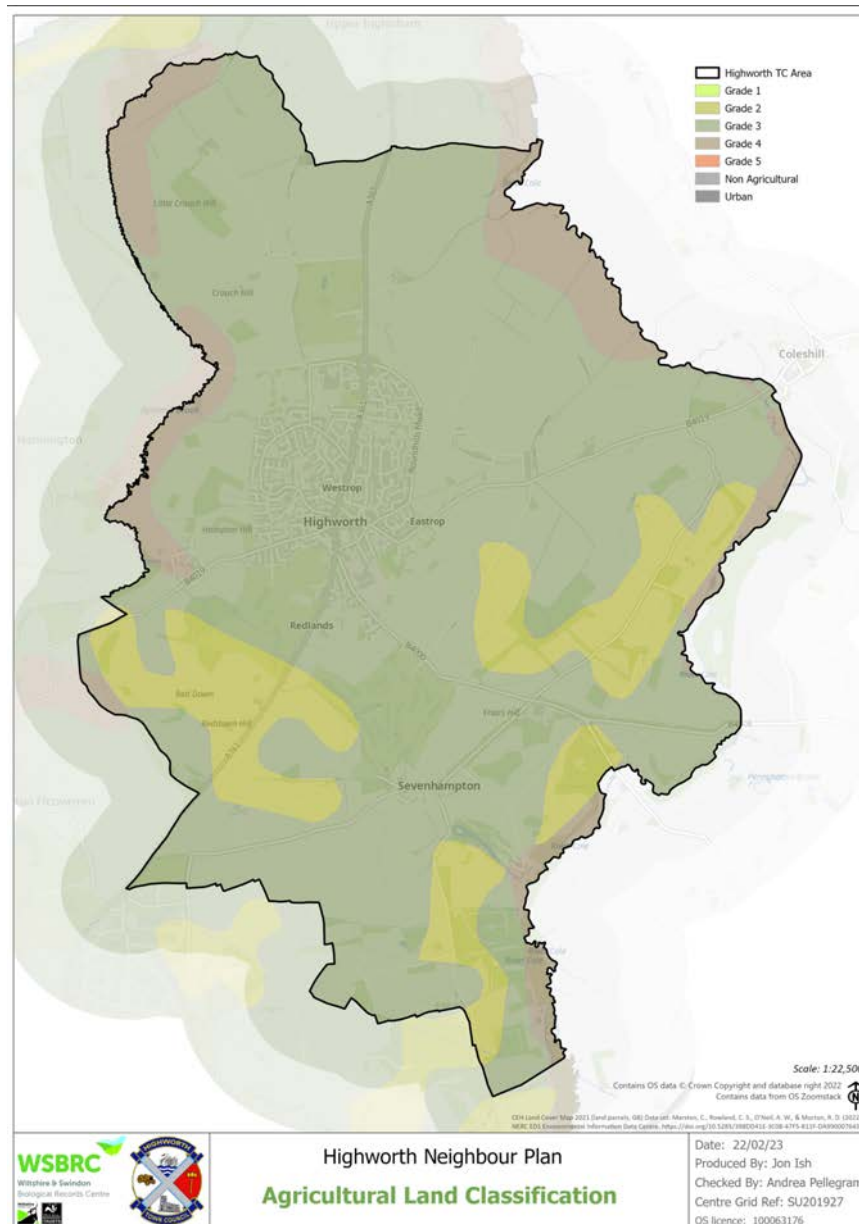


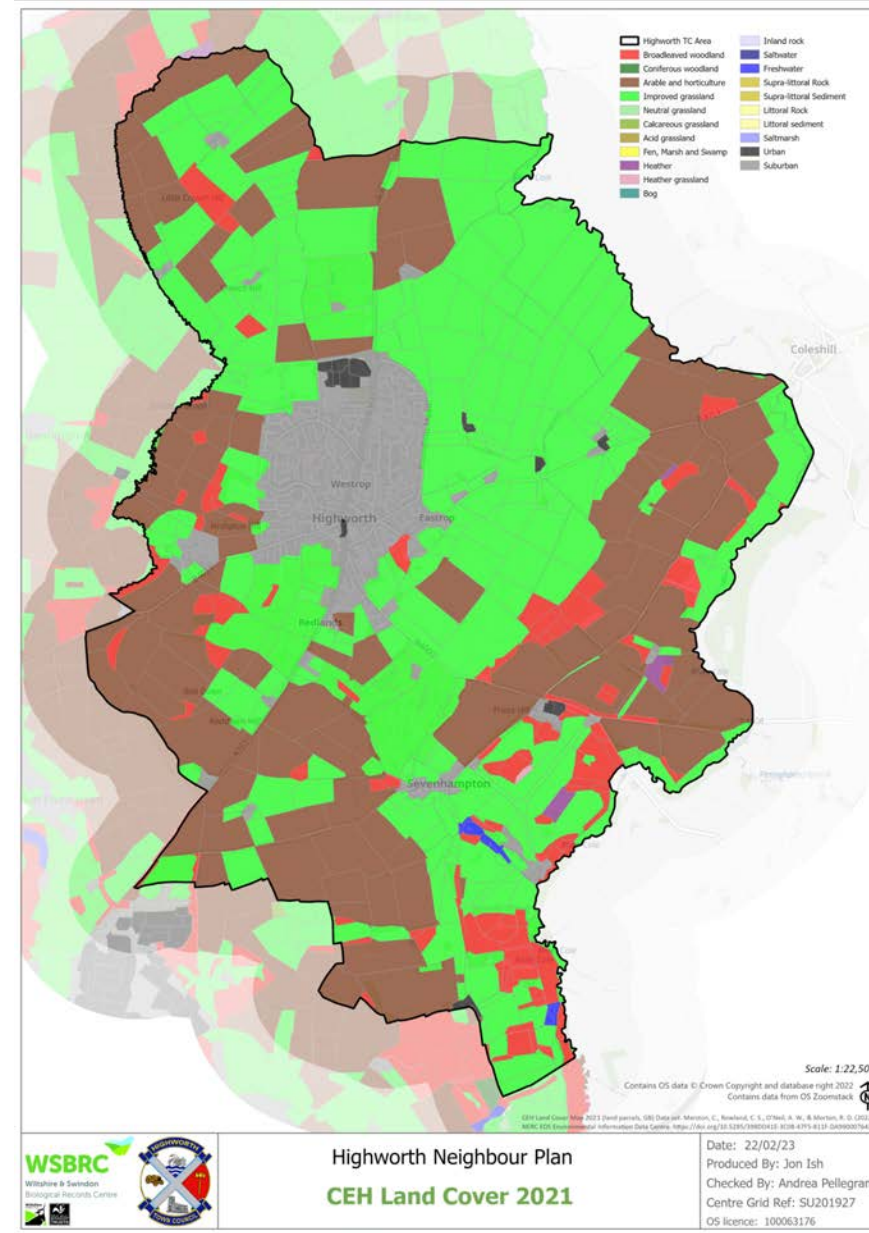
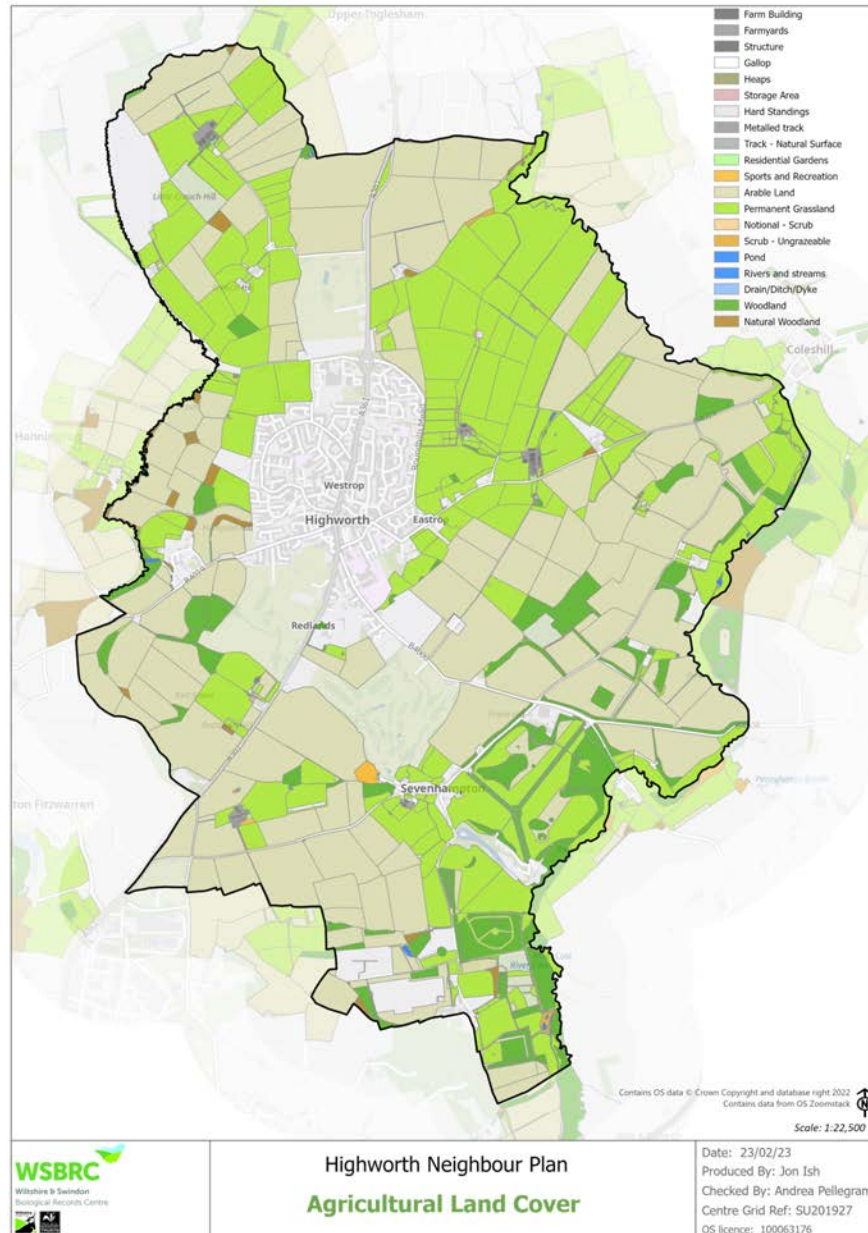
Source: Pellegram Ltd. under OS licence 100002735.

The Following was prepared for Highworth Town Council in February 2023 by the Wiltshire and Swindon Biodiversity Records Centre.

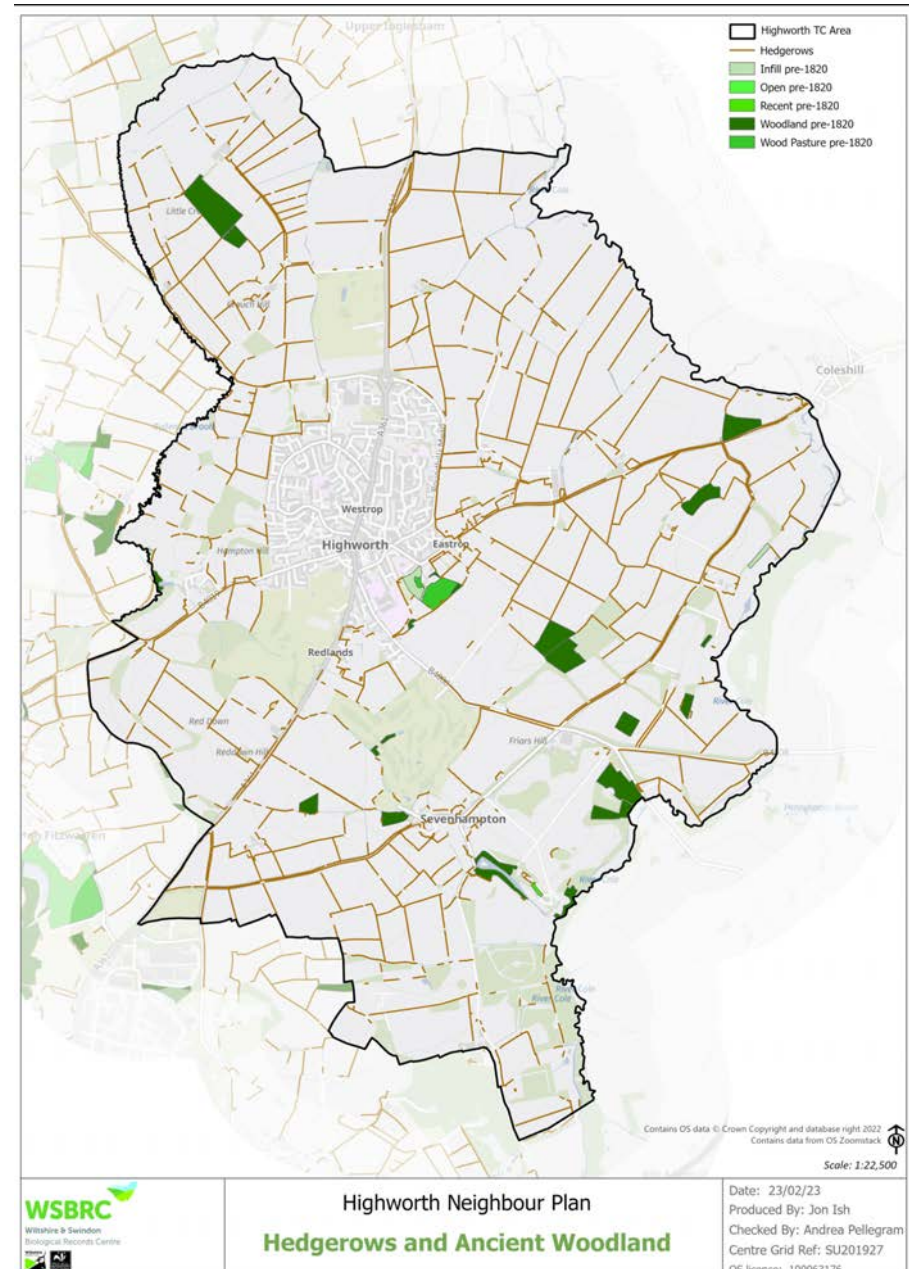
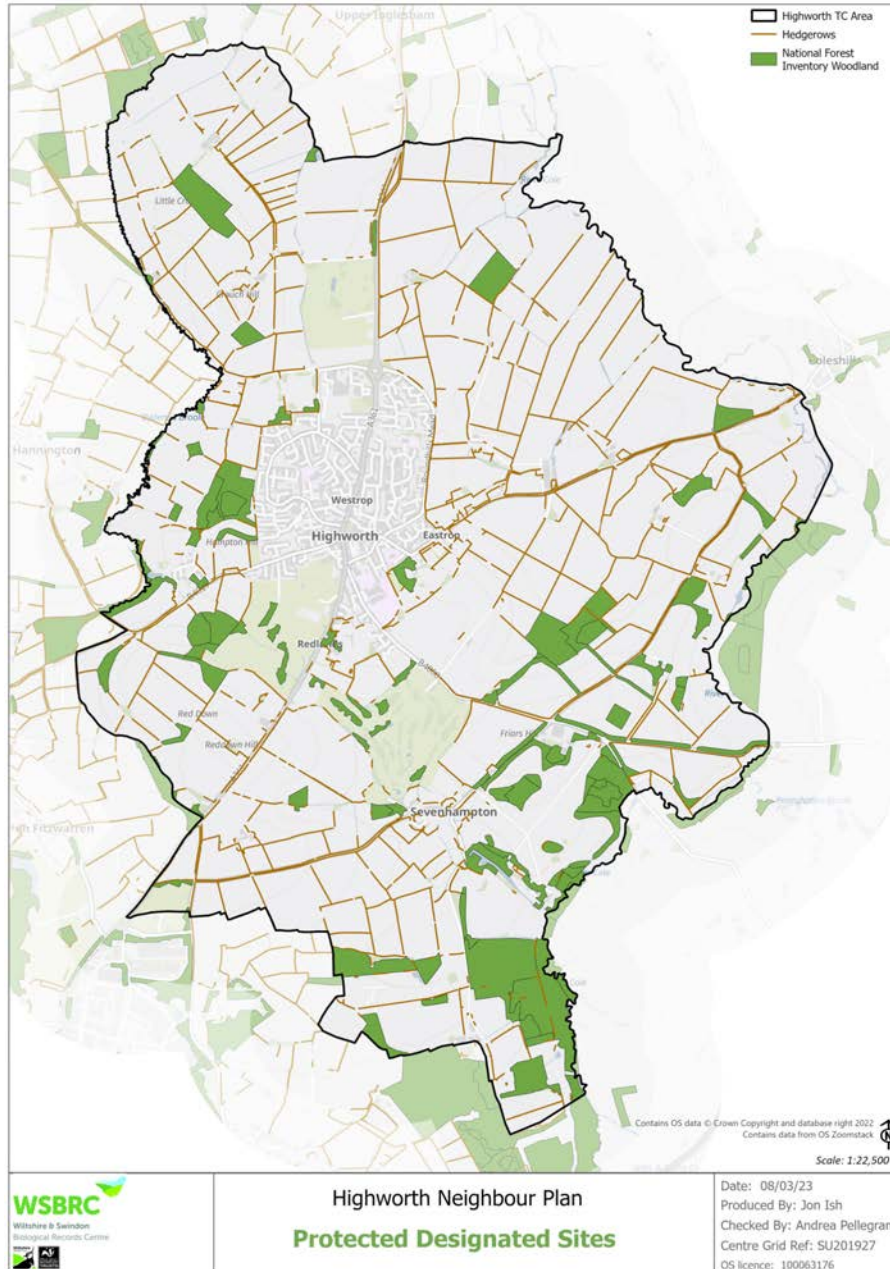


Highworth Neighbourhood Plan 2 (September 2026)





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