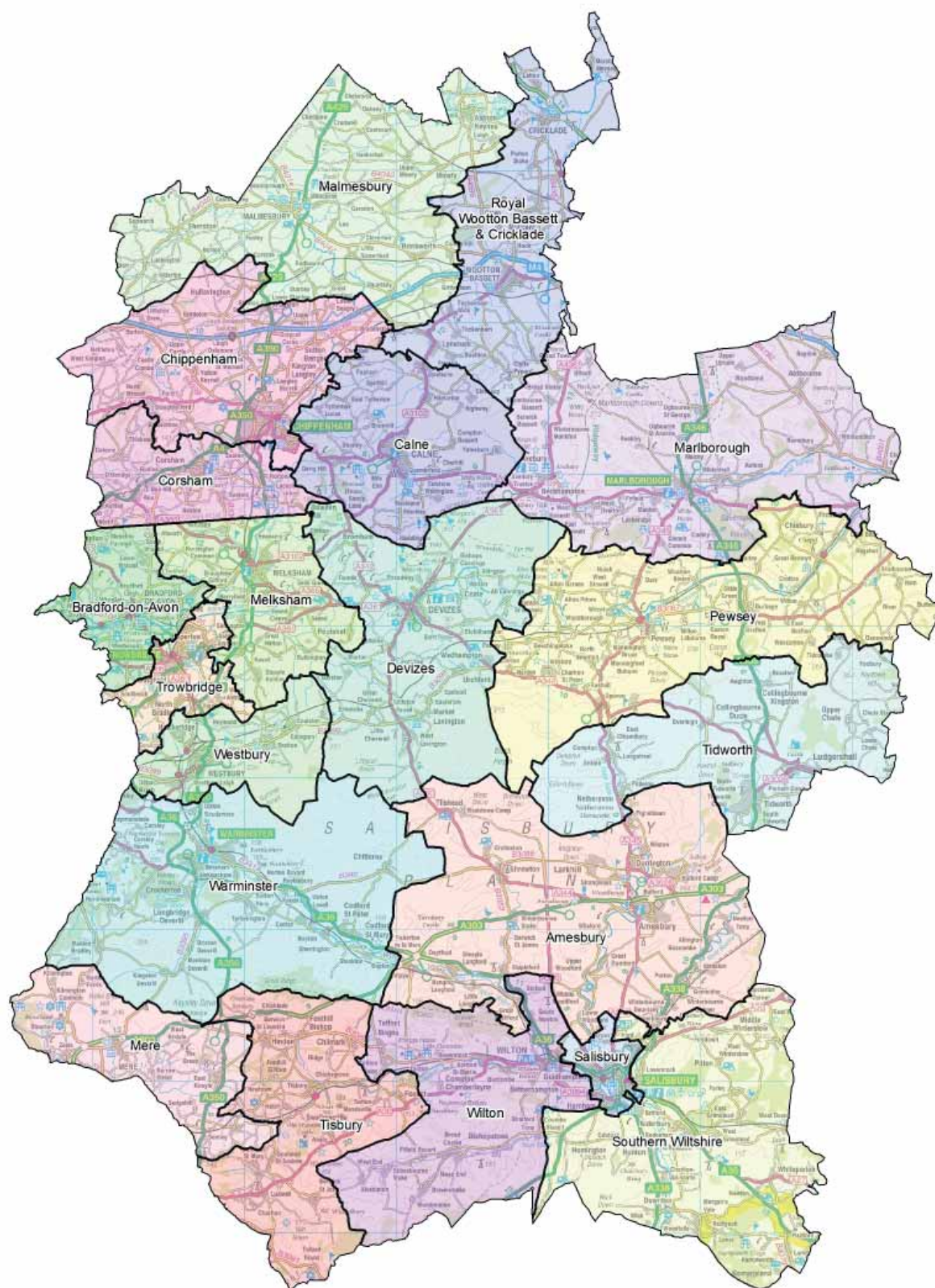




Wiltshire Core Strategy

Adopted January 2015



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Figure 1.2 Wiltshire's Community Areas

1.18 Coordinating strategies and plans around the established Community Areas is central to Wiltshire Council and its partners' commitment to empowering local people to have a greater role in what happens in their local communities. The Core Strategy

- 4.16 Any existing settlement boundaries for Small Villages and other small settlements not identified in the settlement strategy will be removed (these are listed in Appendix F), and there is a general presumption against development outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages. However, some very modest development may be appropriate at Small Villages, to respond to local needs and to contribute to the vitality of rural communities. Any development at Small Villages will be carefully managed by Core Policy 2 and the other relevant policies of this plan.
- 4.17 Proposals for improved local employment opportunities, housing growth (over and above that allowed by this Core Strategy) and/or new services and facilities outside the defined limits of development will not be supported unless they arise through community-led planning documents, such as neighbourhood plans, which are endorsed by the local community and accord with the provision of this plan. In such circumstances small villages may be able to become more sustainable and their status may change to that of 'Large Villages' as a result in subsequent reviews of the settlement strategy. The strategy does allow for carefully managed development outside of settlement boundaries in specific cases, such as new employment investment where there is an overriding strategic interest, or for other local circumstances such as providing affordable housing, allowing new tourist accommodation or supporting diversification of the rural economy (a full list of exception policies is set out in paragraph 4.25).

Core Policy 1

Settlement Strategy

The Settlement Strategy identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire.

The area strategies in Chapter 5 list the specific settlements which fall within each category.

Principal Settlements

Wiltshire's Principal Settlements are strategically important centres and the primary focus for development. This will safeguard and enhance their strategic roles as employment and service centres.

They will provide significant levels of jobs and homes, together with supporting community facilities and infrastructure, meeting their economic potential in the most sustainable way to support better self containment.

The Principal Settlements are: Chippenham, Trowbridge and Salisbury.

Market Towns

Outside the Principal Settlements, Market Towns are defined as settlements that have the ability to support sustainable patterns of living in Wiltshire through their current levels of facilities, services and employment opportunities.

Market Towns have the potential for significant development that will increase the jobs and homes in each town in order to help sustain and where necessary enhance their services and facilities and promote better levels of self containment and viable sustainable communities.

The Market Towns are: Amesbury, Bradford on Avon, Calne, Corsham, Devizes, Malmesbury, Marlborough, Melksham, Tidworth and Ludgershall, Warminster, Westbury, and Royal Wootton Bassett.

Local Service Centres

Local Service Centres are defined as smaller towns and larger villages which serve a surrounding rural hinterland and possess a level of facilities and services that, together with improved local employment, provide the best opportunities outside the Market Towns for greater self containment.

Local Service Centres will provide for modest levels of development in order to safeguard their role and to deliver affordable housing.

The Local Service Centres are: Pewsey, Market Lavington, Cricklade, Tisbury, Mere, Downton and Wilton.

Large and Small Villages

Large Villages are defined as settlements with a limited range of employment, services and facilities. Small Villages have a low level of services and facilities, and few employment opportunities.

Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.

The Large and Small Villages are: see area strategies, Chapter 5.

Core Policy 2: Delivery strategy

The Delivery Strategy

- 4.18 The Delivery Strategy recognises that, in some settlements, new jobs have not necessarily been delivered alongside new homes. It therefore seeks to strengthen communities, wherever possible, by allowing appropriate growth to provide for the most sustainable pattern of development within Wiltshire which seeks to reduce the need to travel and help redress the imbalance between jobs and homes.
- 4.19 The underlying principles of the Delivery Strategy are to ensure that communities have a better balance of jobs, services and facilities and homes. This underlines the focus of the Settlement Strategy to support growth at the Principal Settlements of Chippenham, Trowbridge and Salisbury which provides the greatest opportunities within Wiltshire to deliver improved self containment and potential to generate job growth. The interrelationship between the Settlement Strategy (Core Policy 1) and the Delivery Strategy (Core Policy 2) is explained under paragraphs 4.13 to 4.17.
- 4.20 Wiltshire's proposed strategic housing requirement is set out against defined sub-county areas as identified within the Wiltshire Strategic Housing Market Assessment (SHMA). However, in order to support the most sustainable pattern of growth, in line with the principles defined in Core Policy 1, indicative requirements are provided for each Principal Settlement, Market Town and by Community Area within paragraph 4.26. The indicative figures also allow a flexible approach which will allow the council, including through the preparation of the Site Allocations DPD, and local communities preparing neighbourhood plans, to respond positively to opportunities without being inhibited by an overly prescriptive, rigid approach which might otherwise prevent sustainable development proposals that can contribute to delivering the strategic objectives of the plan.

more than a few dwellings, generally only one dwelling. Exceptions to this approach will only be considered through the neighbourhood plan process or DPDs.

Core Policy 2

Delivery Strategy

In line with Core Policy 1, the delivery strategy seeks to deliver development in Wiltshire between 2006 and 2026 in the most sustainable manner by making provision for at least 178ha of new employment land and at least 42,000 homes distributed as follows:

	Minimum housing requirement (dwellings)
East Wiltshire HMA	5,940
North and West Wiltshire HMA	24,740
South Wiltshire HMA	10,420
West of Swindon ²⁶	900
Wiltshire	42,000

This will be delivered in a sustainable pattern in a way that prioritises the release of employment land and the re-use of previously developed land to deliver regeneration opportunities, and to limit the need for development on Greenfield sites, with approximately 35% of development taking place on previously developed land.

The 42,000 homes will be developed in sustainable locations in conformity with the distribution set out above, against which the land supply situation will be assessed. A more detailed distribution is set out in the Community Area Strategies. Development proposals should also be in general conformity with these.

Sites for development in line with the Area Strategies will be identified through subsequent Site Allocations DPDs and by supporting communities to identify sites through neighbourhood planning.

Within the defined limits of development

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

Outside the defined limits of development

Other than in circumstances as permitted by other policies within this plan, identified in paragraph 4.25, development will not be permitted outside the limits of development, as defined on the policies map. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans.

At the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:

- i) Respects the existing character and form of the settlement
- ii) Does not elongate the village or impose development in sensitive landscape areas
- iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement.

Strategically important sites

Development will be supported at the following sites in accordance with the Area Strategies and requirements in the development templates at Appendix A.

Central Car Park, Salisbury

Up to 40,000 sqm retail and leisure floor space and 200 dwellings

Churchfields & Engine Sheds, Salisbury

5 ha of retained employment land and 1,100 dwellings

Drummond Park, Ludgershall

475 dwellings

Former Imerys Quarry, Salisbury

4 ha of employment land

Fugglestone Red, Salisbury

8 ha of employment land and 1,250 dwellings

Hampton Park, Salisbury

500 dwellings

Horton Road, Devizes

8.4 ha of employment land

Kings Gate, Amesbury

1,300 dwellings

Kingston Farm and Moulton Estate, Bradford on Avon

2-3 ha of employment land and 150 dwellings

Longhedge (Old Sarum), Salisbury

8 ha of employment land and 450 dwellings

Mill Lane, Hawkeridge, Westbury

14.7 ha of employment land

Salisbury Road, Marlborough

220 dwellings

Ashton Park, South East Trowbridge

15 ha of employment land and 2,600 dwellings

Station Road, Westbury

250 dwellings

UKLF, Wilton

3 ha of employment land and 450 dwellings

West of Warminster

6 ha of employment land and 900 dwellings

Masterplans will be developed for each strategically important site in partnership between the local community, local planning authority and the developer, to be approved by the council as part of the planning application process. At mixed use sites development will be phased to ensure employment land, and its appropriate infrastructure, is brought forward during the early stages of development.

Table 5.11 Delivery of Housing 2006 to 2026 - Pewsey Community Area

	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Pewsey Community Area total	600	306	157	0	137



Royal Wootton Bassett and Cricklade Area Strategy

Spatial information and context

- 5.97 The Community Area is predominately rural in character, containing many villages and has a strong landscape quality, containing parts of the North Wessex Downs AONB. The area is located in the north east of Wiltshire and contains the historic market towns of Royal Wootton Bassett and Cricklade. Although of differing size, both of these settlements play an important role in the Community Area, not least because of the relationship they have with the nearby higher order centre of Swindon.
- 5.98 Royal Wootton Bassett is the largest town within the Community Area, located approximately six miles from Swindon and two miles from the M4, and as such is ideally located to develop into an important employment centre. The town has therefore been identified as a location for new strategic employment growth, particularly to help reduce out-commuting, as the town currently has a dormitory role to Swindon. Although the town currently has a smaller employment base than might be expected for a town of its size, it does have a varied employment base and should be relatively resilient to mass job losses.
- 5.99 A recent decision to maintain an MoD presence at RAF Lyneham, following the relocation of the RAF Hercules transport fleet, is a significant boost to the local

economy. RAF Lyneham is a large UK military base located four miles to the south west of Royal Wootton Bassett, and strong links between the base and the town have been established over many decades. The continued MoD use of Lyneham is expected to have long term positive impacts on the local economy.

- 5.100 Although Cricklade is a smaller settlement, it nevertheless performs an important Local Service Centre role for the surrounding rural area. Some housing development is necessary in Cricklade to help facilitate the delivery of improvements to the retail offer and other facilities in the town.

The strategy for the Royal Wootton Bassett and Cricklade Area

- 5.101 Housing growth in the main settlements will help improve their vitality and create a critical mass to deliver improvements in infrastructure. However, given that there are a number of existing outstanding housing commitments, no further strategic housing allocations are needed early in the plan period. Future growth should be brought forward in a balanced way to ensure infrastructure is delivered alongside housing. The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Royal Wootton Bassett and Cricklade Community Area this includes the North Wessex Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.

Issues and considerations

- 5.102 Specific issues to be addressed in planning for the Royal Wootton Bassett and Cricklade Community Area include:
- non-strategic growth should be brought forward in accordance with Core Policies 1 and 2 and phased throughout the plan period to deliver homes in a balanced manner that will enable infrastructure issues to be addressed
 - developer contributions from future housing growth should help to deliver infrastructure necessary in the Community Area. In particular, improved pedestrian and cycle linkages are needed between the town centres of Royal Wootton Bassett and Cricklade and local community facilities, to include enhancements to the Cricklade Country Way and a cycle way between Royal Wootton Bassett and Windmill Hill Business Park. Other infrastructure priorities include the completion of a Wessex Water scheme to reduce flood risk to areas in Royal Wootton Bassett, the expansion or re-location of one or both of the existing GP surgeries in Royal Wootton

Bassett, and additional fire and rescue provision in the west of Swindon area

- a mix of employment development alongside housing is also important and appropriate proposals for mixed development will be supported
- Royal Wootton Bassett currently loses main food shopping trips to neighbouring towns. Although there is no quantitative need for additional convenience retail in the town, additional floorspace may be appropriate to address qualitative need and improve the retention of convenience trade if a suitable site is identified. There is limited capacity for up to 400 sq m of comparison retail in the town
- work is ongoing to identify appropriate action to help address capacity issues associated with Junction 16 of the M4. Any major development proposals should demonstrate how this matter has been taken into account and propose appropriate sustainable transport solutions to help address this problem
- the long established policy of protecting the distinct character and identity of the villages and settlements remains a priority for local communities. This applies particularly to the parts of the Community Area which adjoin the administrative area of Swindon Borough Council where there may be unplanned development pressure. The open countryside should be maintained to protect the character and identity of the area in accordance with Core Policy 51. The local community may also wish to consider this matter further in any future community-led neighbourhood planning work
- given the proximity of Swindon to the Community Area, planning for this area needs to be managed holistically to ensure development at Swindon is as balanced and sustainable as possible while also affording appropriate protection to rural areas. This matter is discussed further below
- there are a number of environmental constraints around Royal Wootton Bassett, including areas prone to flooding and a SSSI to the south which will need to be considered and appropriately protected before selecting any sites for future housing growth
- all relevant development within the Community Area will need to conserve the designated landscape of the North Wessex Downs AONB and its setting, and where possible enhance its locally distinctive characteristics
- the Cotswold Water Park is a changing landscape and expanding recreational

resource for the county and its visitors. Development in the Cotswold Water Park should contribute towards the objectives of the Vision and Implementation Plan for the area

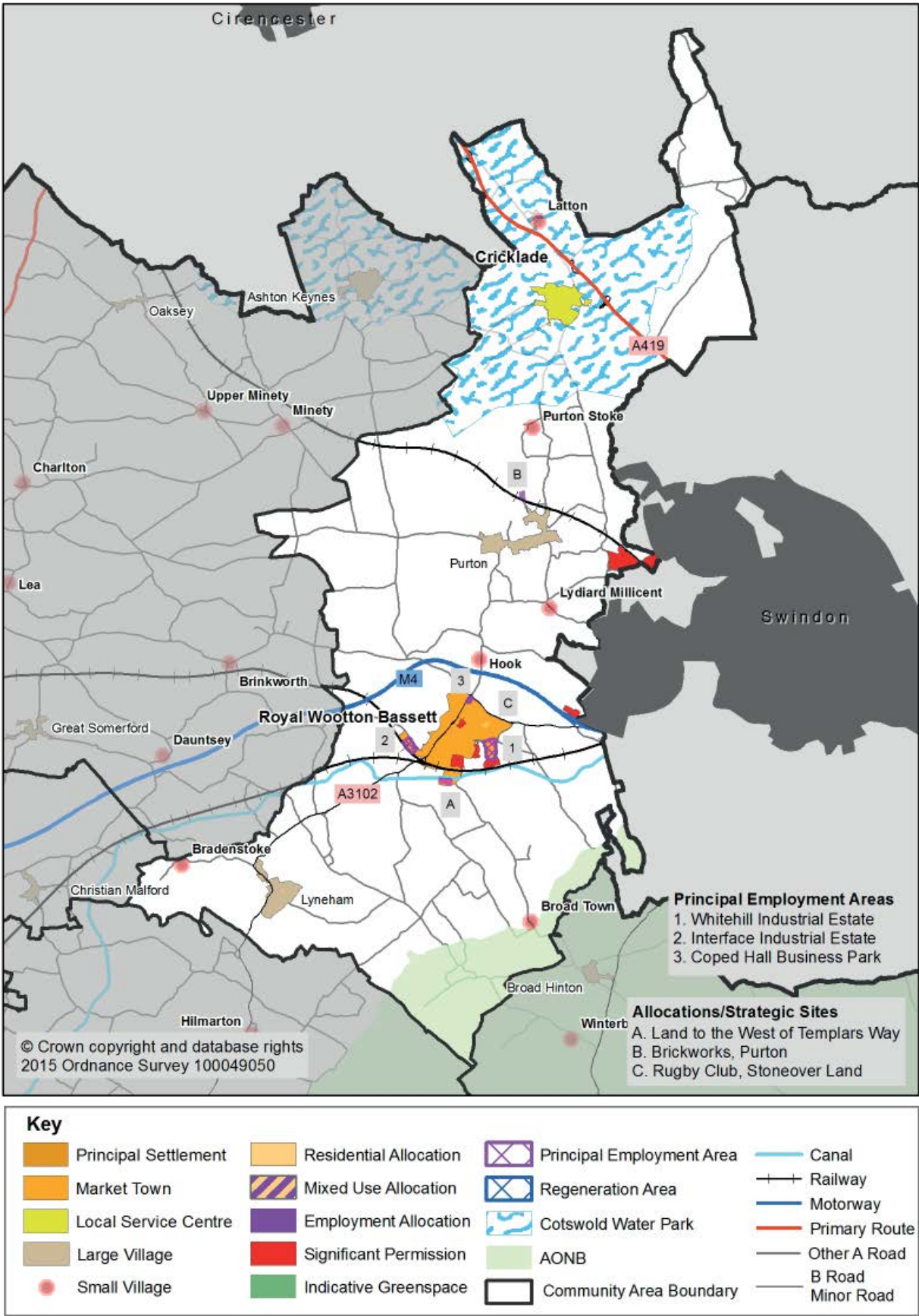
- further work is needed to identify how improvements to the recreational facilities in the Community Area can be delivered. These include Ballards Ash Sports Hub, Cricklade Country Way and the restoration of the Wilts and Berks and Thames and Severn Canals
- the historic alignment of the Wilts and Berks and Thames and Severn Canals pass through the Community Area and will be safeguarded in accordance with Core Policy 42 and the emerging Swindon Core Strategy
- the Great Western Community Forest will also be maintained and enhanced as a significant infrastructure resource within and beyond the Community Area
- the development of a Royal Wootton Bassett railway station will be promoted and encouraged in line with Core Policy 66
- the proposed route of the Swindon and Cricklade railway line will be protected from development between Mouldon Hill to Moredon Bridge Junction and the Swindon and Gloucester railway line⁴²
- recognised local concerns regarding the impacts of HGV traffic on the local road network.

How will the Royal Wootton Bassett and Cricklade Community Area change by 2026?

5.103 Royal Wootton Bassett will continue to function as the main service centre within the Community Area. Cricklade will perform a similar role, but with a more local focus. The separate identity of both Royal Wootton Bassett and Cricklade and the villages, especially those closest to Swindon, will have been maintained and enhanced where appropriate. The retail offer of Royal Wootton Bassett will have been enhanced and the town will enjoy a good supply of housing including affordable dwellings. The town will have an appropriate level of facilities for its size, with a hub for sports provision at Ballards Ash. People within the Community Area will have access to a range of jobs within the towns, which will have helped to alleviate the existing high levels of out-commuting. Along with the Rivers Key and Ray, the restored and enhanced Cricklade Country Way will provide social, environmental and economic assets to the area as part of a wider green infrastructure network linking Cricklade

with Swindon and the Cotswold Water Park, which will continue to be a valuable recreational resource for visitors and local communities.

Figure 5.13 – Royal Wootton Bassett and Cricklade Community Area



Core Policy 19

Spatial Strategy: Royal Wootton Bassett and Cricklade Community Area

Development in the Royal Wootton Bassett and Cricklade Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

Market Towns: Royal Wootton Bassett.

Local Service Centres: Cricklade.

Large Villages: Lyneham and Purton.

Small Villages: Bradenstoke, Broad Town, Hook, Latton, Lydiard Millicent and Purton Stoke.

The following Principal Employment Areas will be supported in accordance with Core Policy 35: Whitehill Industrial Estate, Interface Industrial Estate and Coped Hall Business Park.

Over the plan period (2006 to 2026), 5 ha of new employment land (in addition to that delivered or committed at April 2011) will be provided, including:

Land to the West of Templars Way	Saved North Wiltshire District Plan Allocation	3.7 ha
Brickworks, Purton	Saved North Wiltshire District Plan Allocation	1.0 ha remaining

Over the plan period (2006 to 2026), approximately 1,455 new homes will be provided of which about 1,070 should occur at Royal Wootton Bassett. Approximately 385 homes will be provided in the rest of the Community Area. Growth in the Royal Wootton Bassett and Cricklade Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Royal Wootton Bassett and Cricklade Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.102 will be addressed.

- 6.49 In exceptional circumstances the council may also consider exception site development that includes cross-subsidy from open market sales on the same site. However, in considering such schemes, the applicant would need to demonstrate to the council's satisfaction that the open market element is essential to the delivery of the development. A full, open-book financial appraisal will be required to accompany any application. The land values in the detailed financial appraisal should be benchmarked against those for agricultural land in the local area and historic values of exception sites.
- 6.50 If required, detailed guidance will be developed by the council in relation to the application of this exception policy including the appropriate assessment of viability.

Core Policy 44

Rural exceptions sites

At settlements defined as Local Service Centres, Large and Small Villages (Core Policy 1), and those not identified within the settlement strategy, a proactive approach to the provision of affordable housing will be sought in conjunction with parish councils and working with local communities and other parties. This exception to policy allows housing for local need to be permitted, solely for affordable housing, provided that:

- i. the proposal has clear support from the local community
- ii. the housing is being delivered to meet an identified and genuine local need
- iii. the proposal is within, adjoining or well related to the existing settlement
- iv. environmental and landscape considerations will not be compromised
- v. the proposal consists of 10 dwellings or fewer
- vi. employment and services are accessible from the site
- vii. its scale and type is appropriate to the nature of the settlement and will respect the character and setting of that settlement
- viii. the affordable housing provided under this policy will always be available for defined local needs, both initially and on subsequent change of occupant.

Cross-subsidy

In exceptional circumstances a proportion of market housing may be considered appropriate where it can be demonstrated that the site would be unviable, as an exception site that meets the above criteria, without cross-subsidy. It should be recognised that the inclusion of open market housing will not normally be supported. In these exceptional circumstances:

- ix. the majority of the development is for affordable housing
- x. it has been demonstrated through detailed financial appraisal that the scale of the market housing component is essential for the successful delivery of the development and is based on reasonable land values as an exception site
- xi. no additional subsidy for the scheme and its affordable housing delivery is required.

Core Policy 45: Meeting Wiltshire's housing needs

- 6.51 It is fundamental to the success of this strategy that the right types of homes are delivered. Core Policy 45 provides the basis for considering dwelling type, density and mix of housing to be built. The consideration of local housing need is important to the quality of life for residents within Wiltshire. All people should have access to a good home, irrespective of their personal circumstances. That means providing an appropriate range of dwellings in terms of size and price, from one-bedroom apartments to large family homes.



People, Places and Priorities: Wiltshire Community Plan 2011-2026 looks to ensure high quality design within future development and with specific regard to housing requirements seeks: t.. he creation of sufficient adapted housing, extra care accommodation and residential care and nursing home facilities to meet expected demand.

- 6.52 The Wiltshire Strategic Housing Market Assessment (SHMA) identifies the accommodation needs of different groups within Wiltshire helping ensure that the

needs of Wiltshire's local communities can be addressed. The Wiltshire SHMA should be considered alongside Core Policy 45⁹⁰. The mix of housing provided will vary from site to site but the aim should be to provide a range of types and sizes of homes that take account of the existing housing needs in the area.

Core Policy 45

Meeting Wiltshire's housing needs

Type, mix and size

New housing, both market and affordable, must be well designed to address local housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities.

Housing size and type, including any distinction between flats and houses, will be expected to reflect that of the demonstrable need for the community within which a site is located. The Wiltshire Strategic Housing Market Assessment identifies the housing needs of Wiltshire. Any variation to this will need to be justified through the production of new, sound evidence from either an updated Strategic Housing Market Assessment or other credible evidence source.

In relation to affordable housing, other sources of credible evidence include the council's housing register and local needs surveys.

Core Policy 46: Meeting the needs of Wiltshire's vulnerable and older people

- 6.53 Wiltshire has an ageing population, more so than the national average, and this needs to be taken into account when planning for new housing. This Strategy plans for the care of the elderly within their local communities, so people can continue to enjoy life in their own homes for as long as possible. If and when this is no longer possible, there is a need to ensure there are alternative facilities where people can continue to enjoy living in their local area with the level of care they require provided.



Making provision for gypsies and travellers

- 6.56 Provision should be made to help meet the accommodation needs of all of Wiltshire's communities, including the gypsy and traveller community and travelling showpeople, who normally reside in or travel through the county.



In March 2012 the government published the National Planning Policy Framework and Planning Policy for Traveller Sites⁹². These documents include the general principle of aligning planning policy on traveller sites more closely with that for other forms of housing. Core Policy 47 reflects this approach by introducing a set of criteria which define broad locations where sites would be appropriate and against which potential sites will be tested, and also identifies a requirement for new pitches to 2021. The criteria have regard to local amenity, access to facilities and impact on the landscape in a similar way to policies for general housing.

- 6.57 The development of new permanent and transit gypsy and traveller caravan sites in suitable and sustainable locations will be considered in accordance with the criteria set out in Core Policy 47. The criteria have been informed by national policy in Planning Policy for Traveller Sites. In accordance with national policy, the council will apply these criteria positively where a proposed location complies with the criteria in Core Policy 47⁹³.
- 6.58 To identify pitch requirements for inclusion in Core Policy 47, a review of the 2006 Gypsy and Traveller Accommodation Needs Assessment (GTAA) was undertaken in November 2011⁹⁴. The conclusions are presented in Topic Paper 16, as amended in February 2014. As a result, a need for 66 additional permanent residential pitches over the next five years (2011-2016) in Wiltshire has been identified. A projection of anticipated need between 2016-2021 has also been identified with approximately 42 permanent residential pitches required. The review of need took into consideration the supply of permanent pitch provision since April 2006 (see Table 6.1 below) and

evidence presented by the July 2011 caravan count. The preference in meeting need in the future is for small, private sites.

- 6.59 The council will use national policy and a criteria-based approach, as set out by Core Policy 47, to identify the most suitable sites for gypsy and traveller pitches in the proposed Gypsy and Traveller Development Plan Document⁹⁵. This will add detail to the interpretation and implementation of Core Policy 47 and identify specific sites to deliver the pitch requirements set out within Core Policy 47⁹⁶. The council will release land in its ownership to help ensure the identified need is met. Applications that are submitted before the DPD is prepared will be assessed against the general criteria set in Core Policy 47.
- 6.60 The review in Topic Paper 16 identified a need for 25 new transit pitches across the county. The provision of new transit pitches will enable pitches to be provided to meet the needs of gypsies and travellers who come to the area but have no permanent place to stay or are travelling through the area. The Gypsy and Traveller DPD will include specific locations to provide these new transit pitches and will include consideration of a network of emergency stopping places to provide the travelling community with a range of options. This approach may be particularly suitable for new travellers who rely less on the need for permanent residential pitches.
- 6.61 The council will release land in its ownership and work with other public sector landowners to help ensure the need for both permanent and transit pitches is met. Opportunities will be considered through the DPD process, as well as bringing forward pitches in the short term through the planning application process.
- 6.62 The council is also carrying out a full Gypsy and Traveller Accommodation Needs Assessment to review and roll forward the pitch requirements in Core Policy 47 to ensure adequate pitch provision across the plan period. This review will inform amendments to the pitch requirements in Core Policy 47 to relate to the whole plan period and be included in the Gypsy and Traveller DPD. Core Policy 47, together with the policies and allocations proposed within the Gypsy and Traveller DPD, will ensure continued compliance with national policy.
- 6.63 National policy⁹⁷, as well as including the general principle of aligning planning policy on traveller sites more closely with that for other forms of housing, requires the council to demonstrate a five year supply of pitches against a long term target based on clear evidence. Appendix C provides the current position in relation to a five year supply of traveller sites and demonstrates that at the time of the CS Examination

there was not a five year supply of traveller sites in Wiltshire. The programmed Gypsy and Traveller DPD will include specific deliverable sites to demonstrate a five year supply and a supply of specific developable sites or broad locations for growth for the remainder of the plan period.

Table 6.1 Supply of permanent accommodation for gypsies and travellers, April 2006 to January 2014

Housing Market Area	Permitted (April 2006 - Jan 2014)	With temporary permission (Jan 2014)	Applications pending (Jan 2014)
North and West Wiltshire	94	2	1
South Wiltshire	3	2	1
East Wiltshire	0	0	0
TOTAL	97	4	2

Core Policy 47

Meeting the needs of gypsies and travellers

Provision should be made for at least 66 permanent pitches for gypsies and travellers, 25 transit pitches and 5 plots for travelling showpeople during the period 2011-2016. A further 42 permanent pitches should be provided over the period 2016-2021. Permanent and transit pitches should be distributed and phased as follows:

Table 6.2

Housing Market Area	Proposed Requirement (2011-2016)	Proposed Requirement (2016-2021)	Transit provision (2011-21)
North and West Wiltshire	26	22	10
South Wiltshire	37	19	8
East Wiltshire	3	1	7
TOTAL	66	42	25

Proposals for new gypsy and traveller pitches or travelling showpeople plots/yards will only be granted where there is no conflict with other planning policies and where no barrier to development exists. New development should be situated in sustainable locations, with preference generally given to previously developed land

or a vacant or derelict site in need of renewal. Where proposals satisfy the following general criteria they will be considered favourably:

- i. No significant barriers to development exist in terms of flooding, poor drainage, poor ground stability or proximity to other hazardous land or installation where conventional housing would not be suitable.
- ii. It is served by a safe and convenient vehicular and pedestrian access. The proposal should not result in significant hazard to other road users.
- iii. The site can be properly serviced and is supplied with essential services, such as water, power, sewerage and drainage, and waste disposal.
- iv. The site must also be large enough to provide adequate vehicle parking, including circulation space, along with residential amenity and play areas.
- v. It is located in or near to existing settlements within reasonable distance of a range of local services and community facilities, in particular schools and essential health services.
- vi. It will not have an unacceptable impact on the character and appearance of the landscape and the amenity of neighbouring properties, and is sensitively designed to mitigate any impact on its surroundings.
- vii. Adequate levels of privacy should be provided for occupiers.
- viii. Development of the site should be appropriate to the scale and character of its surroundings and existing nearby settlements.
- ix. The site should not compromise a nationally or internationally recognised designation nor have the potential for adverse effects on river quality, biodiversity or archaeology.

In assessing sites for travelling showpeople or where mixed-uses are proposed, the site and its surrounding context are suitable for mixed residential and business uses, including storage required and/or land required for exercising animals, and would not result in an unacceptable loss of amenity and adverse impact on the safety and amenity of the site's occupants and neighbouring properties.

It is recommended that pre-application advice is sought on all proposals for new gypsy and traveller pitches or traveller showpeople plots/yards. Early engagement with the local community is recommended to ensure sites are developed sensitively to their context.

Delivering strategic objective 4: helping to build resilient communities

- 6.64 The policies contained within this section aim to improve quality of life in Wiltshire; foster a sense of community belonging; improve safety, social inclusion and self-sufficiency; and ensure that appropriate facilities are available. Core Policy 48, together with Core Policy 34, seeks to support rural life and sets out certain circumstances under which development in rural areas will be supported, whilst Core Policy 49 seeks to safeguard the existing services and facilities which are integral to Wiltshire's communities.
- 6.65 The Core Strategy, as a whole, will make a positive contribution to delivering the outcomes sought in Strategic Objective 4, to help build resilient communities. It can be considered as a spatial representation of the Wiltshire Community Plan. Many of the issues within the Community Plan are complex and will need a wide range of actions from many partners to be effectively addressed. The Core Strategy will assist in building resilient communities through the following actions:
- Addressing social exclusion through focusing new development at the most sustainable locations with a range of local services and facilities, reducing the need to travel.
 - Delivering a step-change in affordable housing delivery and putting in place the necessary strategy to support good economic growth.
 - Facilitating educational opportunities by ensuring that new growth is supported by new school capacity.
 - Protecting existing services and facilities.
 - Supporting appropriate development in rural areas to help maintain the vitality and viability of small settlements and the countryside.
 - Ensuring that growth is supported by the provision of community facilities such as shops, open space, recreational facilities and community centres.
 - Provision of meeting halls and places of worship.

roads, cycle routes, gates, signposts and bus shelters. Some telecommunications works may also fall into this category. In such cases, Core Policy 48 introduces a presumption in favour of such works which can greatly benefit rural areas, where these are environmentally acceptable. Core Policy 48 also identifies measures to support community ownership of local shops, pubs and other services where this is appropriate to retain the facility. Core Policy 49 provides further details on the protection of existing community services and facilities.

Core Policy 48

Supporting rural life

Dwellings required to meet the employment needs of rural areas

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

Improving access to services and improving infrastructure

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

Conversion and re-use of rural buildings

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

- i. The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.
- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.

- iii. The building can be served by adequate access and infrastructure.
- iv. The site has reasonable access to local services.
- v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.

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

Community ownership

Community ownership and/or management of local shops, pubs and other services will be supported where appropriate to retain a local facility through the following measures:

- vi. Development proposals for the adaptation of a building, such as sub-division or change of use, will be supported where these are necessary to allow a viable continued use.
- vii. Appropriately scaled enabling development will be considered, where this is environmentally acceptable and justified through a supporting viability study, and where it can help maintain and enhance the community uses provided.
- viii. The facility may be protected from loss of its current use until such time as the community has had a realistic opportunity to take control of the asset.

New shops

New shops in villages will be supported where they are small in scale and would not threaten the viability of nearby centres. Farm shops will be supported where they utilise existing buildings, are small in scale and cause no unacceptable impact on nearby village shops or the character of the area.

of relevant Biodiversity Action Plan (BAP) and River Basin/Catchment Management Plan objectives, but also be tailored to local landscape character (see Core Policy 51). Development may also open up opportunities to bring degraded or neglected features back into favourable condition through sensitive management to encourage wildlife; such restoration will be particularly valuable where it contributes towards Nature Improvement Areas or other landscape scale projects identified by the Local Nature Partnership or objectives in relevant River Basin / Catchment Management Plans. Additional guidance will be produced to aid the design and incorporation of suitable ecological enhancement measures to demonstrate compliance with Core Policy 50, which should be proportionate to the scale of development.

Core Policy 50

Biodiversity and geodiversity

Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

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

- i. cannot reasonably be avoided
- ii. are reduced as far as possible
- iii. are outweighed by other planning considerations in the public interest
- iv. where appropriate compensation measures can be secured through planning obligations or agreements.

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

Core Policy 51: Landscape

- 6.79 The European Landscape Convention promotes landscape protection, management and planning, and applies to all landscapes, towns and villages, as well as open countryside; the coast and inland areas; and ordinary or even degraded landscapes, as well as those that are afforded protection. Development on the edges of towns and villages will be broadly controlled in line with Core Policy 3 (Delivery Strategy). However the principal pressure on the landscape arising from new development is erosion of the separate identity, character, visual and functional amenity of settlements and their setting, and impacts on the open countryside. Another

Core Policy 51

Landscape

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

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.
- ii. The locally distinctive character of settlements and their landscape settings.
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.
- iv. Visually sensitive skylines, soils, geological and topographical features.
- v. Landscape features of cultural, historic and heritage value.
- vi. Important views and visual amenity.
- vii. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.
- viii. Landscape functions including places to live, work, relax and recreate.
- ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the

objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.

Core Policy 52: Green infrastructure

6.88 Green infrastructure is a descriptive term used to characterise spaces such as parks and gardens (urban and country parks, formal gardens); amenity green space (informal and formal recreation and sports spaces,



domestic gardens, village greens, green roofs); urban green spaces (urban commons, waste land and disturbed ground); woodland, downland and meadows, wetlands, open and running water, quarries; green corridors (rivers and canals including their banks, road and rail corridors, cycling routes, pedestrian paths, and rights of way); allotments, cemeteries, and churchyards. It provides socio-economic and cultural benefits which underpin individual and community health and wellbeing. These include: conserving and enhancing the natural environment; providing wildlife corridors; reducing noise and air pollution; and helping communities adapt to climate change through water and carbon management. In urban areas, functions include providing routes (e.g. footpaths and cycleways) which link areas of open space within settlements; providing sustainable drainage, flood storage and urban cooling; and providing a wide range of opportunities for engagement and active citizenship, relaxation and quiet contemplation, sport, recreation and children's play.

6.89 The maintenance and enhancement of Wiltshire's green infrastructure network will be crucial in helping to ensure that the growth set out in this Core Strategy can be delivered in a sustainable manner. In particular, the development proposed in

Core Policy 52

Green infrastructure

Development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Where development is permitted developers will be required to:

- i. retain and enhance existing on site green infrastructure
- ii. make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards
- iii. put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development
- iv. provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy
- v. identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.

If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green infrastructure network, will be required.

Proposals for major development¹⁰⁷ should be accompanied by an audit of the existing green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process.

Development will not adversely affect the integrity and value of the green infrastructure network, prejudice the delivery of the Wiltshire Green Infrastructure Strategy, or provide inadequate green infrastructure mitigation.

Green infrastructure projects and initiatives that contribute to the delivery of a high quality and highly valued multi-functional green infrastructure network in accordance with the Wiltshire Green Infrastructure Strategy will be supported. Contributions (financial or other) to support such projects and initiatives will be required where appropriate from developers.

- 6.131 Careful consideration of topography can enhance the design of a new development in a number of ways including the creation or enhancement views into or within a site, creating attractive skylines through the use of building heights in parallel with contours, ensuring appropriate drainage arrangements, the retention of established planting and trees which can visually enhance a development, ensuring an appropriate relationship with the wider landscape, both visually and in terms of activity and the creation of wildlife corridors.
- 6.132 High quality design will be required for all new developments from building extensions through to major developments. Innovative designs which help raise the standard of design more generally in the area will be encouraged. This policy sets out a range of issues which all developers will need to take into account when designing each individual scheme. Proposals will need to be accompanied by appropriate information to demonstrate compliance with Core Policy 57, including a design and access statement when this is required by the local validation checklist¹¹. All proposals will need to have regard to relevant supplementary guidance on design. This includes village design statements that are up to date and approved by the local authority as providing guidance on the implementation of policy Core Policy 57 for a local area.
- 6.133 Density is interlinked with design and it is essential that innovative design solutions are encouraged to achieve higher density levels where appropriate, although the density of development should rightly be a product of a robust site assessment which responds positively to Wiltshire's exceptional environmental quality.
- 6.134 In demonstrating that proposals will be sympathetic to and conserve historic buildings and historic landscapes, applicants should have consideration to the requirements of Core Policy 58 (ensuring the conservation of the historic environment).

Core Policy 57

Ensuring high quality design and place shaping

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

- i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced
- ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development
- iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting
- iv. being sympathetic to and conserving historic buildings and historic landscapes
- v. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)
- vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area
- vii. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)
- viii. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site

- ix. ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)
- x. the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials
- xi. taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future
- xii. the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm
- xiii. the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place
- xiv. meeting the requirements of Core Policy 61 (Transport and New Development).

Core Policy 58: Ensuring the conservation of the historic environment

6.135 Core Policy 58 aims to ensure that Wiltshire's important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life.



Core Policy 58

Ensuring the conservation of the historic environment

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

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

- i. nationally significant archaeological remains
- ii. World Heritage Sites within and adjacent to Wiltshire
- iii. buildings and structures of special architectural or historic interest
- iv. the special character or appearance of conservation areas
- v. historic parks and gardens
- vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

Core Policy 60

Sustainable transport

The council will use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire.

This will be achieved by:

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

Core Policy 61: Transport and new development

6.154 New development can potentially have both a positive and negative impact on transport. It is for this reason that the transport impacts of new developments need to be assessed in accordance with national guidance¹¹⁹.



6.155 Planning developments in locations that are, or can be made, accessible means that communities can access their needs (e.g. shops, schools and employment) easily and without always needing a car. Providing good accessibility can also change people's travel behaviour towards more sustainable transport alternatives such as walking, cycling and public transport.

- 6.156 In the past, however, some new developments have not always catered (e.g. by having layouts which are bus friendly) or provided (e.g. by having convenient cycle storage) for the needs of sustainable transport users or operators. This is no longer acceptable. Therefore, as part of a required transport assessment, it must be demonstrated that the needs of all transport users, where relevant, have been considered in accordance with the identified hierarchy.
- 6.157 A key consideration is to ensure that development proposals achieve a suitable connection to the highway that is safe for all road users.
- 6.158 In these times of 'just in time' deliveries, the failure to provide adequate loading/unloading facilities in developments can lead to congestion, safety, community and environmental impacts as heavy goods vehicles (HGVs) seek to park on the highway or elsewhere while waiting for allocated delivery time slots.

Core Policy 61

Transport and new development

New development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.

As part of a required transport assessment, the following must be demonstrated:

- i. That consideration has been given to the needs of all transport users, where relevant, according to the following hierarchy:
 - a. Visually impaired and other disabled people
 - b. Pedestrians
 - c. Cyclists
 - d. Public transport
 - e. Goods vehicles
 - f. Powered two-wheelers
 - g. Private cars.

- ii. That the proposal is capable of being served by safe access to the highway network.
- iii. That fit for purpose and safe loading/unloading facilities can be provided where these are required as part of the normal functioning of the development.

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

Core Policy 62: Development impacts on the transport network

6.159 All new development is required to assess the transport issues related to that development.

Where a development will have significant transport implications, the



council will require a transport assessment to be prepared and submitted alongside a planning application in accordance with national guidance.

6.160 Developers will be required to make a contribution towards sustainable transport improvements as part of their development proposal. The required transport assessment will help determine what is needed in each case.

6.161 Developers will also be required to submit a travel plan with planning applications which are likely to have significant transport implications. The travel plan should aim to promote more sustainable forms of transport including, where relevant, more sustainable freight delivery and routing arrangements. The detailed requirements for travel plans will be set out in an additional planning guidance.

recommended by the Environment Agency (see Sustainable Drainage Systems: an introduction, published by the Environment Agency). This involves a three-step process, considering first reducing the quantity of run-off, then slowing velocity of run-off to allow settlement filtering and infiltration, and finally providing passive treatment to collected surface water before discharge into groundwater or to a watercourse. It is considered that all developments will be able to incorporate measures to reduce the quantity of run-off, but site specific geological or soil conditions may mean that measures to reduce run-off velocity and provide passive treatment would not be appropriate. Where this is the case, proposals will be expected to demonstrate why the use of such measures is not appropriate on the site in question.

- 6.182 In addition to the requirement for development to provide SuDS, any opportunities to reinstate or create additional natural, functional floodplain through the development process will be encouraged.

Core Policy 67

Flood Risk

Development proposed in Flood Zones 2 and 3 as identified within the Strategic Flood Risk Assessment will need to refer to the Strategic Housing Land Availability Assessment when providing evidence to the local planning authority in order to apply the sequential test in line with the requirements of national policy and established best practice.

All new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

Core Policy 68: Water resources

- 6.183 The appropriate management of water resources is vital to ensuring that water quantity and quality of water resources are maintained and improved throughout Wiltshire. Three River Basin Management Plans have been prepared to meet the requirements of the Water Framework Directive for Wiltshire and surrounding areas, including the Severn, South West and Thames River Basin Management Plans. In addition, a number of Catchment Management Plans are currently in preparation and will provide relevant targets and actions at a local level.

Royal Wootton Bassett & Cricklade Community Area

Legend

- Wiltshire Boundary
- Community Area Boundary
- CP1 Settlement Framework (WCS)
- CP1 Small Village (WCS)
- H2 Residential Allocation (NWLP)
- CP35 Principal Employment Area (WCS)
- CP53 Historic Line of Canal (WCS)
- CP54 Administrative Boundary of Cotswold Water Park Joint Strategic Committee (WCS)
- CP67 Flood Risk Zone 2 or 3 (WCS)
- BD1 Employment Proposal (NWLP)
- NE12 Woodland (NWLP)
- R1 Town Centre Primary Frontage (NWLP)
- R2 Town Centre Secondary Frontage (NWLP)
- T5 Rail proposals (NWLP)
- T5 Road Proposal (NWLP)
- TM3 The Swindon & Cricklade Railway Line (NWLP)
- TM4 The Thames Path National Trail (NWLP)
- Railway
- Primary Route Network
- Local Lorry Route
- Strategic Lorry Route
- Motorway
- Area of Outstanding Natural Beauty
- Grade 1 Agricultural Land
- Special Area of Conservation or Special Protection Area
- Site of Special Scientific Interest
- County Wildlife Site
- Parks and Gardens
- Source Protection Zone
- Local Geological Site
- Conservation Area
- 30% Affordable Housing Zone
- 40% Affordable Housing Zone

N

Scale 1:27 000

