

Wroughton Neighbourhood Plan 2016 – 2026

April 2016

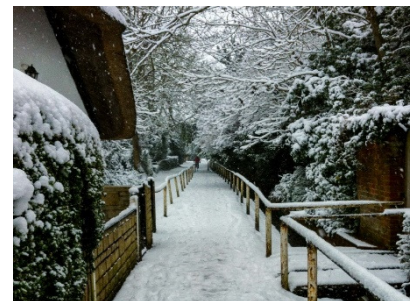


Working towards a sustainable village – meeting the needs of our residents



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The Wroughton Neighbourhood Plan has been produced at no cost to the community. The work has been carried out by volunteers and grant support from the Supporting Communities in Neighbourhood Planning Programme, led by Locality in association with RTPi/Planning Aid England, CDF and partners.



1. Introduction

The Vision: Working towards a sustainable village – meeting the needs of our residents

- 1.1 Wroughton's Neighbourhood Plan has been produced by Wroughton Parish Council, as the qualifying body, working in conjunction with Vision for Wroughton and the Alexandra Park Residents' Association.
- 1.2 The plan aims to set out how Wroughton can develop in a sustainable way, whilst meeting the desires and aspirations of local residents. The policies and objectives within the plan have come from the ideas, views and opinions of Wroughton residents who have engaged in the consultation events over many months (fuller details are provided in the accompanying publication 'Statement of Community Involvement').
- 1.3 Wroughton is a large village situated to the south of Swindon, midway between Swindon and Barbury Castle, which is on the Ridgeway National Trail. The North Wessex Downs Area of Outstanding Natural Beauty is immediately to the south of the village. The village has seen significant growth over the last 15 years with more than 500 new dwellings, which is an increase of more than 16%. The village's history dates back to Saxon times. More recently it has been home to horse racing stables and a military airfield and hospital.
- 1.4 The Neighbourhood Plan covers the whole of Wroughton Parish, which includes Alexandra Park, Thorney Park, Langton Park, Beranburh Field, the hamlets of Elcombe, Bassett Down, Overtown and Salthrop and the land which will be developed as the new communities of West Wichel and Middle Wichel. (See Appendix 3: Map of Neighbourhood Plan Area)
- 1.5 Development in West Wichel and Middle Wichel is guided by the masterplan for Wichelstowe, and this plan acknowledges and takes account of these future communities. Policies within this plan will not apply to any development which is already consented within West Wichel and Middle Wichel.
-
- ### What is in the 'i' h' urh' d Plan?
- The community has told us that it wants the plan to:
- Maintain local housing;
 - Encourage development of new land and the use of rural land;
 - Maintain the village's character and identity from Swindon;
 - Support and enhance the local community;
 - Further improve the village centre and the green spaces within and around it;
 - Protect rural landscapes and wildlife;
 - Maintain and improve the main road network and the local bus service;
 - Support and improve the local economy and the local environment;
 - Provide transport facilities and safety for walking and cycling;
 - Protect the Wroughton heritage and the village.



2. Meeting the legal requirements

- 2.1 Whilst the intention of Neighbourhood Plans is to give local people the opportunity to decide the future of their neighbourhood, the Localism Act 2011 sets out some important legal requirements. One of these is that all Neighbourhood Plans must conform to the framework given by higher level planning policy.
- 2.2 The Wroughton Neighbourhood Plan must meet 'basic conditions' relating particularly to the hierarchy of plans as set down in the Localism Act 2011 before it is put to a referendum. Specific details are provided in the Basic Conditions Statement (included in the 'Statement of Community Involvement').
- 2.3 The Swindon Local Plan 2026 planning context for Wroughton is set out in the quote in the adjacent box. There are numerous generic strategic policies which are designed to benefit Wroughton. More specifically, Policy SD2 (The Sustainable Development Strategy) sets out how the additional dwellings' requirement for the Borough will be distributed and includes "at least 150" new dwellings for Wroughton with Policy LN1 (Local & Neighbourhood Planning) indicating that sites to accommodate the dwellings' requirement should be allocated through the Neighbourhood Plan. The Wroughton Plan has therefore set out, amongst other matters, to meet this expectation in a sustainable way for the community.
- 2.4 A screening opinion on the draft Neighbourhood Plan was requested from Swindon Borough Council to determine whether a Strategic Environment Assessment (SEA) was required. It was concluded that, as there was potential for significant environmental effect, an SEA was required. The SEA five stage process was undertaken, as set out in the companion report 'Strategic Environmental Assessment'. The Assessment concluded that the draft Plan performed well and would help to deliver sustainable development. No significant negative impacts were identified, and where minor negative impacts were identified these would be mitigated by policies within both the Neighbourhood Plan and Swindon Local Plan 2026.
- 2.5 A Statement of Community Involvement has been prepared which sets out the consultations that have been undertaken demonstrating that the plan fully accords with the requirements of the Localism Act 2011. These consultations have met the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.
- 2.6 A key objective is to ensure that the ambitions of the Neighbourhood Plan are delivered and that mechanisms are in place to ensure this happens. Wroughton Parish Council will lead a review of Neighbourhood Plan progress, involving partner organisations, at least once every three years and will act urgently and appropriately on the findings.

The Swindon Local Plan says that:

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Wroughton is almost adjacent to Swindon and any extension to the north would bring about coalescence. The proximity to a wide range of services in Swindon has meant that a market town function has not developed, and there is a narrow range of services within the settlement. Wroughton also has a limited employment base. Some new employment in the service sector might be acceptable, but no land allocations are required. The Vision for Wroughton (The Community Strategic Action Plan for Wroughton 2007-2017), prepared by V4W (Vision for Wroughton Group) and further articulated through the Wroughton Parish Council Action Plan 2009 has as an aspiration "to maintain its strong village feel, while at the same time ensuring that there is provision for business and economic activity to ensure prosperity and sustainability". Opportunities were seen at Wichelstowe, encouraging new business start-ups, and developing the sectors of agriculture, tourism and retail, creative and scientific sectors (based on the Science Museum), and potentially people care industries.

5.125

There are two major environmental constraints to significant development. Firstly, it remains important that the gap between Wroughton and Swindon is retained to preserve the separate physical and community identity of Wroughton. Secondly, Wroughton adjoins the North Wessex Downs Area of Outstanding Natural Beauty and any development proposals will need to take this into account.

5.126

Wroughton village centre functions well and contains most of the main services that a village of this size requires. However the Ellendune Shopping Centre is in need of rejuvenation.

3. The right housing in the right place

- 3.1 Wroughton's population has experienced significant growth between the census of 2001 and that of 2011, although the rate of new development has slowed since then. The rate of increase for children under 4, single person households and people over 65 has been greater than that for the UK population as a whole. (See *Appendix 1*)
- 3.2 Throughout the consultation the community has indicated that starter homes, affordable homes and 'later life' (retirement) properties are needed. Later life homes are those specifically designed to meet the needs of older people and should have easy access to village facilities and be designed to be fully accessible, sustainable and adaptable to meet the occupiers changing needs. They may include some element of care.
- 3.3 Whilst the need for some additional housing was recognised, there was strong opposition to development on greenfield sites.
- 3.4 There was frustration at the delays in developing Wichelstowe, which many people believe is increasing pressure from developers on Wroughton's greenfield sites.
- 3.5 Wroughton's Neighbourhood Plan must be in "general conformity" with the "strategic policies" of the Swindon Local Plan 2026. A specific requirement is that the Neighbourhood Plan allocates sufficient sites to accommodate "at least 150" new dwellings (a dwelling is defined as a self-contained unit). These new dwellings are in addition to the new communities being developed at West and Middle Wichel. However, new dwellings in the remainder of the Parish which have been built or have received planning permission since 2011 can be counted so as to reduce the balance to be accommodated by 2026.
- 3.6 Twenty four possible development sites were identified from a variety of sources including Swindon Borough Council's SHLAA (Strategic Housing Land Availability Assessment) 2013, local knowledge, approaches from developers for inclusion and suggestions made by members of the community during the consultations. Each site was carefully assessed against local and national planning policies and other guidance including for sustainability, availability and deliverability. Consultation responses indicated that the community favoured development within the village settlement boundary and sites with good walking and cycling links.
- 3.7 Through the Plan preparation process it was not possible to identify sufficient sites for new housing within the settlement boundary (as defined in the Swindon Local Plan 2026 Policies Map). It is recognized that some 'windfall' or infill sites within the settlement boundary may come forward during the lifetime of the Plan and the development of these will be supported if they have appropriate regard for the policies in this Plan and the Swindon Local Plan 2026. However the rate at which 'windfall' sites may come forward cannot be predicted.
- 3.8 Swindon Local Plan (Policy SD2c) says that sites outside rural settlement boundaries will be permitted where "local needs have been identified and allocated through a Neighbourhood Plan or Local Development Order". The Plan was therefore developed to include a site or sites on the edges of the settlement boundary and, as a consequence of this, a Strategic Environmental Assessment (SEA) was undertaken to assess the impact of this.
- 3.9 The Plan allocates 5 sites that are assessed as being capable of accommodating more than the 150 dwellings; this allows for headroom should estimates of numbers or rates of progress with delivery prove to be optimistic. The National Planning Policy Framework (NPPF) acknowledges (para 16) that Neighbourhood Plans may support more development activity than set in the strategic Local Plan.



Policies

These policies aim to contribute to sustainable development by:

- Providing a sufficient quantity of good quality housing that meets the community's needs;
- Maximising development opportunities within the settlement boundary and reusing disused sites wherever possible;
- Ensuring that new housing is energy efficient;
- Ensuring sustainable transport choices.

Objectives	Policy Index
<ul style="list-style-type: none"> ■ Provide development which includes a range of housing types that allow Wroughton residents to find housing which suits their changing needs within the village, including affordable homes, starter h' m' s and 'lat' r lif' pr' p' rti' s;' ■ Include housing provision which allows young people to set up home in the village and remain cl' s' t' th' ir famili' s;' ■ Meet the housing needs of Wroughton through maximising development opportunities within the settlement boundary and reusing disused sites wherever p' ssi' l' ;' ■ Ensure new developments are built to a standard which reduces energy costs for their occupants and minimises their environmental impact;' ■ Ensure new developments allow residents to make sustainable transp' rt ch' ic' s;' ■ Ensure that the development of Wichelstowe is completed in accordance with the Land Use Master Plan (LUMP). 	<p>RH1: New housing developments should include affordable housing provision in accordance with Policy HA2 in the Swindon Local Plan 2026 and when a proportionate contribution is being provided towards homes off-site, wherever possible that contribution should be utilised within the Parish of Wroughton.</p>
	<p>RH2: Developers shall endeavour to put in place a scheme to ensure that people with village connections, either by family, residence or employment have priority in the allocation of affordable and social rented housing provided to comply with RH1.</p>
	<p>RH3: The development of 'windfall' sites for new housing within the settlement boundary (as defined by the Swindon Local Plan Policies Map) will be supported if the proposals have regard for the policies in this Plan and the Swindon Local Plan 2026. 'Windfall' sites are defined in the NPPF as: 'Sites which have not been specifically identified as available in the Local Plan process. They normally comprise of previously developed sites that have unexpectedly become available.'</p>
	<p>RH4: Access arrangements for all new housing developments must:</p> <ul style="list-style-type: none"> (i) Provide convenient and safe routes for: <ul style="list-style-type: none"> • pedestrians, people with a disability and cyclists including attention to their interaction with vehicle routes • linkages with public transport • vehicles including attention to minimising disruption to existing traffic flows (ii) Where they displace on-street or off-street parking spaces, make suitable replacements.
	<p>RH5: The type of housing for each allocated site will vary according to its size, location and topography. Level sites with good access to local facilities may be particularly suitable for 'later life' housing appropriate for a growing segment of the community. Developers should have appropriate regard to the guidance offered in the site-specific Policies set out at RH6.</p>
	<p>RH6: Housing Site Allocations: The Neighbourhood Plan allocates land for housing for a minimum of 150 dwellings on the 5 sites shown in Table 1 - Development Proposals (see page 5). All development proposals must meet the requirements set out in this Plan and the Swindon Local Plan 2026.</p>

Reasons for the policies

RH1	The Neighbourhood Plan seeks to meet local housing needs. One of the key findings from the consultation is that there is a need for a range of housing, including affordable homes.
RH2	Access to new affordable housing supply needs to be assured.
RH3	Keeping as much of the new housing within the settlement boundary and reusing disused sites through encouragement of 'windfall' sites will meet two of the community concerns raised through consultations.
RH4	Good design of access points to new developments is essential to allay expressed community concerns over safety and convenience and potential loss of parking.
RH5	A key finding from the consultations was that there is a need for a range of housing, including affordable homes and 'later life' homes. The changes between the Censuses of 2001 and 2011 show that the number of people aged 65 or over had increased by more than 22% (see Appendix 1).
RH6	All the sites allocated here for housing are the ones that scored most favourably in the site selection process described at 3.6 and were included within the Strategic Environmental Assessment (SEA). In total the sites allow for the delivery of at least the number of dwellings set down in the Swindon Local Plan 2026 and, where appropriate, specific criteria have been set out to guide prospective developers toward acceptable proposals.

In devising these policies for Wroughton, particular attention has been given to the following:

National Planning Policy Framework

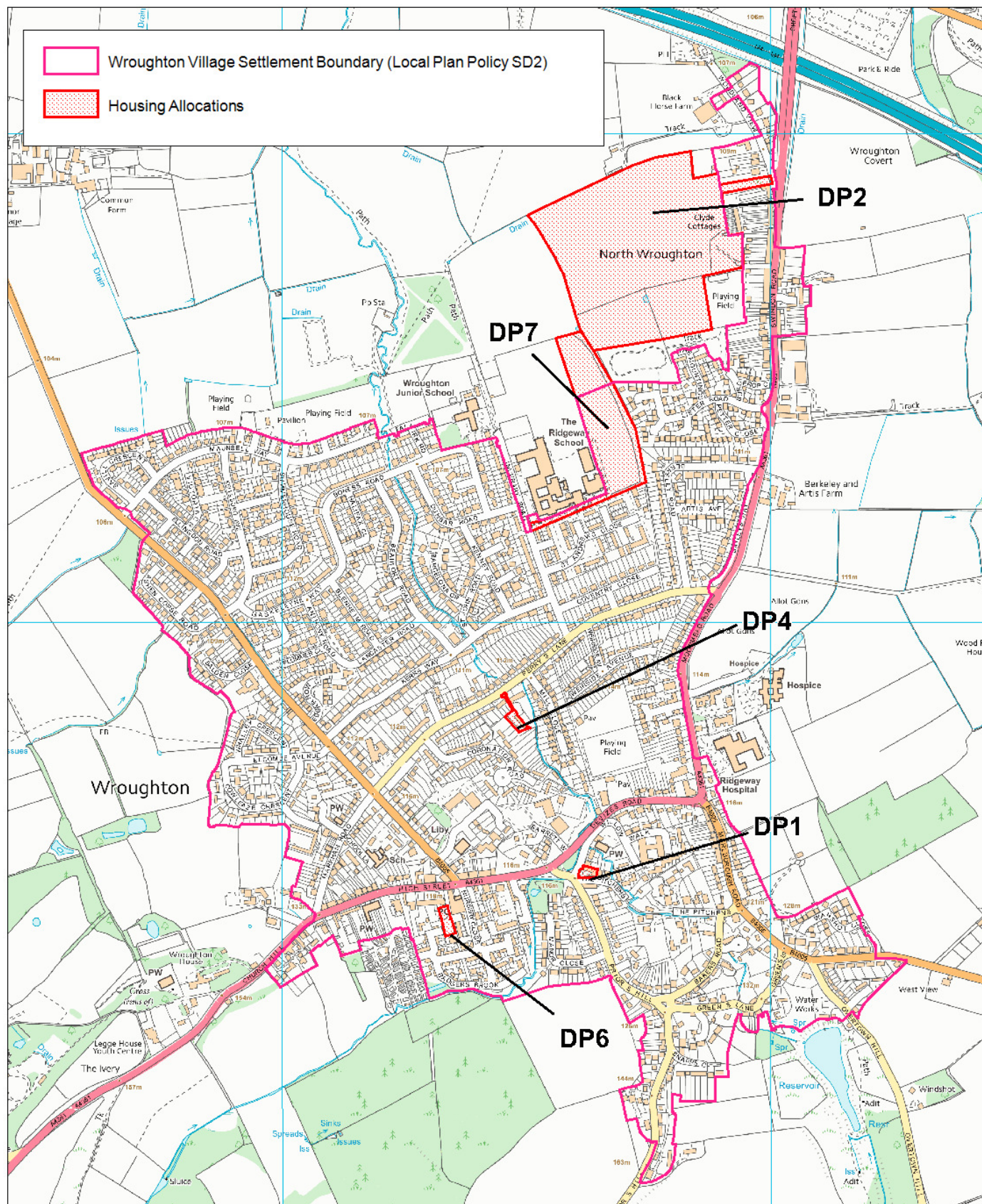
- NPPF Core Planning Principles Para 17: The Wroughton Neighbourhood Plan recognises and reflects the twelve core planning principles which underpin both plan making and decision taking
- NPPF Section 6: Delivering a wide choice of high quality homes
- NPPF Section 7: Requiring good design
- NPPF Glossary: Definitions of affordable and social housing

Swindon Local Plan 2026

- | | |
|--------------------------------------|------------------------------------------|
| HA1 – Housing Mix, Types and Density | SD1 – Sustainable Development Principles |
| HA2 – Affordable Housing | SD2 – Sustainable Development Strategy |
| HA3 – Wheelchair Accessible Housing | TR1 – Sustainable Transport Networks |

Table 1 –Development Proposals (*Note: sites 3 & 5 were removed at the Inspection stage*)

Site Ref:	Location	Dwelling Nos.	Site specific policy:
DP1	Site of disused retail units on Devizes Road	8	The site is within the area identified as the 'heart of the village' and development proposals must have appropriate regard for Policies HV1 & HV3
DP2	Land at North Wroughton	120	Development proposals for this site shall provide: <ul style="list-style-type: none"> • soft landscaping to the north to protect the views into Wroughton from the north • soft landscaping to protect the sports field to the south • for future access, possibly by way of a no through road, to any future school's campus to the west
DP4	Site of garages on Perrys Lane	5	Development proposals for this site shall be sensitive to the location adjacent to a listed building
DP6	Site of Haskins car park on Sun Lane / High Street	6	The site is within the area identified as the 'heart of the village' and development proposals must have appropriate regard for Policy HV3. Development proposals should look to include 'later life' homes
DP7	Land to the east of Ridgeway School	34	Development proposals for this site must provide for the relocation of the present sports and leisure facilities in accordance with Swindon Local Plan 2026 Policy EN3



4. Access to services

- 4.1 Wroughton benefits from a health centre, library, education provision which ranges from pre-school to sixth form, sports and leisure facilities, a large supermarket, a retail centre and a secondary shopping centre.
- 4.2 There are a number of open spaces and areas for recreation within the settlement boundary.
- 4.3 There are bus links to Swindon and to other towns south of Wroughton.
- 4.4 The community values these facilities and wishes to see them protected and improved wherever possible.
- 4.5 The community have indicated that it is important that services be provided locally.
- 4.6 A number of parents raised the issue of the distance between the Infant and Junior Schools and the difficulties this causes. Relocating the two schools to the same, or adjacent sites, would encourage parents to make more sustainable travel choices.
- 4.7 The main building of the Ridgeway School is estimated to be reaching the end of its economic life and therefore may need redevelopment within the life of this plan.

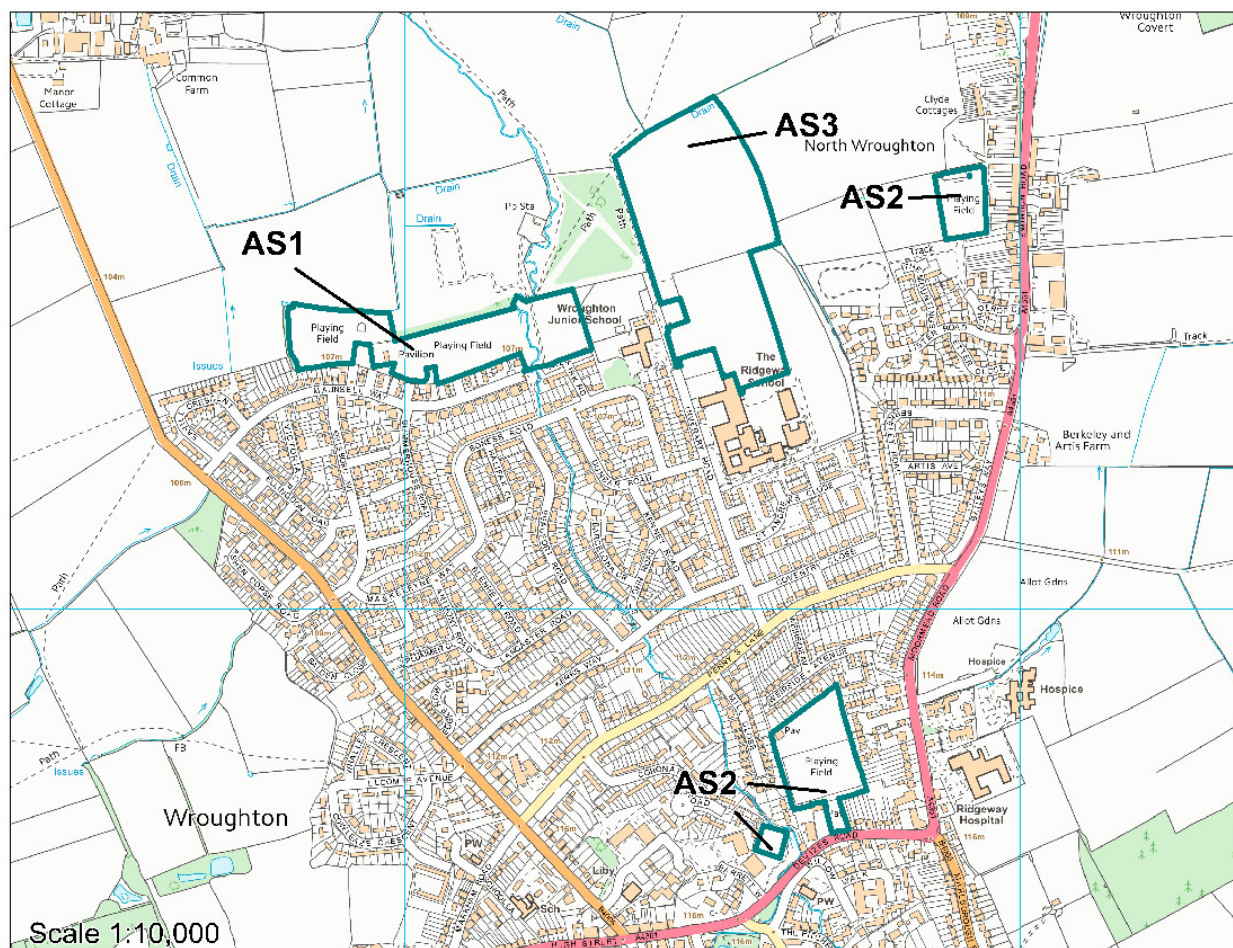


P' lici' s'

These policies aim to contribute to sustainable development by:

- Protecting open spaces for community use;
- Providing services locally so that users can make sustainable travel choices.

Objectives	Policy Index
<ul style="list-style-type: none"> ■ Impr' v' th' attractiv' ' p' n spac' s ' which ar' acc' ssi' l' t' all and ' pr' t' ct' d fr' m p' t' ntial d' v' l' pm' nt;' ■ Pr' t' ct and impr' v' th' sp' rts ' faciliti' s t' ' nsur' that th' r' ar' ' suffici' nt faciliti' s with a wid' ran' ' f' sp' rts t' cat' r f' r all a' s;' ■ Pr' t' ct and impr' v' th' play ar' as s' that th' r' ar' suffici' nt play ar' as t' ' m' t th' n' ds' f all y' un' p' pl' ' fr' m t' dd' rs t' t' na' rs;' ■ Pr' t' ct and impr' v' th' h' alth and ' c' mmunity faciliti' s;' ■ Enc' ura' a thrivin' r' tail ' ff' r within ' Wr' u' ht' n;' ■ Pr' t' ct and impr' v' th' ' us s' rvic' s ' s' th' y pr' vid' an attractiv' ' alt' rnativ' t' l' ss sustaina' l' f' rms ' f' transp' rt;' ■ Pr' t' ct th' ' pti' ns f' r Wr' u' ht' n's ' ducati' n c' mmunity t' d' v' l' p a ' campus ' rin' in' t' th' r th' Infant ' Sch' l and Juni' r Sch' l ' n' n' sit' .' 	<p>AS1: Retention and enhancement of the sports, leisure and community uses of the open space north of Maunsell Way and Falkirk Road will be supported.</p>
	<p>AS2: Retention and enhancement of the sports and leisure uses of the open spaces at Weir Field, North Wroughton and the Bowling Green will be supported.</p>
	<p>AS3: Should opportunities be presented, the further improvement and consolidation of schools' facilities, in the style of a campus, would be supported at the indicative location shown on the map. The location is indicative only because a substantial feasibility study and full public consultation would necessarily precede any firming up of the boundaries of the site required and the balance between built and open space uses.</p>
	<p>AS4: Public transport which conveniently links Wroughton to Swindon, the Great Western Hospital and other towns in Wiltshire will be supported.</p>
	<p>AS5: The provision of community sports and related facilities at suitable locations within the immediate vicinity of Alexandra Park, Thorney Park, Langton Park and Beranburh Field will be supported.</p>



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Reasons for the policies

AS1	The need to maintain and increase the opportunities for sport and leisure was often mentioned in the consultations, as was the need for better play facilities for children. Sports and youth organisations within the village have said that the current provision of land is barely adequate.
AS2	
AS3	The education community within the village have indicated support for the idea of an education campus in Wroughton. The only land within the village which has been identified as suitable for an education campus is to the north of the existing site of Ridgeway School and this land should be reserved for such use. Any redevelopment would have to include sports facilities to at least replace those lost as part of the development
AS4	Although Wroughton benefits from many facilities and services within the village the community includes a growing number of older people. Their need for access to the Great Western Hospital, Swindon and surrounding towns needs to be addressed. The 2011 census demonstrates that nearly 15% of households do not have access to a car, so the provision of good public transport links are essential for those households and also allows households with access to private transport to make more sustainable travel choices. (See Appendix 1)
AS5	All locations within the Parish should have the benefit of convenient recreation facilities

In devising these policies for Wroughton, particular attention has been given to the following:

National Planning Policy Framework

NPPF Section 4: Promoting sustainable transport
NPPF Section 8: Promoting healthy communities

Open Space Audit and Assessment – 2014

Swindon Local Plan 2026

SD1 – Sustainable Development Principles
SD2 – Sustainable Development Strategy
RA2 – Wroughton

5. Making the 'Heart of the Village' the centre of the community

- 5.1 The Swindon Local Plan 2026 recognises the centre of Wroughton and its High Street as a 'Primary Rural Centre' that will benefit from the support and protections appropriate to that position (see Local Plan Policies EC3 & RA2).
- 5.2 The concept of the 'heart of the village' was first raised at a consultation evening and the community supported this vision. It is the area where the community 'comes together' and is intended to be a focus for the proposed Wroughton Community Plan. The area extends to the west of the village so as to include the Parish Church of St John the Baptist and St Helen; this is also an important gateway to the village from the west. Part of the area thus included is outside the village settlement boundary (as defined on the Swindon Local Plan 2026 Policies Map) but its inclusion does not indicate any support for development proposals in that area.
- 5.3 Within the 'heart of the village' there are shops, take-aways and cafes in the Ellendune Shopping Centre, the High Street and Devizes Road. The Ellendune Community Centre, the library, three churches and four public houses are also in this area. The Ridgeway View Health Centre is an important part of the village centre.
- 5.4 There are public open spaces at the Moat Pond and Willow-Brook Gardens and both are used for community events. The Weir Field is used for organised sport, with regular games held by the village's football and cricket clubs attracting a number of supporters.
- 5.5 In addition to the public open spaces there are green areas adjacent to the Library, Ellendune Shopping Centre, Ridgeway View Health Centre, Hall Close and Barrett Way, which provide important 'green corridors' in the 'heart of the village'. These should be protected.
- 5.6 The retail offer includes a small supermarket, two convenience stores along with a range of independent stores. A number of shops and two pubs have closed in recent years. There is no visual connection between the High Street and the Ellendune Shopping Centre with little to attract any passing trade.
- 5.7 The Ridgeway View Health Centre has been expanded on a number of occasions. The practice consider that further expansion is not feasible and that the health centre will need to be redeveloped within the foreseeable future.
- 5.8 The junction where Wharf Road meets the High Street is unattractive, with a pedestrian unfriendly road layout and traffic lights, along with unsightly safety barriers around the junction.
- 5.9 There is subsidiary shopping at St Johns Road (4 units) and Alexandra Park (2 units) and there are two public houses outside of the 'heart of the village' area at Kerrs Way and Woodland View. There is a hotel and conference centre at Alexandra Park.
- 5.10 The community have indicated that they regularly shop in the village and would welcome a wider range of shops, with a strong desire for more independent traders.



P' lici' s'

These policies aim to contribute to sustainable development by:

- Ensuring that community facilities are centrally located so that users can make sustainable travel choices;
- Providing a good retail offer within Wroughton which reduces the need for shoppers to travel.

Reasons for the policies

HV1	The 'heart of the village' is often the only part of Wroughton seen by people passing through the village by car, public transport or on foot. Maintaining and enhancing the environment should encourage people to stop and use the retail and leisure facilities on offer.
HV2	There has been some loss of commercial properties over the last 20 years with pubs and shops being converted to residential use and some business premises are currently derelict. Discouraging further conversion of commercial property will help maintain the 'heart of the village' as an attractive place in which people can shop, work and spend leisure time.
HV3	This plan cannot by itself increase the number or variety of shops. However, by encouraging and protecting an attractive village centre, it can help to promote a thriving retail environment where businesses want to invest.
HV4	The Ridgeway View Health Centre, Library and Ellendune Community Centre are all located within the 'heart of the village' and this is convenient for many residents who are able to access these facilities by foot or other sustainable means. Redevelopment of these facilities anywhere other than in the 'heart of the village' will reduce its vitality and would remove passing trade from the shops and other businesses.
HV5	The design and appearance of the junction between High Street and Wharf Road was raised often by our community. This junction is considered to be pedestrian unfriendly and to weaken the link between the retail outlets on the South side of the A4361 and the Ellendune Shopping Centre.

In devising these policies for Wroughton, particular attention has been given to the following:

National Planning Policy Framework

NPPF Section 2: Ensuring the vitality of town centres. Wroughton is a village but we fully recognise the importance of the village centre as the heart of the community and we are defining policies to support Wroughton's vitality and viability.

NPPF Section 3: Supporting a prosperous rural economy.

Swindon Local Plan 2026

SD1 – Sustainable Development Principles

SD2 – Sustainable Development Strategy

RA2 – Wroughton

Buildings of Significant Interest Supplementary Planning Guidance

Conservation Areas Supplementary Planning Guidance



6. A great environment in which to live

6.1 Wroughton benefits from a number of areas of woodland and other open spaces which are appreciated by residents and regularly used for informal leisure.

- **Clouts Wood and Diocese Meadows** are managed by Wiltshire Wildlife Trust. Clouts Wood is a Site of Special Scientific Interest and as such receives national protection;
- **Kings Farm Wood** is an area of woodland which was planted for commercial use about 10 years ago. The wood has recently been purchased jointly by Swindon Borough Council and Wiltshire Wildlife Trust with the assistance of a significant contribution from the local community. Wiltshire Wildlife Trust plan to manage Kings Farm Wood jointly with Clouts Wood and to develop a series of trails between the two sites;



- **Markham Banks** is between Clouts Wood and the A4361 and is also managed by Wiltshire Wildlife Trust;
- **Ashen Copse** is a small private woodland which benefits from a permissive path. The site is now managed and maintained by Vision for Wroughton and supervised by Wiltshire Wildlife Trust;
- **Willow-Brook Gardens** is a green area also in the village centre. The area has been landscaped and enhanced by Vision for Wroughton and is now maintained by volunteers and the Parish Council;



- **Moat Pond** is a green area and pond close to the village centre. This area has recently been restored and enhanced by the Parish Council;
- **The Community Orchard** at Belmont Green, North Wroughton, is planted with young fruit trees and a swathe of wild flowers;
- **Wroughton Reservoir**, a disused reservoir owned by Thames Water, is only accessible to Wroughton Angling Club members;
- **Coombe Bottom and Wroughton Reservoir** are local wildlife sites.



- 6.2 The Science Museum Group owns parts of Clouts Wood, Markham Banks and the fields that link Kings Farm Wood with Clouts Wood. They have indicated that they are keen to work with other organisations to increase public access and biodiversity in this area.
- 6.3 Wroughton has a number of streams and the River Ray both within the Parish and the village centre. A Community Flood Plan is being put together by the Parish Council and local residents, which will ensure flood prevention and the ongoing maintenance of the rivers and streams. Swindon Borough Council adopted a Local Flood Risk Management Strategy in 2014 and the Community Flood Plan will link to this strategy.
- 6.4 The community has identified the local environment within the Parish as a major area for protection.

Policy

The policy aims to contribute to sustainable development by:

- Ensuring that there are opportunities for residents to have access to open space within safe and easy reach of their homes.

Objective	Policy Index
<ul style="list-style-type: none">■ Conserve and enhance the woodlands and other open spaces within the parish.	EN1: The development of footpaths and cycleways linking the settlement boundary to Middle Wichel and the Ridgeway National Trail will be supported.

Reasons for the policy

EN1	Access to the countryside that surrounds Wroughton and its uses for recreation can benefit from improved connectivity.
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In devising this policy for Wroughton, particular attention has been given to the following:

National Planning Policy Framework

NPPF Section 11: Conserving and enhancing the natural environment

NPPF Section 12: Conserving and enhancing the historic environment.

Swindon Local Plan 2026

SD1 – Sustainable Development Principles

SD2 – Sustainable Development Strategy

RA2 – Wroughton



7. A thriving local economy supporting the village



7.1 The largest employers within Wroughton are the Prospect Foundation, Ridgeway Hospital, Alexandra Hotel and Conference Centre and Waitrose supermarket at Middle Wichel. Employment is also provided by the three schools, care homes, shops, pubs, cafes, the many small businesses and the farming community.

7.2 Some residents work from home, relying upon electronic communication. All businesses, both large and small, need reliable and fast internet connections to thrive.

7.3 There is also a modern business park to the east of Swindon Road, which is occupied by a number of local businesses, with no units currently vacant. There are business units and research and development facilities on the site of the Science Museum. A business park with 26 units is located at Lower Bassett Down. These are not fully occupied.

7.4 The Science Museum, located on the site of the former Wroughton Airfield, provides storage for artefacts of National importance. It is also home to an important technical library. Whilst there is currently no public access, this site has the potential to become a tourist attraction.

7.5 The rural parts of the Parish are home to a number of arable, mixed and livestock farms including a number of tenant farms leased from Swindon Borough Council.



Policies

These policies aim to contribute to sustainable development by:

- Ensuring that there are employment opportunities for residents within easy reach of their homes so enabling sustainable travel choices;
- Encouraging the use of renewable energy;
- Encouraging home working and electronic communication so reducing the need to travel and the use of paper and other materials.

Objectives	Policy Index
<ul style="list-style-type: none"> ■ A wide range of employment within the village; ■ A thriving business community; ■ A high standard of living and a high quality of life which supports business and high quality of life; ■ Promoting the use of Wroughton as a centre for sustainability. 	LE1: Development proposals which will provide or increase employment within the plan area will be supported provided they meet the policy requirements in this Plan and the Swindon Local Plan 2026.
	LE2: Within residential developments, the provision of some homes designed to facilitate home working will be supported.
	LE3: In line with Swindon Local Plan 2026 Policy IN4, energy efficiency and low carbon energy generation schemes with major community benefits will be encouraged and supported in principle, subject to all appropriate Neighbourhood Plan and Swindon Local Plan 2026 policy requirements being addressed.

Objectives	Policy Index
	LE4: In line with Swindon Local Plan 2026 Policy IN3, development in the Parish should where possible make provision to incorporate super-fast broadband.
	LE5: Expansion of Science Museum related activities and enabling development will be supported providing the benefits of the development delivered are sustainable and do not conflict with other policies in this Plan and the Swindon Local Plan 2026.
	LE6: Proposals for improvements to, or which increase the viability of, farms, smallholdings and other land-based rural businesses, will be supported providing they do not conflict with other policies in this Plan and the Swindon Local Plan 2026, in particular Local Plan Policies EC4 & EC5.

Reasons for the policies

LE1	Encouraging local employment as it enables people to make sustainable travel choices and supports the local economy. There has been some loss of commercial properties over the last 20 years with pubs and shops being converted to residential use and some business premises are currently derelict. Discouraging further conversion of commercial property to residential use, unless it can be demonstrated that there is no other viable use, will help support local employment and the local economy.
LE2	It is believed that an increasing number of people are working from home, although this was only recorded for the first time in the 2011 census when 231 people (which represents 5.9% of the population in employment or full time education) indicated that they worked mainly from home. Working from home is sustainable and supports the local economy.
LE3	The Neighbourhood Plan supports the ambition of the Swindon Local Plan 2026 for low carbon and renewable energy.
LE4	Parts of the village are served by fast broadband networks (20 mb or greater). However other parts of the village are only able to access much lower broadband speeds. Access to reliable and fast broadband is essential for any business to be able to thrive.
LE5	The Neighbourhood Plan, along with the Swindon Local Plan 2026, seeks to maximise the opportunities associated with the Science Museum.
LE6	Rural businesses form an important part of the village's heritage and local economy and should be supported and protected.

In devising these policies for Wroughton, particular attention has been given to the following:

National Planning Policy Framework

NPPF Section 2: Ensuring the vitality of town centres. Wroughton is a village but we fully recognise the importance of the village centre as the economic heart of the community.

NPPF Section 3: Supporting a prosperous rural economy.

NPPF Section 5: Supporting high quality communications infrastructure.

Swindon Local Plan 2026

SD1 – Sustainable Development Principles

SD2 – Sustainable Development Strategy

RA2 - Wroughton

8. A village which is proud of its heritage

8.1 Wroughton benefits from a conservation area which covers a large part of the old village to the south of the A4361. This includes buildings which were once associated with Wroughton's horse racing heritage, 3 watermills and many listed buildings.

8.2 The former Wroughton Airfield site, part of which now serves as a storage facility for the Science Museum Group, was constructed just before the start of the Second World War and is an important part of the village's history.



8.3 There are a number of buildings of historic significance clustered around the Church of St John the Baptist and St Helen on Church Hill and other buildings in High Street, Devizes Road and Perrys Lane.

8.4 Wroughton reservoir and waterworks at Overtown were constructed in 1867 to supply water to Swindon's rapidly expanding population and is an important part of Wroughton's history.

8.5 The ancient Ridgeway National Trail forms part of the southern boundary of the Parish and part of Barbury Castle hill fort is within the Parish. There are also a number of sites of medieval villages within the Parish.



8.6 There are a number of other sites of archaeological significance within the Parish, most notably the ancient barrows at Elcombe.

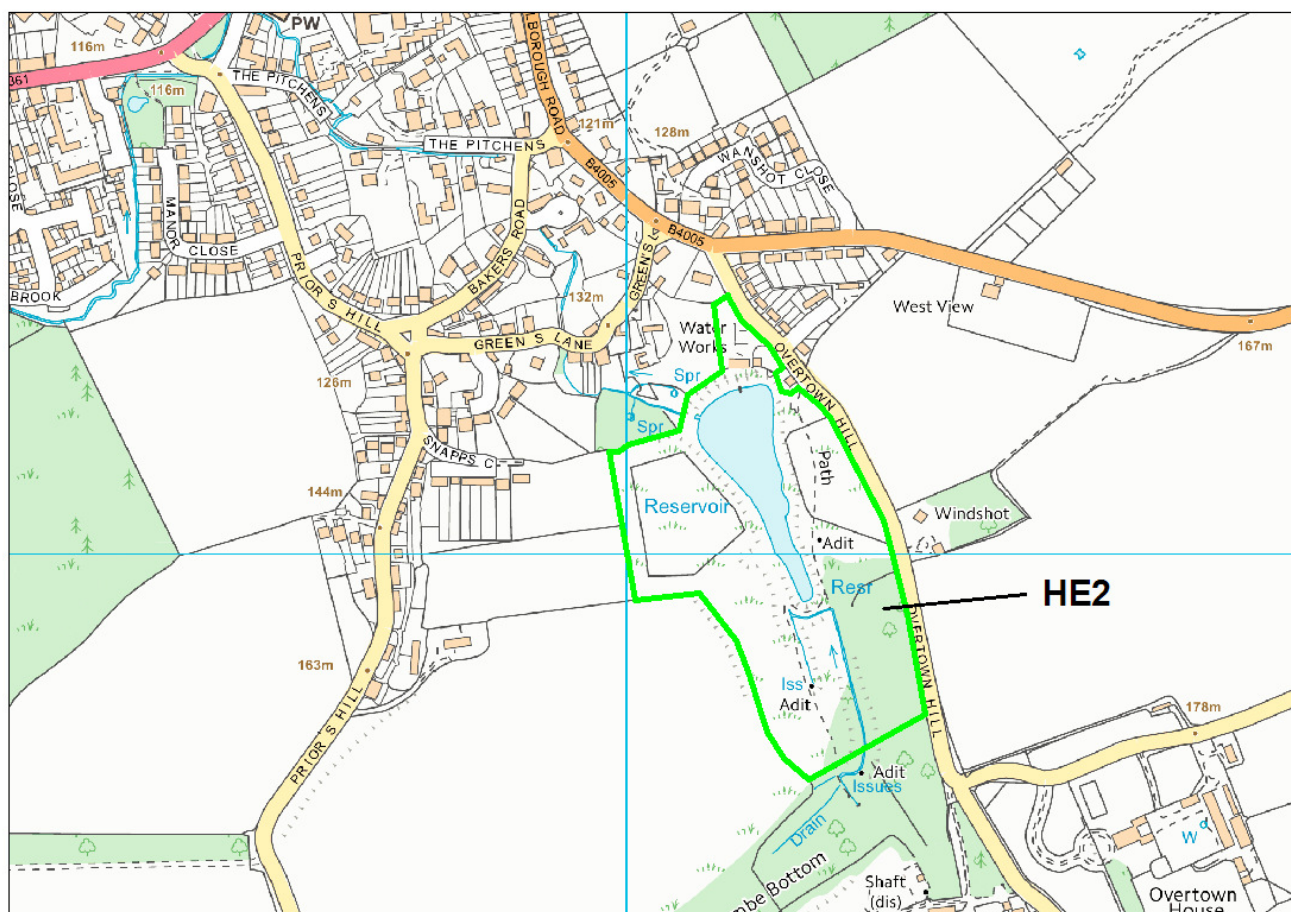
8.7 The village has an active History Group which has collected a large number of artefacts, photographs and documents, but has nowhere to store or display them. The History Group have published a series of books on Wroughton's history where more information can be found.

8.8 Wroughton's heritage was not a major issue raised by the community in the consultations, but the lack of museum or site for a museum was mentioned by a number of respondents. One respondent asked for the village to promote its past links to the horse racing industry and there were also requests to conserve the village's heritage.

P' lici' s'

These policies aim to contribute to sustainable development by maximising the community benefits from the heritage assets upon which the character of Wroughton has been built.

Objectives	Policy Index
<ul style="list-style-type: none"> A c' mmunity that r' c' nis' s and ' pr' m' t' s its hist' ry and h' rita' ;' Th' pr' t' cti' n and ' nhanc' m' nt' f' th' c' ns' rvati' n ar' a within th' ' Parish;' Th' pr' t' cti' n' f th' Parish's ' hist' ric and hi' h quality ' uildin' s, ' nsurin' that any alt' rati' ns ar' ' sympath' tic and appr' priat' .' 	<p>HE1: Development proposals at the site of the former Wroughton Airfield should, wherever possible, refurbish the existing buildings and new buildings should respect the scale and massing of the historic structures.</p>
	<p>HE2: Any development proposal that would affect the site of the Wroughton reservoir, a locally important heritage asset, will be expected to conserve its significance, and any harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.</p>
	<p>HE3: The community would wish to establish a Wroughton Museum but recognise that this is likely to be a shared initiative with others. Development proposals, particularly those within the 'heart of the village', should consider whether and how this use might be incorporated.</p>



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Reasons for the policies

HE1	The community wish to see Wroughton's history, particularly the racing business and the military connections preserved and celebrated. The reservoir site was also recognized as an important part of Wroughton's heritage. The history of the former airfield should be celebrated and reflected in the development of the site as its use changes in the 21 st Century.
HE2	The disused Wroughton reservoir has been recognised as a heritage asset for the Parish.
HE3	The desirability of celebrating Wroughton's heritage in a Museum was recognised during the consultations.

In devising these policies for Wroughton, particular attention has been given to the following:

National Planning Policy Framework

NPPF Section 12: Conserving and enhancing the historic environment.

Swindon Local Plan 2026

SD1 – Sustainable Development Principles

SD2 – Sustainable Development Strategy

RA2 – Wroughton

Buildings of Significant Interest Supplementary Planning Guidance

Conservation Areas Supplementary Planning Guidance

Appendix 1 – Population Statistics

The 2011 census found that:

	2011	2001	Change	% Change
Population	8033	6983	1050	15.04
No of Households	3396	2902	494	17.02
No of dwellings	3472	3015	457	15.16
Single person households	953	778	175	22.49
Average no of people in household	2.37	2.41	-0.04	-1.70
Residents with long term disability	917	1290	-373	-28.91
Persons aged 4 or under	412	347	65	18.73
Persons aged between 4 and 15	1028	931	97	10.42
Persons aged 65 or over	1842	1505	337	22.39
No of Households with use of one car or van	1487	1231	256	20.79
No of Households with use of two or more cars or vans	1413	1076	337	31.31
No of households with no access to car or van	496	595	-99	-16.64
No of residents aged 16-74	5680	4966	714	14.37
No of residents aged 16-74 not in employment or full time education	1825	1723	102	5.91

2001 figures are provided for comparison

In the ten years between 2001 and 2011 Wroughton experienced a significant increase in both the number of households (17.02%) and its population (15.04%). This compares with 16.1% for Swindon Borough Council's area, 7.3% for the south west region and 7.8% for the whole of England. The number of children under 4 and people aged over 65 have both shown a greater increase than the overall population, and there has also been an increase in the number of single households. More households now have access to a car or van. The figures for long term disability may not be directly comparable as the relevant questions were changed between the two censuses.

A breakdown of residents aged 65 and over shows that compared to Swindon Borough Council's population, Wroughton Parish is home to a greater percentage of people aged 65 and over (figures from 2001 census are unavailable).

	2011 Wroughton	% of Population	2011 Swindon B.C.	% of Population
Persons aged 65 to 74	929	11.56	15160	7.25
Persons aged 75 to 84	627	7.81	9899	4.73
Persons aged 85 to 89	195	2.43	2616	1.25
Persons aged 90 and over	91	1.13	1179	0.56

(Census figures obtained from the Office of National Statistics)

Appendix 2 – Policy Index

The right housing in the right place

RH1: New housing developments should include affordable housing provision in accordance with Policy HA2 in the Swindon Local Plan 2026 and when a proportionate contribution is being provided towards homes off-site, wherever possible that contribution should be utilised within the Parish of Wroughton.

RH2: Developers shall endeavour to put in place a scheme to ensure that people with village connections, either by family, residence or employment have priority in the allocation of affordable and social rented housing provided to comply with RH1.

RH3: The development of ‘windfall’ sites for new housing within the settlement boundary (as defined by the Swindon Local Plan Policies Map) will be supported if the proposals have regard for the policies in this Plan and the Swindon Local Plan 2026. ‘Windfall’ sites are defined in the NPPF as: ‘Sites which have not been specifically identified as available in the Local Plan process. They normally comprise of previously developed sites that have unexpectedly become available.’

RH4: Access arrangements for all new housing developments must:

- (i) Provide convenient and safe routes for:
 - pedestrians, people with a disability and cyclists including attention to their interaction with vehicle routes
 - linkages with public transport
 - vehicles including attention to minimising disruption to existing traffic flows
- (ii) Where they displace on-street or off-street parking spaces, make suitable replacements.

RH5: The type of housing for each allocated site will vary according to its size, location and topography. Level sites with good access to local facilities may be particularly suitable for ‘later life’ housing appropriate for a growing segment of the community. Developers should have appropriate regard to the guidance offered in the site-specific Policies set out at RH6.

RH6: Housing Site Allocations:

The Neighbourhood Plan allocates land for housing for a minimum of 150 dwellings on the following 5 sites.

Site Ref:	Location	Dwelling Nos.	Site specific policy:
DP1	Site of disused retail units on Devizes Road	8	The site is within the area identified as the ‘heart of the village’ and development proposals must have appropriate regard for Policies HV1 & HV3
DP2	Land at North Wroughton	120	Development proposals for this site shall provide: <ul style="list-style-type: none"> • soft landscaping to the north to protect the views into Wroughton from the north • soft landscaping to protect the sports field to the south • for future access, possibly by way of a no through road, to any future school’s campus to the west
DP4	Site of garages on Perrys Lane	5	Development proposals for this site shall be sensitive to the location adjacent to a listed building
DP6	Site of Haskins car park on Sun Lane / High Street	6	The site is within the area identified as the ‘heart of the village’ and development proposals must have appropriate regard for Policy HV3. Development proposals should look to include ‘later life’ homes
DP7	Land to the east of Ridgeway School	34	Development proposals for this site must provide for the relocation of the present sports and leisure facilities in accordance with Swindon Local Plan 2026 Policy EN3

All development proposals must meet the requirements set out in this Plan and the Swindon Local Plan 2026.

Access to services

AS1: Retention and enhancement of the sports, leisure and community uses of the open space north of Maunsell Way and Falkirk Road will be supported.

AS2: Retention and enhancement of the sports and leisure uses of the open spaces at Weir Field, North Wroughton and the Bowling Green will be supported.

AS3: Should opportunities be presented, the further improvement and consolidation of schools’ facilities, in the style of a campus, would be supported at the indicative location shown on the map. The location is indicative only because a substantial feasibility study and full public consultation would necessarily precede any firming up of the boundaries of the site required and the balance between built and open space uses.

AS4: Public transport which conveniently links Wroughton to Swindon, the Great Western Hospital and other towns in Wiltshire will be supported.

AS5: The provision of community sports and related facilities at suitable locations within the immediate vicinity of Alexandra Park, Thorney Park, Langton Park and Beranburh Field will be supported.

Making the 'Heart of the Village' the centre of the community

HV1: A valued feature of the 'heart of the village' is its open spaces and in particular the green areas adjacent to the Library, Ellendune Shopping Centre, Ridgeway View Health Centre, Hall Close and Barrett Way. Development proposals having an impact on any of these open spaces should be designed so as to conserve its quality and amenity value or, exceptionally, appropriate mitigation measures must be included.

HV2: The vitality at the 'heart of the village' is a product of the varied combination of community and retail uses. Where a change of use is proposed, it will be supported where it aims to make a positive contribution to or enhance the attractiveness of the centre of the community. Conversions to residential uses are not considered likely to make a positive contribution if they displace community and retail uses.

HV3: Any proposal for development or redevelopment within the 'heart of the village' must demonstrate a high quality of design which is sympathetic to existing buildings and Wroughton's heritage.

HV4: The Ridgeway View Health Centre, the Ellendune Community Centre and the Wroughton Library are all core facilities at the 'heart of the village' that contribute to and benefit from its accessibility. Proposals which enhance or enable their retention and improvement in this central location will be supported.

HV5: Proposals to redevelop the junction at the crossing of the High Street and Wharf Road, by making it more pedestrian friendly and enhancing its visual appearance, will be supported.

A great environment in which to live

EN1: The development of footpaths and cycleways linking the settlement boundary to Middle Wichel and the Ridgeway National Trail will be supported.

A thriving economy supporting our village

LE1: Development proposals which will provide or increase employment within the plan area will be supported provided they meet the policy requirements in this Plan and the Swindon Local Plan 2026.

LE2: Within residential developments, the provision of some homes designed to facilitate home working will be supported.

LE3: In line with Swindon Local Plan 2026 Policy IN4, energy efficiency and low carbon energy generation schemes with major community benefits will be encouraged and supported in principle, subject to all appropriate Neighbourhood Plan and Swindon Local Plan 2026 policy requirements being addressed.

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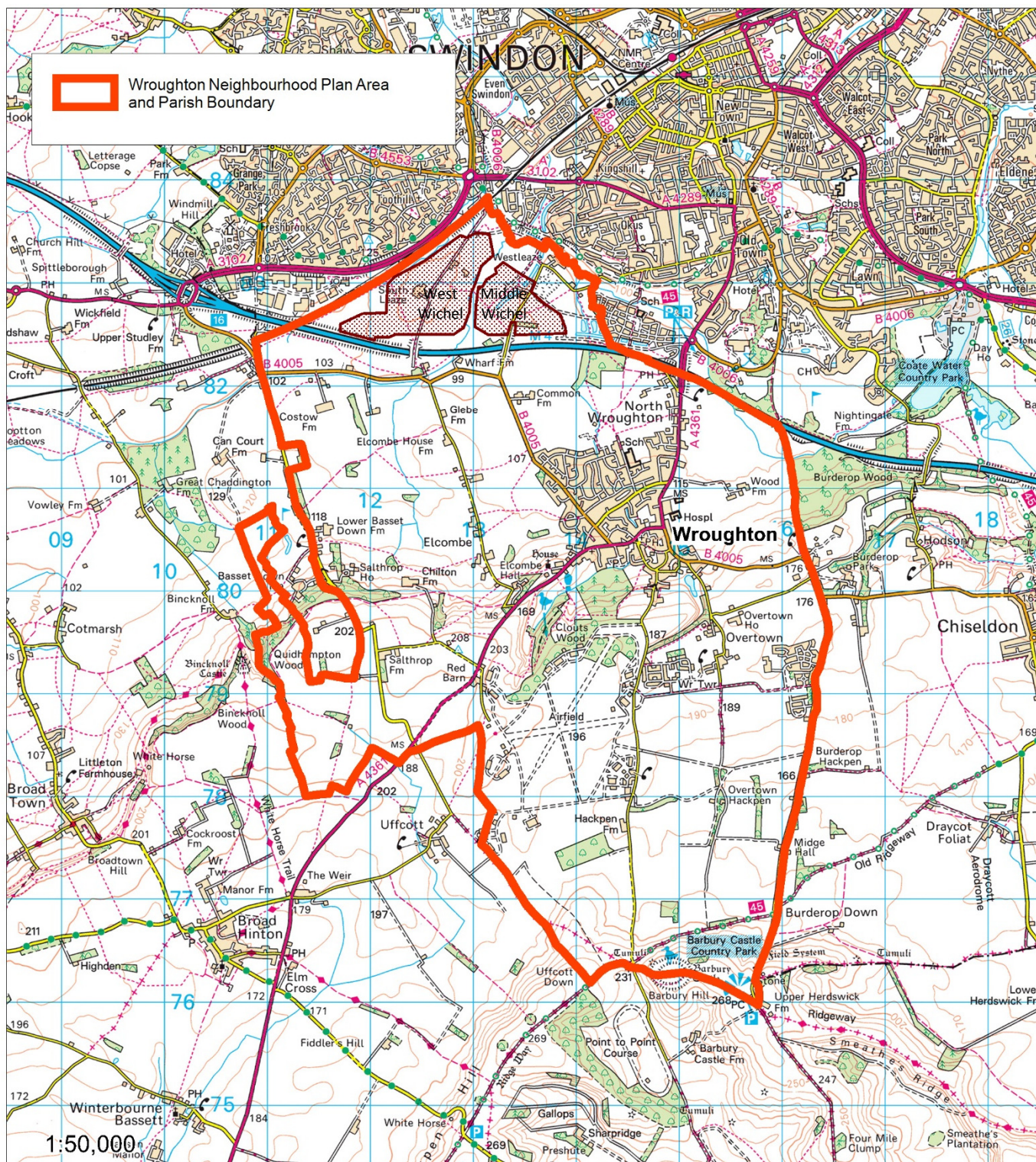
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Appendix 3 – Neighbourhood Plan Area



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