

Bratton Parish Neighbourhood Development Plan

2025 - 2038

Part A - The Plan

Pre-submission draft

***Published for consultation
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Support and guidance from Neighbourhood Plan Consultants, Place Studio

place



Foreword



Bratton Parish (henceforth referred to as Bratton) has prepared this Neighbourhood Development Plan (The Plan) to coherently represent the ambitions and concerns of all residents of the Parish so as to better inform the planning processes for the area looking ahead to 2038.

Bratton is set in a predominantly farming area which surrounds a large, rural village. This is primarily residential with a few small businesses, a farming community, and has an older population demographic typical of rural Wiltshire.

Bratton has a built environment with many historically significant sites. It has evolved as agrarian toil gave way to commerce, and now has a principally residential focus. There is a strong community spirit, demonstrated by the many volunteers and social amenities in the Parish.

People value Bratton's attractive and historic environment and the strong sense of civic engagement. The community is particularly keen to maintain and protect its character and associated community spirit.

The Plan therefore supports the needs of residents of all ages so as to encourage a continually vibrant and supportive community for future generations. This is achieved in good part by encouraging the enhancement of community facilities by appropriate site allocation and enabling suitable development.

The Plan recognises the increasing impact of Climate Change by ensuring developments meet both the needs of our local community whilst seeking to protect and enhance our valued environment.

Bratton Parish Council is grateful to our team of volunteers on the Steering Group for preparing this Plan and to Place Studio for their advice and guidance. Particular thanks are due to the Steering Group Chairmen – Cllr Eddie Cole from 2017 to 2023, and latterly Robert Drummond.

Keith Rayward, Chair – Bratton Parish Council

July 2024



Table of abbreviations used in this Neighbourhood Development Plan

Abbreviation	Reference
Annex 1	Annex 1 – Local Assessments (<i>document</i>)
BMV	Best and Most Versatile
BNG	Biodiversity Net Gain
BPC	Bratton Parish Council
Core Strategy	Wiltshire Core Strategy
HER	Historic Environment Record
HRA	Habitat Regulations Assessment
LCA	Landscape Character Assessments
LGS	Local Green Spaces
LPA	Local Planning Authority eg Wiltshire Council
LVNDHA	Locally Valued Non-designated Heritage Assets
MOD	Ministry of Defence
NPPF	National Planning Policy Framework
Part B	Part B – Bratton Character Assessment and Design Guide (<i>document</i>)
Plan	The Neighbourhood Development Plan for Bratton

Abbreviation	Reference
PRoW	Public Rights of Way
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SG or Steering Group	Bratton Neighbourhood Development Plan Steering Group
SHELAA	Strategic Housing and Economic Land Availability Assessment
SPSPA	Salisbury Plain Special Protection Area
SPD	Supplementary Planning Document
SPSLA	Salisbury Plain Special Landscape Area
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Urban Drainage System
TBMS	Trowbridge Bat Mitigation Strategy
WC	Wiltshire Council
WCRSHR	Wiltshire Council Rural Settlement Housing Requirements
WSHaP	Wiltshire Housing Sites and Allocations Plan



1. INTRODUCTION TO NEIGHBOURHOOD PLANNING

1.1. THE ROLE OF NEIGHBOURHOOD PLANS

The [Localism Act 2011](#) and enacted by [The Neighbourhood Planning \(General\) Regulations 2012](#) introduced new rights and powers to allow local communities to shape new development and promote better land use in their community by preparing Neighbourhood Development Plans. The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area.

Neighbourhood Plans empower communities to determine the future of the places in which they live and work, and to set out their own vision and plans for the future of their ‘neighbourhood’. After an examination and a community referendum, once adopted, the plan is ‘made’, and becomes part of the Wiltshire’s Development Plan – which in turn must conform to the government’s [National Planning Policy Framework](#) (NPPF)¹. (The NPPF is updated regularly and the version referred to throughout is December 2023).

To give the Plan practical effect, it must lead to ‘policies’ for the neighbourhood area which are both practical and sustainable ie the Plan must demonstrate how it will contribute to, protect and/or improve the local environmental, economic and social conditions - or that consideration has been given to how any potential adverse effects arising from the proposals may be mitigated.

1.2. WHY PRODUCE A NEIGHBOURHOOD DEVELOPMENT PLAN FOR BRATTON?

A Neighbourhood Development Plan for Bratton (hereafter referred to as the Plan) will give those who live and work in the Parish a stronger influence on future planning and development decisions. Neighbourhood planning gives communities direct power to develop a shared vision for their area and support sustainable development.

In England (and Wales) we have a ‘plan-led’ system. This means that planning policies in development plan for the area (in our case this is Wiltshire) provide the starting point for planning decisions.



Once the Bratton Neighbourhood Development Plan is 'made' ie, it has been adopted, it becomes part of the development plan for the Parish and has the same legal status as other documents in the Wiltshire Development Plan. All planning applications are determined in accordance with the development plan unless material considerations (matters that should be taken into account in deciding a planning application) indicate otherwiseⁱⁱ.

1.3. NEIGHBOURHOOD PLAN AREA

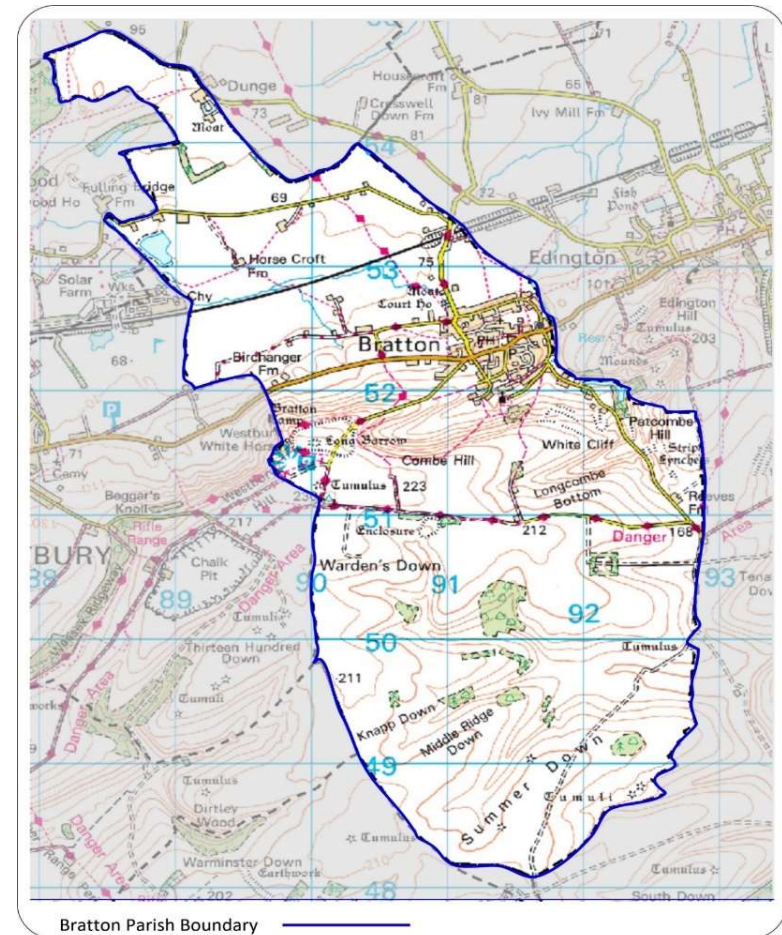
Bratton Parish was designated by Wiltshire Council as a Neighbourhood Area for the purposes of creating a Neighbourhood Plan on 16th March 2018 under the Localism Act 2011. The Plan area follows the Parish Council boundary as shown on Map 1.

1.4. HOW DOES OUR NEIGHBOURHOOD PLAN REPRESENT COMMUNITY VIEWS?

The Plan has been prepared by local volunteers, supported by Bratton Parish Council (BPC) and specialist consultants. Care has been taken to build up a clear picture and evidence base of local issues ambitions and opportunities.

The evidence is made up of two elements:

- The views of the local community
- Local fact-finding and research evidence



Map 1 - Bratton Parish - Designated Neighbourhood Plan Area



To ensure that this Plan is a ‘shared vision’ amongst the community, a range of community engagement activities were undertaken including:

- A survey distributed to every household in the Parish in 2019
- Regular updates available on the Parish Council website
- Regular updates in the monthly Bratton Parish News delivered to every home in the Parish
- Regular open meetings of the Neighbourhood Development Plan Steering Group
- Regular discussions at Parish events
- Posters displayed around the Village

A full account of the informal consultations undertaken in developing the draft Plan is recorded in the accompanying **Consultation Statement**, which is available via the Parish Council websiteⁱⁱⁱ.

The Vision (see section 5, below), objectives and policies which are set out in this Plan come directly from the views and opinions gathered through consultation and through additional work to generate local evidence. This is key in the stages of preparing the Plan.

The Plan is based on robust information and analysis of the local area; this ‘Evidence Base’ is available in full on the Bratton Parish Council (BPC) website. The evidence base was prepared by members of the community and the Steering Group together with Plan consultants, Place Studio and AECOM through technical support packages available from the Government. A full list of the evidence can be found in Appendices accompanying the Consultation Statement.



1.5. STAGES IN THE PREPARATION OF THE BRATTON NEIGHBOURHOOD DEVELOPMENT PLAN

Through discussions with the relevant local authorities and planning consultants, together with community engagement and input during plan preparation, the Neighbourhood Development Plan Steering Group (Steering Group) has developed the content for the Plan, which includes our planning policies and practical projects to be undertaken by the local community which would help to realise the vision and objectives.

There are several stages in the preparation of a Neighbourhood Development Plan. As the draft Plan progresses, the policies and proposals will be tested to ensure that they are suitable as a planning tool when finally adopted. We are currently at the pre-submission consultation stage, framed in red on Figure 1.

A full account of the informal consultations undertaken in developing the draft Plan is recorded in the Consultation Statement, the draft of which is available on the Parish Council website^{iv}.

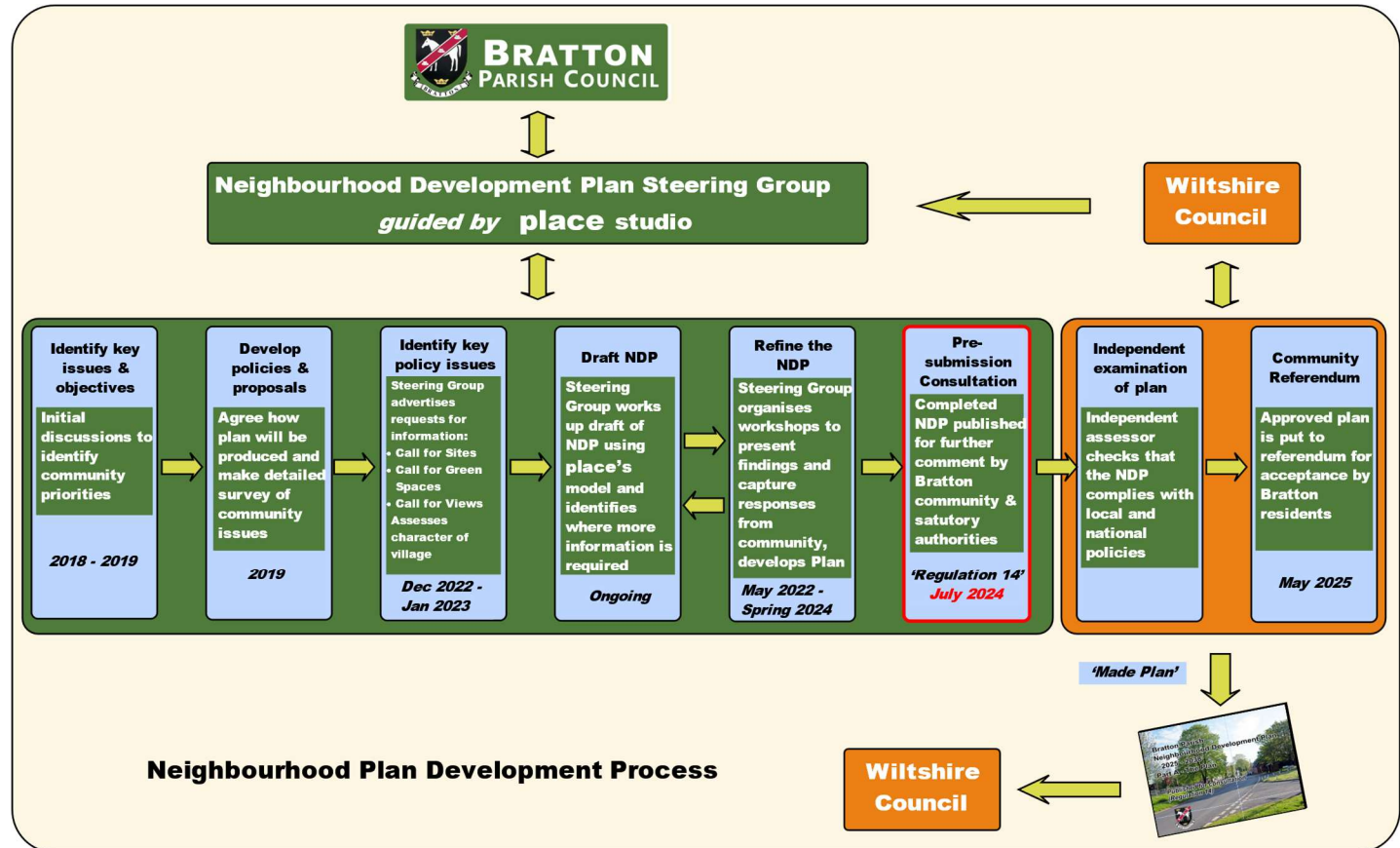


Figure 1 - Neighbourhood Plan Development Process



Looking ahead, the next stage will be to assimilate the comments received from the public consultation. The Plan will then be submitted to Wiltshire Council for statutory review.

1.6. PLANNING CONTEXT – WILTSHIRE DEVELOPMENT PLAN

Wiltshire Council is the Local Planning Authority (LPA) and prepares all parts of the Development Plan for the county. The Wiltshire Local Plan comprises the following documents: Wiltshire Core Strategy (2015 - 2026), Sites and Allocations Development Plan Document (2020), Saved Policies from the West Wiltshire Local Plan (2004) and Minerals and Waste Plans. These documents set out strategic policies that are applicable for Bratton Parish.

Wiltshire Council is also currently reviewing the Wiltshire Core Strategy^v which will be renamed the Wiltshire Local Plan. The Local Plan review is being undertaken because the Government requires local planning authorities to revisit their Local Plans every five years and review as necessary. The Wiltshire Local Plan will set out an overall strategy to meet housing, employment, leisure and other needs up to 2038, along with the infrastructure for transport, community facilities, as well as conservation and enhancement priorities for the built and natural environment. The new Local Plan is expected to be in place during 2025^{vi}, most likely after this Plan has been presented for referendum.

In July 2023 Wiltshire Council published a draft document defining Requirements for Rural Settlement Housing^{vii} (page 202), that indicates a housing requirement of 44 on the Parish of Bratton, which this Plan therefore reflects. (The section for Bratton is summarised in Appendix A3). However, most of that number has been met with recent deliveries or permissions. Therefore there is a residual figure of just four still to be planned for over the remainder of the Plan period to 2038.

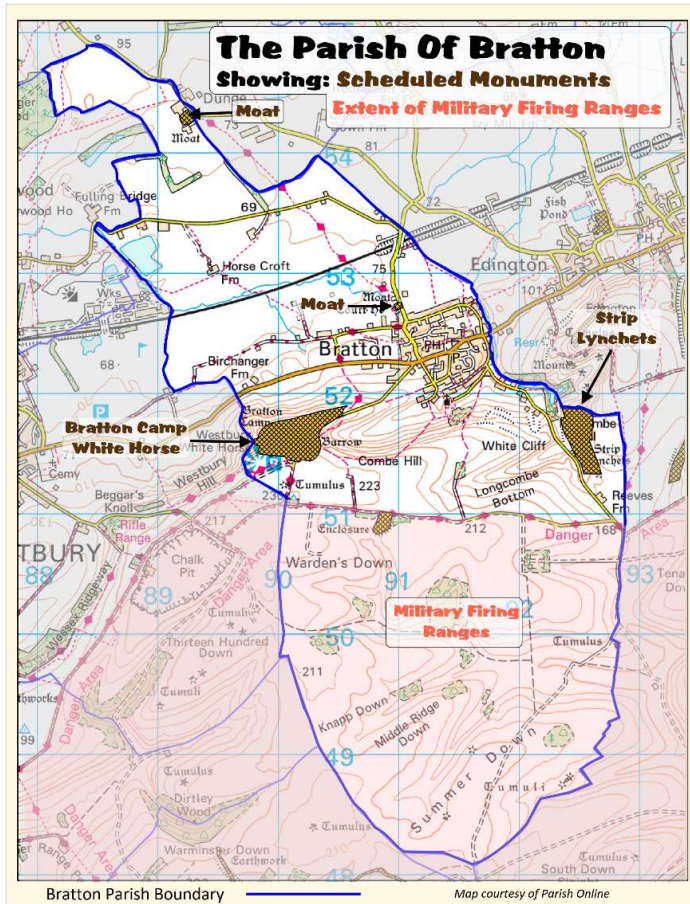
The Wiltshire Housing Site Allocations^{viii} Plan includes Policy H2.11, which allocated a site off the B3098, adjacent to Court Orchard / Cassways for residential development (known to many in the Parish as “Site 321”). Planning Consent for 31 homes on this site (ref. PL/2023/07170) was approved on 23rd January 2024 (and development started in June 2024).

This represents one of the largest developments which this Village has seen in recent years which created considerable interest. This included an event organised by BPC with the developer at which over 100 members of the community attended. Many of the comments influenced the SG in the formulation of the policies such as design and parking.



2. INTRODUCTION TO BRATTON

2.1. OVERVIEW



Map 2 Bratton Parish – major features

Although the Parish of Bratton (see map 1) extends over 15 square kilometres and is about 7 kilometres from north to south and about 3 kilometres from east to west at its widest point, the main settlement area is only about 1 square kilometre with a few dispersed dwellings outside this core area across the Parish. The chalk escarpment of Salisbury Plain has set a limit to the Village settlement to the south. The eastern boundary has been determined by the course of the Stradbroke stream. The northern and western boundaries of the Parish largely have no distinct visual feature.

Bratton Village (the Village) is approximately seven kilometres south-west of Devizes and five kilometres east of Westbury, which has main-line rail services. The main road from Westbury to Wedhampton, the B3098, passes through the Village, broadly on an east to west axis. North/south trunk roads are the A350, at Westbury (linking M4 with Poole), and A360 to the east (linking Devizes with Salisbury).

According to the 2021 Census the population of the Parish amounts to 1,172 persons living in 520 households^{ix}. Of these 520 homes, 421 are owner occupied and 59 are rented - mostly from housing associations.



2.2. A BRIEF HISTORY OF BRATTON

(See Annex 5 for an expanded narrative.)

While the first settlement in the Parish was identified as far back as 6000 years ago in the area above Westbury known as Bratton Camp, the current settlement area is of more recent origin. During the Middle Ages, the Angles and Saxons created three separate settlements known as Braectun (to the north of the present day Village), Littlestoke to the south and Stradbrook to the east. Each hamlet would have been centred on springs emerging from the chalk landscape. These later provided a natural location for mills supporting the clothmaking industry as well as grinding corn.

However the main occupation of the area was farming and at one time there were at least 24 farms in the Parish! In

the 1840's Reeves Iron Works was set up by the local blacksmiths and over several generations this became a major manufacturer of farming machinery. At its peak in 1914, its workforce stood at 69 (representing over 10% of the entire Village). However after World War 1 which brought mechanized farming to the masses, as a family-run business, it could not compete against larger businesses and its fortunes started to decline. It eventually closed in 1970. Fittingly the site of the premises is now the Village Green in the heart of Bratton.



Map 3 - Bratton Village tithes c.1840



2.3. BRATTON TODAY

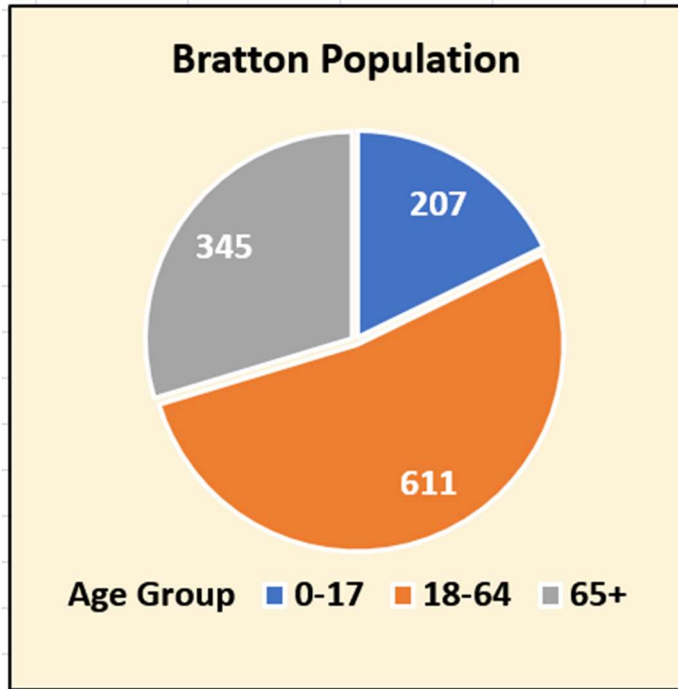


Chart 1 - Bratton population by age group

The three original separate settlements have over the years amalgamated into one nuclear settlement. In particular, the number of houses in Bratton increased very significantly in the last fifty years as a result of two large housing developments. More detail can be found in 'Part B – Bratton Character Assessment and Design Guide' (referred to as 'Part B' hereinafter).

Bratton today is primarily residential in character, having some significant demographic differences to the English national average. For instance, looking at the data from the 2021 census^x, a large proportion of the population is of retirement age (chart 1).

One can see the difference between the Bratton age profile and the national average in Chart 2, which shows showing a marked difference in the proportion of older people (29.7% compared to 18.6% nationally) and conversely a significant under-representation in the younger adult population (the proportion of children is only 3% lower than the national average).

Consultations within the Village and in the Housing Needs Survey consistently report that residents are keen to attract younger people. However its likely that high house prices are a deterrent to this due to a shortage of suitable, affordable properties for sale and noting that the amount of rented (through housing associations or privately is significantly below the national average (Chart 4).



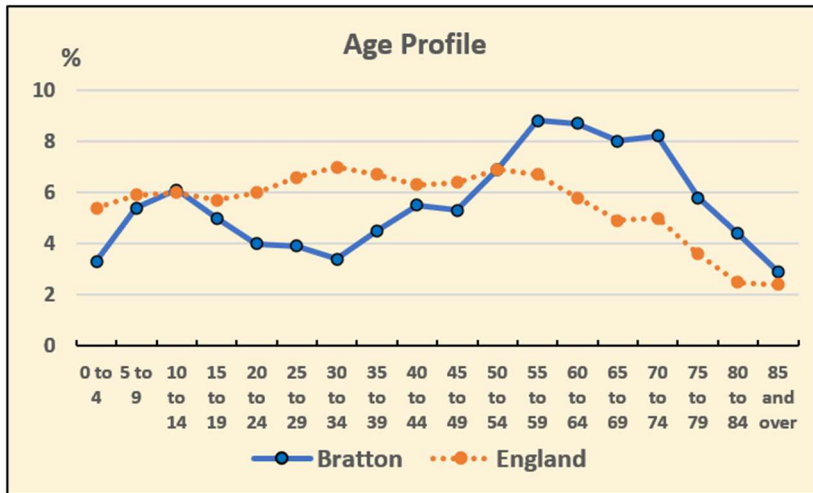


Chart 2 - Bratton Age Profile

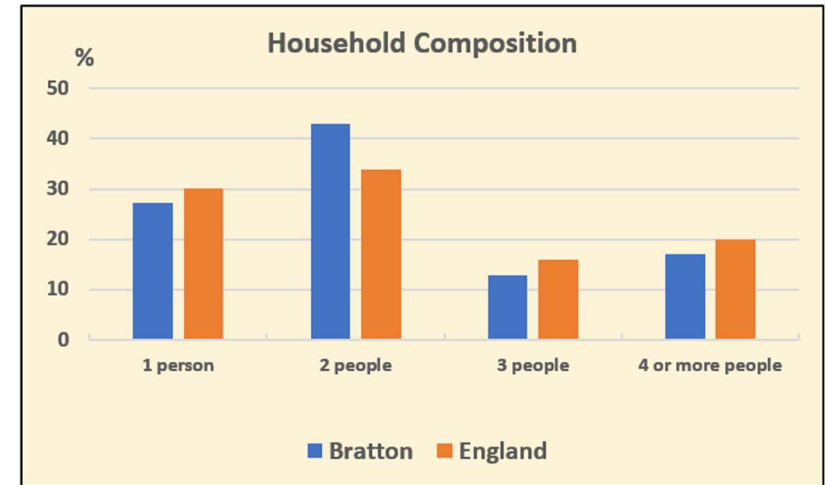


Chart 3 - Bratton household composition

The differences can also be seen in other areas. There are more households in Bratton than the national average than the average with just two persons (chart 3), suggesting a need for smaller properties would be a closer match to the average number of occupants.

Bratton residents also show a higher level of outright property ownership when compared with the national average (chart 4).

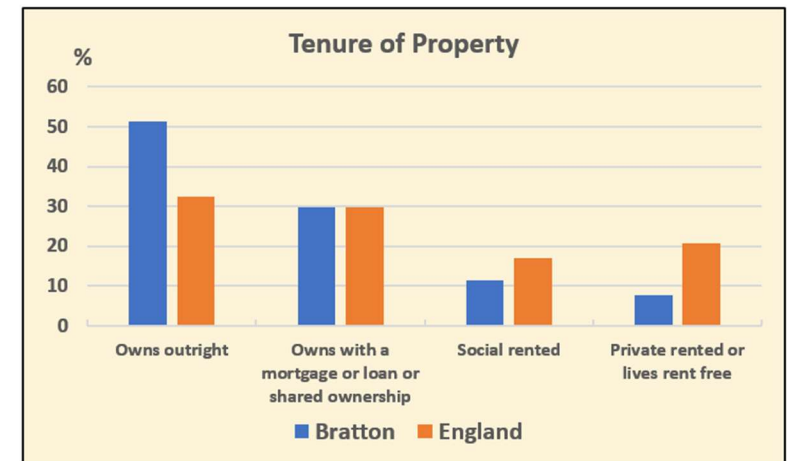


Chart 4 - Bratton Property Ownership



The challenging issue for a historically rural community is the number of households owning two or more vehicles (chart 5), when parking is so limited. This is likely to be partly in response to a lack of alternative forms of transport which is discussed in Policy BNP13, below, where the Plan looks to provide alternatives. BPC recognises that although facilities can be provided, it may take a significant culture change to persuade people to change habits built up over generations of routinely using a motor vehicle to service day to day needs, such as accessing employment outside the Village and the facilities of neighbouring towns.

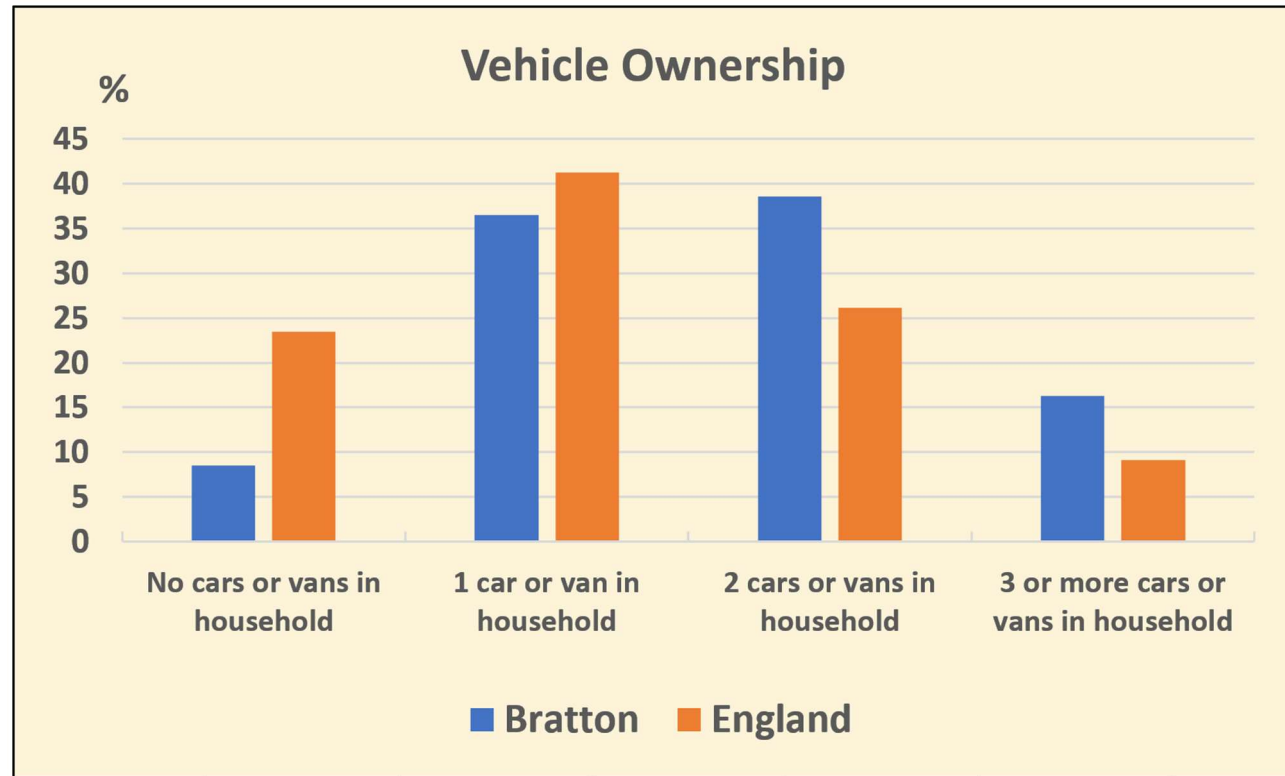


Chart 5 - Bratton Household Vehicle Ownership



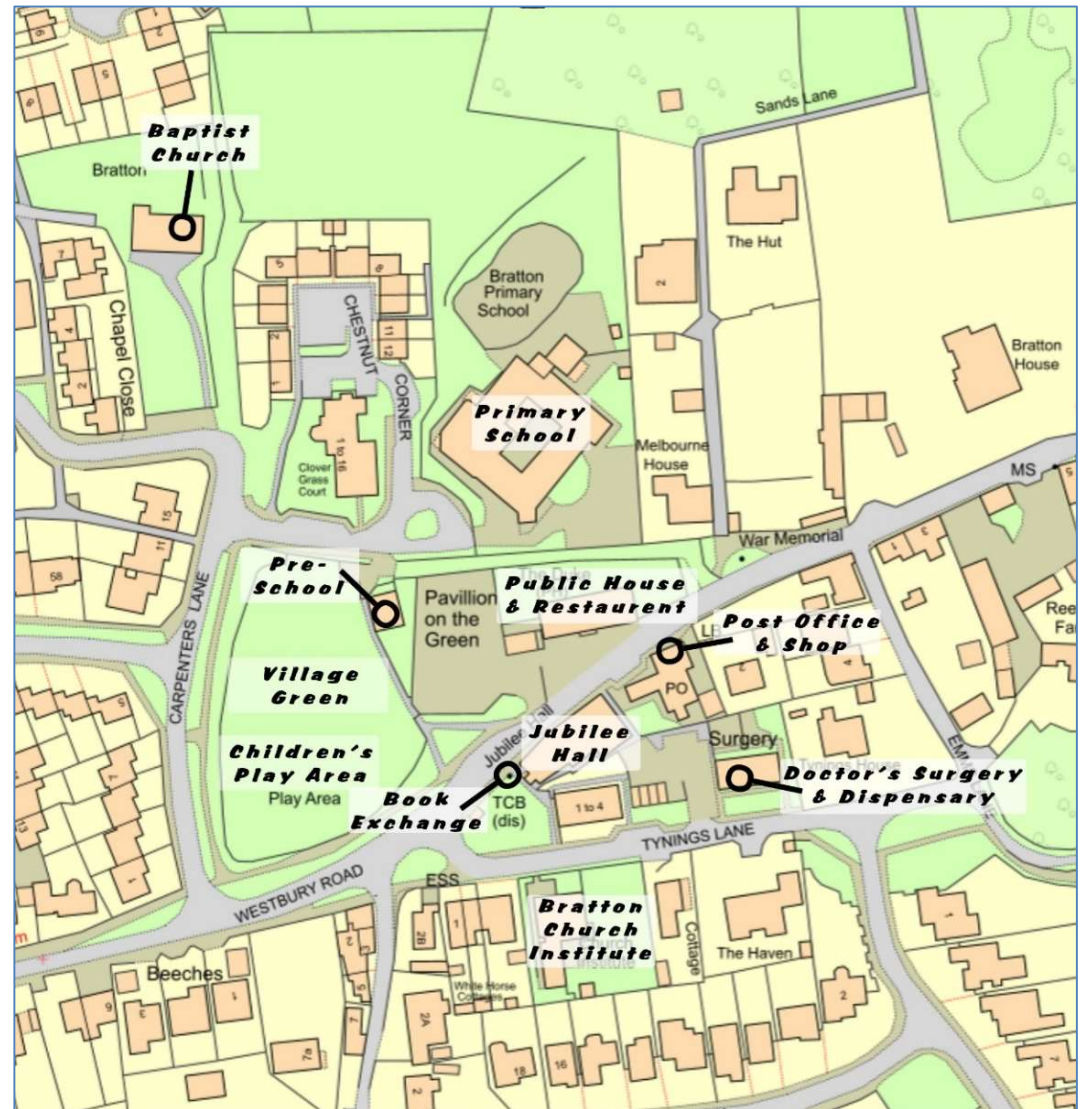
Bratton Village enjoys a good variety of local amenities not commonly seen in other villages in the neighbourhood and also a wide selection of clubs and societies (see Annex 5 – Supplementary Information). These all help to make Bratton a highly regarded village.

In the centre of the Village are the Duke public house, the ‘Central’ Convenience Store and Post Office, Bratton Primary School and the Cygnets Pre-school. The Village Green includes a young children's play park. Bratton is fortunate to have a Doctor's Surgery which includes a dispensary (part of the larger White Horse Health Centre based in Westbury), along with two halls (the Jubilee Hall and the Church Institute) that are regularly used for activities, fundraising events, talks and private functions.

Bratton also has a Recreation Ground which provides a wide range of sporting facilities. The two areas of allotments are well used by residents to provide fresh produce.

The Westbury White Horse and the earthworks of Bratton Castle Iron Age hill fort are both within Bratton Parish (despite claims to the contrary by residents of Westbury!).

Notable buildings in the Village are St James' Parish Church, Bratton Baptist Chapel, Bratton House and a fine 17th century Court House. This last is situated at the junction of Court Lane



Map 4 - Village Centre amenities



and Lower Road, this exceptional House is probably of medieval origin and was the meeting place for the main manor court for the Longleat Estate.

The medieval Well of St Catherine is on a pilgrim route connecting Edington Priory to the lost village of Imber, now part of the MOD training area.



Map 5 - Bratton Parish amenities

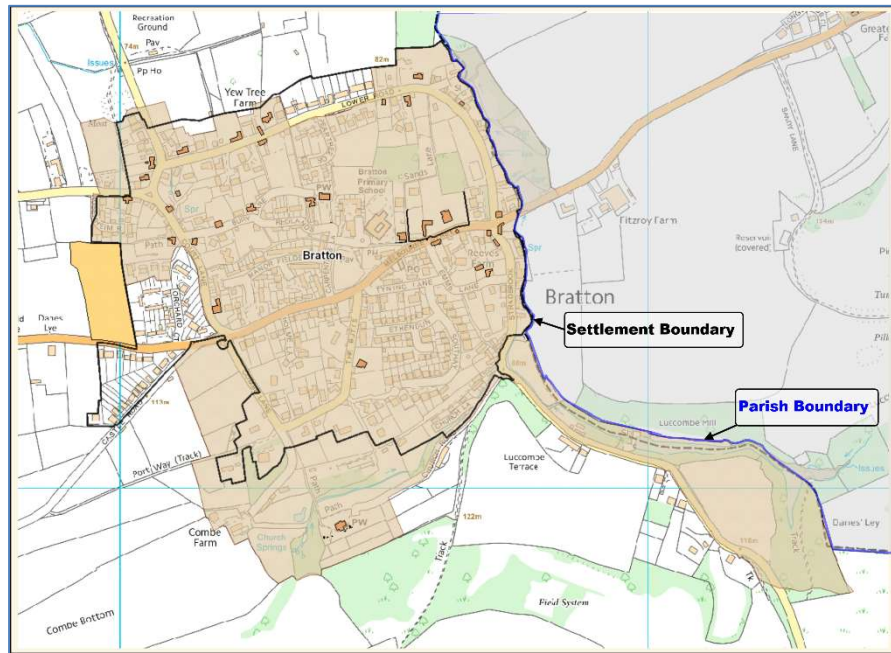


3. PLANNING CONTEXT – IMPLICATIONS FOR BRATTON

As a planning document, this Plan is required to operate within the context set out by the NPPF and the latest National Planning Practice Guidance^{xi}.

Our Plan will run concurrently with the emerging Wiltshire Local Plan time frame; covering the period until 2038. This is a long time period, and it is recognised that the context, and related needs, aspirations, challenges and concerns of the local community may change over the Plan period together with new opportunities, and risks. Climate Change is likely to be a significant influencer.

The Wiltshire Core Strategy identifies Bratton Village as a ‘Large Village’, meaning it has a ‘limited range of employment, services and



facilities’. As a ‘Large Village’, Bratton also has a defined settlement boundary, within which proposals for sustainable development are supported in principle (see Map 2). However, the Core Strategy states that any development in Large Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.

The extent of Bratton Village is shown in Map 6. This includes:

- The Settlement Boundary for the Village;
- The Conservation Area (shaded brown) that gives the Village its special character, with all the Listed buildings (darker brown) which are described in detail in section four of ‘Annex 1 – Local Assessments’ (referred to as ‘Annex 1’ hereinafter).
- The Wiltshire Housing Site Allocations Plan allocated site (Site 321), to the west of the Settlement Boundary.

The 2023 Wiltshire Council Rural Settlement Housing Requirements (WCRSHR) notes that the Conservation Area, while not a constraint to development in principle, would require careful design consideration with respect to setting.

Map 6 - Bratton Village, Settlement Boundary and Conservation Area



The 2023 Wiltshire Council Rural Settlement Housing Requirements identifies that the settlement falls within the Salisbury Plain Special Protection Area (SPSPA) 6400m buffer zone, a zone where people visit Salisbury Plain SPA regularly for exercise, putting one of the SPA's features, breeding stone curlew, at risk. Wiltshire Council has a scheme in place which mitigates impacts on this species and new housing would need to demonstrate it would not compromise the scheme's effectiveness.

Outside of the settlement boundary, the rest of the Parish is 'open countryside' in planning terms. Proposals for improved local employment opportunities, housing growth (over and above that allowed by the Core Strategy) and/or new services and facilities outside the defined limits of development will not be supported unless proposed through Neighbourhood Plans.

To the north of the Village, the land is predominantly used for mixed agriculture. The 2023 WCRSHR notes that a small part of the settlement to the north west falls within the medium risk zone for recreational pressure on protected bat habitats around Trowbridge. Potential impacts would require consideration through HRA/Appropriate Assessment.

The land to the south rises rapidly through the escarpment onto Salisbury Plain. The anticline portion is again used for mixed farming, giving way to Ministry of Defence (MOD) live-firing ranges on top of the Plain. Map 2 (above) shows the extent to which MOD live-firing ranges take up a considerable proportion of the Village, with access to much of the area heavily restricted.

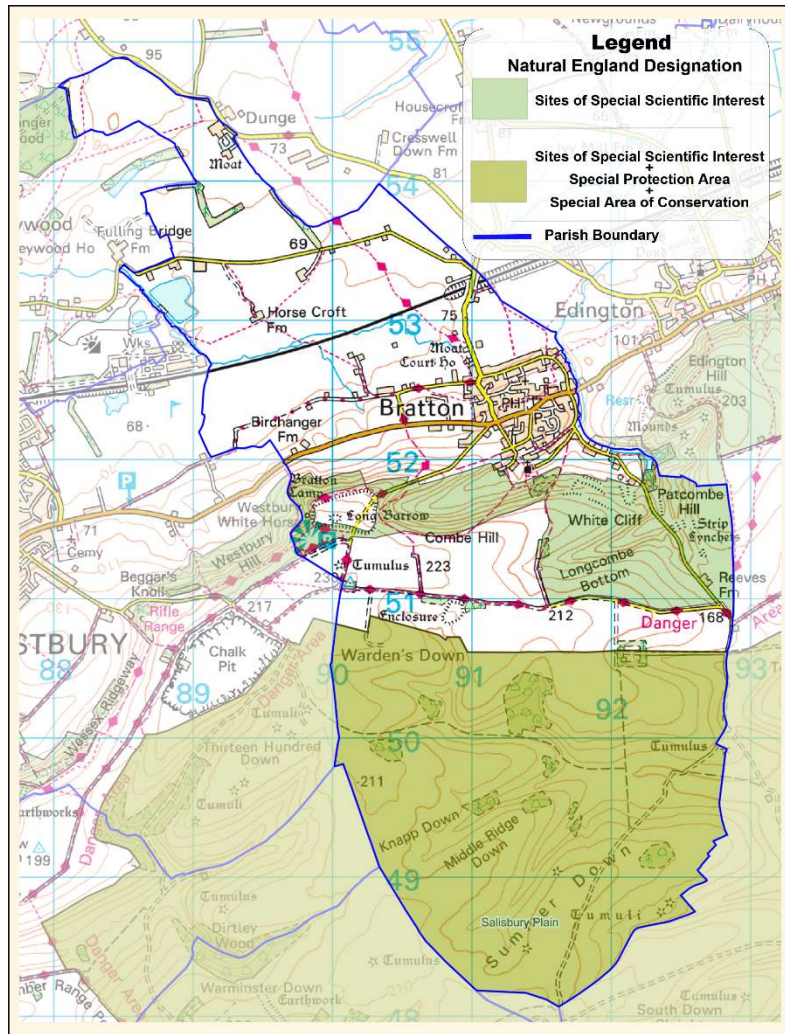
There are several sites designated by Historic England as Scheduled Monuments. These are shown on map 7 (below) , and include:

- Bratton Camp and White Horse (Entry 1013399), which combines an iron age hillfort and the more modern monument;
- Patcombe Hill (Entry 1010258), with examples of combe lynchet field systems

In addition to the restricted military areas of Salisbury Plain, there are also various protected areas. Bratton Downs Site of Special Scientific Interest (SSSI) lies to the south of the Village, and Salisbury Plain (a Site of Special Scientific Interest, Special Protection Area (SPA) and Special Area of Conservation (SAC), also part of the Salisbury Plain Special Landscape Area (SLA) extends over the southern part of the Parish. These sites are shaded green in Map 7.

The 2023 Wiltshire Council Rural Settlement Housing Requirements (WCRSHR) notes that parts of the Parish are also within safeguarding and height restriction zones associated with Keevil Airfield. This represents height constraints due to the terrain changes in this particular





Map 7 - Natural England Protected Sites

area. Consultation with the MOD would be required for any development within the safeguarded area. However, this may not preclude housing development and after technical assessment it has been identified that housing could be feasible within a limited height parameter within the safeguarded area.

The WCRSHR states that Bratton has a reasonably close relationship to the nearby settlement of Edington. However, while the settlement boundary for Bratton is immediately adjacent to the Parish boundary, for Edington it is some way to the east, indicating that this issue is more an issue for Edington than Bratton.

The WCRSHR also states that land around Bratton is classified as a mix of Grade 2, 3 and 4 Agricultural Land. The loss of Best and Most Versatile (BMV) Agricultural Land should be avoided or minimised through any subsequent site selection process. The Wiltshire Strategic Flood Risk Assessment (2019) indicates variable levels of groundwater flood risk at Bratton, with some areas at potentially higher risk than others. Site selection and allocation of sites for development at the settlement will be required to carry out detailed assessment at a local scale, addressing the sequential test and exceptions tests, where appropriate.

Overall, while some parts of the settlement are constrained, there are some less constrained areas within and around Bratton that are likely to be capable of accommodating the scale of future development set by the Local Plan, which could include plan-led edge of settlement or brownfield development opportunities alongside housing expected to be delivered through the existing housing allocation (See Annex 1 section five).



The land to the north of Bratton Village is farmland on clay that tends towards marshland. The lands to the south of the Village are predominantly owned by the MOD, with a farmed buffer zone giving way to live-firing ranges. The protections afforded by the designations of the land surrounding the Village place significant constraints on the scope for land in Bratton to be designated as suitable for development for housing.

3.1. BRATTON PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

Bratton Parish Council will use the plan and be responsible for maintaining and periodically revisiting the Plan to ensure its relevance and to monitor its delivery. See section 7, below, for more details.

The Plan adds local detail to supplement national and local planning policies and ensures a locally responsive and positive community input into the planning system.

Once agreed at a referendum and officially ‘made’ (brought into legal force by the local planning authority), a neighbourhood plan attains the same legal status as the strategic (Wiltshire) Local Plan, and becomes part of the statutory development plan.

3.2. APPROACH TO DEVELOPMENT

Six factors govern the approach to development:

1. Bratton has a current settlement boundary as indicated on Map 6. That boundary is important because it is a planning policy tool that Wiltshire Council use. Development proposals within it are generally viewed as being sustainable locations. Stricter policy criteria are applied for new development outside Settlement Boundaries (and therefore deemed to be in the ‘countryside’). A review of the Settlement Boundary can be instigated by Wiltshire Council or the Parish Council.
2. In section 5 of Part B of our Plan, the Village has been split up into five character areas, three of which (Littlestoke, Braectun, Stradbrook) were the original hamlets. The other two areas (Village Core and 20th Century



Photo 3 - Church Steps, south of Church Brook



Photo 4 - Church Steps, north of Church Brook



Developments) evolved more recently. These areas provide what people think of as the physical and positive character of the Village and should be the basis for design of new developments.

3. Section 1.6 of Wiltshire Council's Requirements for Rural Settlement Housing indicates a need for 44 new houses in the Parish. Forty of these have already been found through the development of Site 321 on the western boundary of the Village and other smaller developments. **Bratton therefore has a residual shortfall of only four houses.**
4. Surveys suggest that the Village's main priorities are a need for affordable housing as well as property for retirees to downsize to. The requirement for affordable housing is largely met through Site 321, however there is still a need for some properties which are suitable for local people downsizing in their retirement years.
5. The community are not against development, especially as the benefits to the local economy and the potential for a wider selection of property types are understood. During the preparatory work for this Plan (Call for Sites in January 2023), a number of sites were put forward by landowners with three sites assessed ranking as AMBER by AECOM (see Annex 2) put to the Village as options for potential development (see draft 'Consultation Statement' and Site Allocation Assessment, section five in Annex 1).
6. It is possible that other sites will emerge over the Plan period to 2038, along with infill developments. Future iterations of the Plan will consider these rather than be constrained to the Wiltshire Local Plan target.

3.3. EVIDENCE BASE

The Plan builds on the existing policy context and constraints, and adds a local layer of robust information and analysis of the Parish. This 'Evidence Base' is available in full via the Bratton Parish Council (BPC) website. The evidence base was prepared by members of the community and the Steering Group together supported by Plan consultants, Place Studio and AECOM through technical support packages available from the Government.

In May 2024 Wiltshire Council confirmed in its screening opinion that a Strategic Environmental Assessment (SEA) was required for the Plan. BPC appointed expert independent consultants, AECOM, to undertake the SEA.

This assesses the environmental implications of a proposed policy or plan in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004. It allows for the potential effects of policy proposals to be assessed and makes recommendations for how the potential for harmful effects may be avoided or successfully mitigated.

A copy of the SEA report is published in Annex 4. A full list of the evidence can be found in the Appendices to the Consultation Statement.



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4. PLAN POLICIES AND CLIMATE CHANGE

Sustainability and Climate Change is at the core of our Plan – a green thread running through our planning policies.

Within the topic areas, our planning policies seek to ensure that development applications prioritise our natural environment such as our local green spaces and recognise the rich heritage of the Village. Development must be of a high quality, sustainable design - which not only works in harmony with its surroundings but also plays a significant role in enhancing nature.

The UK has one of the worst records of any nation for protecting nature - the UK is in the bottom 10% of 240 nations with just 53% of original nature left. Increasing the biodiversity (range of animal and plant species) of our environment can help adapt to Climate Change by increasing resilience to the extremes of weather, helping to improve air and water quality and restoring the diversity of our biological environment.

While recognising that transport is a major contributor to the production of carbon dioxide, (one of the greenhouse gases causing the Earth to warm to an unacceptable level), we also recognise that the most residents are heavily dependent on having access to a motor vehicle to travel. The Plan does seek to encourage alternative sustainable forms of transport, particularly in connecting Bratton to neighbouring settlements. However, using a motor vehicle is an engrained part of our culture and it is likely to remain a significant part of travel for many years to come.

We are sceptical that public transport will play a significant role in reducing the reliance for a private motor vehicle particularly for commuting as the provision of public transport in rural areas is uneconomic and requires substantial public subsidy - although we would not want it to be cut further.



Figure 2 – United Nations



5. VISION AND STRATEGIC OBJECTIVES

5.1. VISION

Neighbourhood Plans set out a clear vision, set of objectives, and related planning policies. The aim is to reflect the aspirations of our community for Bratton looking ahead to 2038.

The full vision for our Plan is below:

Bratton Parish sits within a distinctive rural landscape. The Plan will deliver sustainable and sensitive development through the Plan period to 2038 which is responsive to the challenges of Climate Change and the changing environmental and socio-economic needs of our Parish and its inhabitants. The qualities that make our Parish a great place to live will be protected and enhanced as a result of our Plan.

Our excellent community spirit keeps the Village as a place we are proud of, with facilities and services maintained or improved so that all members of our community can meet their day-to-day needs and minimise the need for a car. The Village contains a number of much-valued facilities which the Plan will help protect and support.

Modest growth in new housing, built to high environmental standards, will sustain these valued qualities, helping to meet local housing need and be sensitively integrated into the Parish, taking account of local characteristics and settlement patterns, strengthening and reinforcing the positive character of both our built and our natural environments.



5.2. STRATEGIC OBJECTIVES

In response to our Vision for Bratton, we have identified four strategic objectives:-

5.2.1. CLIMATE CHANGE

- Contribute to tackling the causes and effects of Climate Change in Bratton.
- Protect and enhance the green spaces and biodiversity within the Village and its overall landscape setting as well as the paths and cycleways to access them.
- Promote greener travel by providing safer, more environmentally sustainable method of travel around Bratton.

5.2.2. HOUSING

- Encourage and enable appropriate, early and positive pre-application community engagement on any development proposals.
- Enable new housing developments which provide the mix of house sizes and types that meet the local demographic needs, are appropriately located and are of locally distinctive design.

5.2.3. DESIGN AND ENVIRONMENT

- Maintain the rural nature of the Parish and to conserve and enhance our heritage, distinctive character and natural environments.
- All new developments must demonstrate high quality, beautiful and sustainable design.
- Retain and enhance community facilities.
- Ensure that new developments have sufficient car parking to meet current and future needs.

5.2.4. LOCAL ECONOMY

- Retain and enhance local employment and commercial services.
- Retain and enhance community facilities.



6. POLICIES

6.1. OVERVIEW

The planning policies included in the Plan will be used to help determine planning applications within Bratton Parish (our Plan Area).

Government guidance sets out that a policy in a Neighbourhood Plan should be: *“clear and unambiguous... It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared”* (Neighbourhood Planning Guidance Note 2014).

The following policies relate to the development and use of land in the designated Bratton Parish Neighbourhood Area. They focus on specific planning matters that are of greatest interest to the local community.

There are many other policy matters that have been left to the adopted (and emerging) Wiltshire Local Plan to cover. This has avoided unnecessary repetition of policies between the two plans, though they have a mutual, helpful interdependence.

Planning policies are shown within a box in bold text, to clearly distinguish them, as below:

Policy number and title

Below the policy number and title is the policy text.

Two further elements relate to each policy:

Objective(s): Each policy flows from our Vision and Objectives as set out in section 5. The relevant objective(s) which link back to Section 5 are included above the relevant section.



Explanation: An explanation is also included below the policies to summarise the intent of the policy and to set out the context which underpins the policy. Reference is also given here or elsewhere to specific evidence reports relating to the theme and a rationale to support the policy.

This Plan also highlights some practical projects which the Parish Council intends to address as projects outside this Plan (see section 8, below, for more details). These address several key local issues:

- Improving accessibility to the Village Core
- Supporting sustainable transport modes (including cycle paths)
- Improvements to vehicle parking with the Village
- Improving village amenities (including facilities for children).



The following table outlines the strategic objectives and the policies which relate to them:

Strategic Objective	Objective	Policy
1 Climate Change	1a. Contribute to tackling the causes and effects of Climate Change in Bratton	<ul style="list-style-type: none"> • Policy BNP1: Habitat Protection • Policy BNP7: Promoting Climate Change Resilience and Sustainability • Policy BNP8: Reducing Flood Risk • Policy BNP9: Housing Allocation: Land North of Westbury Road
1 Climate Change	1b. Protect and enhance the green spaces and biodiversity within the Village and its overall landscape setting as well as the paths and cycle ways to access them	<ul style="list-style-type: none"> • Policy BNP12: Local Green Spaces
1 Climate Change	1c Promote greener travel by providing safer more environmentally sustainable methods of travel around Bratton	<ul style="list-style-type: none"> • Policy BNP13: Walking, Cycling and Highway Safety
2 Housing	2a. Encourage and enable appropriate, early and positive pre-application community engagement on any development proposals	<ul style="list-style-type: none"> • Policy BNP2: Housing Development Pre-application Engagement • Policy BNP4: Designated Heritage Assets • Policy BNP5: Locally Valued Non-designated Heritage Assets
2 Housing	2b. Enable new housing developments that provide the mix of house sizes and types that meet the local demographic needs, are appropriately located and are of locally distinctive design	<ul style="list-style-type: none"> • Policy BNP9: Housing Allocation: Land North of Westbury Road • Policy BNP10: Housing Development • Policy BNP11: Housing to Meet Local Need



Strategic Objective	Objective	Policy
3 Design and Environment	3a. Maintain the rural nature of the Parish, and to conserve and enhance our heritage, distinctive character and natural environments	<ul style="list-style-type: none"> • Policy BNP1: Habitat Protection • Policy BNP2: Housing Development Pre-application Engagement • Policy BNP4: Designated Heritage Assets • Policy BNP5: Locally Valued Non-designated Heritage Assets • Policy BNP6: Bratton’s Landscape and Valued Views • Policy 10: Housing Development • Policy BNP12: Local Green Spaces
3 Design and Environment	3b. All new developments must demonstrate high quality, beautiful and sustainable design	<ul style="list-style-type: none"> • Policy BNP3: Design Quality and Character of Place • Policy BNP9: Housing Allocation: Land North of Westbury Road
3 Design and Environment	3c. Retain and enhance community facilities	<ul style="list-style-type: none"> • Policy BNP12: Local Green Spaces
3 Design and Environment	3d. Ensure that new developments have sufficient car parking to meet current and future needs	<ul style="list-style-type: none"> • Policy BNP9: Housing Allocation: Land North of Westbury Road • Policy BNP14: Parking Provision
4 Local Economy	4a. Retain and enhance local employment and commercial services	<ul style="list-style-type: none"> • Policy BNP15: Local Shops and Businesses
4 Local Economy	4b. Retain and enhance community facilities.	<ul style="list-style-type: none"> • Policy BNP16: Community Facilities



6.2. DETAILED POLICIES

6.2.1. HABITAT PROTECTION

OBJECTIVE 1a. Contribute to tackling the causes and effects of Climate Change in Bratton

OBJECTIVE 3a. Maintain the rural nature of the Parish, and to conserve and enhance our heritage, distinctive character and natural environments

Policy BNP1: Habitat Protection and Enhancement

- 1. Development proposals must include provision for the protection, enhancement and maintenance of habitats and biodiversity in Bratton by:**
 - a. Securing a minimum of 20% Biodiversity Net Gain (BNG) as calculated to reflect the latest local or national policy and advice through planning conditions or planning obligations.**
 - b. Clearly demonstrating how the mitigation hierarchy has been sequentially applied in accordance with the principles of**
 - i. avoid**
 - ii. reduce, moderate, minimise**
 - iii. rescue**
 - iv. repair, restore.**
 - v. Compensation is a last resort.**
 - c. Incorporating habitat features of value to wildlife within the development site and building design, such as Green Infrastructure networks, bat boxes, hedgehog highways and specialist bird boxes or bricks.**
- 2. Any development which will adversely affect the following designations, (ie where the impacts cannot be satisfactorily mitigated), will not be supported:**



- **European Designated Sites**
 - **National Sites of Special Scientific Interest (SSSI)**
3. **Where relevant, new development must demonstrate compliance with the Conservation of Habitats and Species Regulations 2017, the Bat Special Area of Conservation (SAC) Planning Guidance for Wiltshire 2015^{xii} and the Trowbridge Bat Mitigation Strategy (TBMS) 2020 Supplementary Planning Document^{xiii} (or any subsequent updates).**
 4. **Wiltshire Council’s HRA and Mitigation Strategy for Salisbury Plain Special Protection Area (SPA) must also be taken into account and development proposals must provide sufficient information for the competent authority to assess whether the development would be covered by the HRA and Mitigation Strategy or whether a project level HRA would be required to assess the potential for likely significant effects on the Salisbury Plain SPA.**
 5. **Any residential or overnight accommodation development proposals within the river catchment of the Hampshire Avon will be required to demonstrate phosphorus neutrality in perpetuity. It is expected that this would be via the council-led scheme (if the development qualifies), or via a bespoke mitigation strategy on site or via third parties.**

Explanation

It is essential that we protect and enhance the environment as well as improving our own lives.

Unchecked development creates a loss of ecosystems. The major contributors to this are the destruction of habitats through intensive farming or the building of houses.^{xiv} The effect is to create a more fragile ecosystem which is less resilient. United Nations reported ^{xv} in 2022 that one million species were facing extinction. In the UK, one in six species is at risk of becoming extinct - the list of endangered species includes turtle doves, hazel dormouse, lady’s slipper orchid and the European eel^{xvi}.

Furthermore, the UK has been highlighted as having some of the lowest biodiversity in Europe and the Western World.^{xvii} To combat this, since February 2024, most development is required to ensure that habitat for wildlife is in a better state than it was before. This is called Biodiversity Net Gain. By law, developers are required to provide for a minimum of 110% of the diversity value found on their site before development either through on/off site habitat improvements (or as a last resort through the purchase of biodiversity credits).



The community of Bratton places great value on the nature-rich countryside. We recognise that it is important that the habitats which support wildlife and plant life are protected and enhanced. The natural environment of our Parish is diverse and includes a number of areas which are protected at a national and international level.

This is why our policy seeks to set a higher standard than is required by legislation/policy – instead of 110% of the diversity value, our policy is 120%.

The Habitats Regulations^{xviii} are the UK’s most important nature conservation laws. The aim being to ensure that development does not impact on our most important wildlife habitats and vulnerable species.

Under Habitats Regulations, Wiltshire Council must consider whether this Plan is likely to have a significant effect on any environmental site which is protected at European level. The Salisbury Plain is designated internationally as a Special Area of Conservation and Special Area of Protection and covers much of the land in the southern part of the Parish. Much of this area is within restricted access MOD land, and is also within the catchment of the Hampshire Avon which must be protected from nutrient pollution. Further afield, but still subject to impacts arising from developments in Bratton, is the Bath and Bradford on Avon Bats SAC (there is a core roost at Pickett and Clanger Woods and Yarnbrook which the very northern extent of the Plan area is located within). As the number of people living nearby these sensitive and irreplaceable habitats increases, they must be protected, so a full Habitats Regulations Assessments (HRA) along with a Strategic Environmental Assessment^{xix} inform the policies of our Plan to make sure that our most sensitive environmental assets will be protected. This is important as the policies of our Plan will be used to make decisions on planning applications.

Our Plan also picks up on potential impacts to the Hampshire Avon, as nutrient pollution is a significant environmental issue as increased levels of nutrients (especially nitrogen and phosphorus) can speed up the growth of certain plants, impacting wildlife.

Wiltshire’s Core Strategies set development management policies to protect the environment, and the emerging Local Plan brings those up-to-date in recognition of the challenges of climate and biodiversity crisis, but it is necessary for the Bratton Plan to augment them to address the areas special and valued habitats and landscape.



6.2.2. HOUSING

Housing Development Pre-application Engagement

OBJECTIVE 2a. Encourage and enable appropriate, early and positive pre-application community engagement on any development proposals.

OBJECTIVE 3a. Maintain the rural nature of the Parish and to conserve and enhance our heritage, distinctive character and natural environments.

Policy BNP2: Housing Development Pre-application Engagement

- 1. Planning applicants are encouraged to follow the procedure set out in the Bratton Parish Pre-application Engagement Protocol, the aim of which is to enable early, proportionate and effective engagement with the community, particularly with regard to design issues.**
- 2. Pre-application community engagement is also encouraged for Reserved Matters Applications as well as Outline or Full.**

Explanation

The NPPF^{xx} sets out the benefits of early, pre-application engagement as " significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community." and encourages applicants to "work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot."^{xxi}

When introduced at an early stage, community involvement can change the form and nature of a development for the better – it affects land use. This approach is also reflected in Wiltshire Council's Statement of Community Involvement (2020)^{xxii}. The National Design Guide^{xxiii} also highlights the vital role that communities play in the design process. This policy, and the linked protocol, therefore aims to enable and support a higher standard of local community engagement in the design process of any development proposals.



Bratton Parish Council recognises that establishing early, open and mutual discussions with potential applicants is key to maximising the benefits of development. A 'Community Pre-Application Engagement Protocol' is included in 'Part B – Bratton Character Assessment and Design Guide' of the Plan. Potential applicants should utilise when preparing development proposals in the parish.



6.2.3. DESIGN QUALITY AND CHARACTER OF PLACE

OBJECTIVE 3b. All new developments must demonstrate high quality, beautiful and sustainable design.

Policy BNP3: Design Quality and Character of Place

- 3. Drawing on Part B of the Plan, along with other relevant guidance such as the National Design Guide and the Wiltshire Design Guide, all new developments in Bratton must demonstrate high quality, beautiful and sustainable design.**
- 4. New development should reflect, respect and reinforce the positive characteristics and special qualities of the character area in which they are located, as set out in Part B of the Plan, The Bratton Character Assessment, and where relevant Wiltshire Council Landscape Character Appraisals.**
- 5. Where a Design and Access Statement is required as part of a planning application, there must be a clear demonstration of how the proposal has responded to relevant design guidance and how the special qualities as identified by the community in Part B, and through early, proactive and positive engagement, are reflected in development proposals.**
- 6. Development of poor design which fails to take the opportunities available for reinforcing positive local characteristics of the area in which it is located will not be supported.**

Explanation

The quality of design in general is a key issue not just for our community but also now at national level. The NPPF also underscores the importance of high quality design:

“the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.”^{xxiv}.

This all follows many years of work nationally around locally distinctive design. This has resulted in the publication of the National Design Guide^{xxv} in 2019 and the National Model Design Code^{xxvi} in 2021, which include clear guidance to support the refusal of planning applications that do not demonstrate high quality design as set out in the NPPF^{xxvii}. Linked to this, Wiltshire Council have also recently



adopted a Design Guide^{xxviii} (March 2024) for the county which sets out detailed and measurable criteria for achieving good design in Wiltshire.

At the very local level, the NPPF sets out that: “Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development”^{xxix}. For Bratton, this is captured in Part B of this Plan. It is important to note that much of Bratton is designated a Conservation Area (Map 6) where there are additional planning issues to consider.

Developers should demonstrate the way in which they apply Part B of the Plan preparing their design and access statements to accompany planning applications. Developers are also encouraged to utilise the Building for a Healthy Life design toolkit^{xxx}. This structures a design approach on a range of issues and is most effective when used early in the design process as a way of structuring pre-application discussions on design quality on 12 topics including cycle and car parking, facilities and ‘back of pavement, front of home’.

The successful delivery of high-quality design on specific sites is also dependent on providing the local community with an early input into the design of new developments as highlighted through policy **BNP2**.



6.2.4. BRATTON'S HERITAGE

OBJECTIVE 2a. Encourage and enable appropriate, early and positive pre-application community engagement on any development proposals.

OBJECTIVE 3a. Maintain the rural nature of the Parish, and to conserve and enhance our heritage, distinctive character and natural environments.

Policy BNP4: Designated Heritage Assets

Built Heritage

- 1. Development will be expected to preserve and where appropriate enhance the character, appearance and special interest of the Bratton Conservation Area and listed buildings (and setting), as shown on Map 6, above.**
- 2. Development proposals affecting the Parish's designated built heritage must demonstrate that:**
 - a. Features (such as key views, building materials and detailing, and boundary features etc) which contribute positively to the distinct character areas and the overall special character and heritage of the Conservation Area, as detailed in Part B to the Plan, have been retained; and**
 - b. New development will not cause harm to the existing character and appearance of the Conservation Area and, wherever possible, positively enhance it ensuring development is beneficial to the future of Bratton.**

Archaeology

- 3. Archaeological sites are important heritage assets, and as such, will be fully considered when determining planning applications in line with national policy. This includes the potential impact on the six Scheduled Monuments, as shown on map 2, above, in Bratton and their setting.**
- 4. Development proposals which affect archaeological remains will be expected to demonstrate, by a thorough understanding of the significance of the asset, how any change proposed would preserve and, where appropriate, enhance their significance. If there is any perceived harm, this harm will need to be fully justified and weighed against any public benefits of the overall development scheme within the final planning balance.**



Policy BNP5: Locally Valued Non-designated Heritage Assets (LVNDHA)

- 1. The Plan identifies buildings, features and structures which are not listed, but are of local importance for their heritage value as shown on Map 6, above, and detailed in section 3 of Annex 1 to the Plan.**
- 2. Proposals affecting LVNDHA, must consider their significance and whether they warrant protection, where possible, from removal or inappropriate change, including harm to their setting. A heritage impact assessment should accompany planning applications which have the potential to harm a non-designated heritage asset (including LVNDHA) and/or its setting.**

Explanation (for both BNP4 and BNP5)

People in Bratton value highly the unique and rich heritage of the Village and wider landscape. Heritage assets, whether designated or not, are an irreplaceable resource. Many of the heritage assets in Bratton are protected by statutory legislation such as listed buildings or structures, the Conservation Area (see map 6, above) and the Scheduled Ancient Monuments (see map 2, above).

There are also many heritage assets which are not designated but do have heritage value and are therefore known as ‘non-designated heritage assets’. There are many non-designated heritage assets recorded within the Wiltshire Historic Environment Record (HER) for Bratton, comprising a range of heritage assets such as archaeological sites, findspots and buildings of local significance. The Plan also enables our community to celebrate the unique history which makes Bratton special.

Whilst being identified as a LVNDHA doesn’t provide additional planning controls in the same way as for designated heritage assets, the fact that it is identified as such, it means that its conservation as a heritage asset is an objective of the NPPF and, therefore, will be taken into account (as material consideration) when determining a planning application. Being identified as a LVNDHA also demonstrates explicitly that a building or site makes a positive contribution to the character and local distinctiveness of Bratton.



6.2.5. BRATTON'S LANDSCAPE AND VALUED VIEWS

OBJECTIVE:3a. Maintain the rural nature of the Parish, and to conserve and enhance our heritage, distinctive character and natural environments.

Policy BNP6: Bratton's Landscape and Locally Valued Key Views

- 1. Development proposals should conserve or enhance the landscape of the Parish and take account of the Management Strategy and Objectives of relevant Landscape Character Assessments^{xxxii}. Development that would have an unacceptable detrimental impact on the character of the landscape will not be supported.**
- 2. The Plan identifies ten locally valued key views, as shown on Map 3 and Map 4 in Part B and further detailed in section 4 of Annex 1 of the Plan. Any development proposals which are likely to affect a locally valued key view should assess the effect of the proposals on the view(s), and demonstrate how any adverse effects have been addressed. Proposals which would have an unacceptable detrimental impact on any of the locally valued views will not be supported.**

Explanation

As set out in Part B to the Plan, the topography of the Parish varies from a gently rolling lowlands in the north, to the south with the dramatic rise of the slope of the northern escarpment of the Salisbury Plain. This is surmounted to the west by the White Horse monument (popularly known as the 'Westbury White Horse'), a locally distinctive feature visible from afar and which is located within Bratton Parish.

There are two Landscape Character Assessments (LCA) which describe the Bratton landscape – one that covers all of Wiltshire and one that covers West Wiltshire. The LCAs set out many of the important landscape features which are characteristics of the different character areas around Bratton. Proposals for development should draw on these assessments in order to respect positive landscape characteristics and to reinforce our local distinctiveness and sense of place.

Community consultation has highlighted how people in Bratton value the views which our dramatic landscape can afford the viewer, which are integral to the character of the Parish. Therefore, as part of the process of preparing the Plan, locally valued views have been identified and are detailed in Part B. This adds local detail to the Wiltshire LCAs and policy by pinpointing specific views of local importance and identifying why they are special. For clarity, a view is defined as what can be seen from a particular place, noting that some views can be impacted by whether trees are in leaf.



Summary of views

Wider Landscape

- 1: White Horse Monument
- 2: Bratton Camp
- 3: Coombe Bottom
- 4: Longcombe Bottom
- 5: Picquet Hill

Within the Village

- 6: Luccombe Mill (including Mill Pond, Watercress Path and Paradise Pool)
- 7: Parish Church of St James
- 8: Reeves Community Orchard
- 9: War Memorial
- 10: The Ball

The identified views are by no means exhaustive and are instead intended to give a representation of valued views in our Parish. These views are discussed in Part B and described in detail, with exemplary photographs, in section 4 of Annex 1.



6.2.6. PROMOTING CLIMATE CHANGE RESILIENCE AND SUSTAINABILITY

OBJECTIVE: 1a. Contribute to tackling the causes and effects of Climate Change in Bratton.

Policy BNP7: Promoting Climate Change Resilience and Sustainability

- 1. All development proposals, including retrofitting, must demonstrate proportionately, how the development addresses Climate Change mitigation and adaptation through the on-site use of zero and/or low carbon technologies, sustainable design and construction, and low carbon materials.**
- 2. Development should be designed to reduce greenhouse gas emissions in their operation through the Energy Hierarchy^{xxxii}. Firstly, development should seek to reduce energy demand through passive measures such as orientation and fenestration arrangements; and fabric first measures such as high levels of insulation and lighting. Secondly, low-carbon, electrified solutions for space and water heating are encouraged which are highly efficient such as heat-pumps. Thirdly, renewable technologies such as roof mounted solar PV is supported to help meet regulated and unregulated energy demand. Through this approach developers should aspire to net zero carbon in operation (as defined by industry best practice).**
- 3. The retrofit of heritage properties/assets is encouraged, providing it safeguards historic characteristics and development which are done with the engagement and permissions of relevant organisations (such as Historic England, who have produced guidance on this issue)^{xxxiii}.**
- 4. To reflect our changing climate, developments should incorporate measures to adapt to Climate Change impacts such as overheating, flood risk and water scarcity. As set out in the Wiltshire Green and Blue Infrastructure Strategy^{xxxiv}, nature-based solutions are particularly encouraged as these offer co-benefits with improved Green and Blue Infrastructure and biodiversity enhancements.**
- 5. Proposals must comply with the Habitats Regulations through adherence to Policy BNP1 Habitat Protection.**



Explanation

Many Government bodies including Wiltshire Council have formally acknowledged a 'Climate Change Emergency'^{xxxv}. Land use planning is recognised as having the potential to address Climate Change, and the NPPF sets out that Plans should take a 'proactive approach to mitigating and adapting to Climate Change'^{xxxvi}.

It is recognised that we can anticipate additional regulations and standards as a result of the urgent need to address Climate Change, it is rightly a rapidly changing policy and standards context^{xxxvii}. This includes the emerging Wiltshire Local Plan which the Autumn 2023 draft version^{xxxviii} of includes ambitious and comprehensive policies to mitigate and adapt to Climate Change.

As well as the Local Plan, Wiltshire Council are putting in place a series of strategy and delivery plans to address the challenge of Climate Change. In February 2022, two key documents were adopted by the Council^{xxxix}; the Wiltshire Council Climate Strategy and the Green and Blue Infrastructure Strategy. Both these documents set out plans for the next 5-8 years with the overall aim of putting Wiltshire in the best possible position to support adaption and resilience to Climate Change, halt loss of and improve biodiversity and contribute to the health and wellbeing of our communities.

Set within this global, national and local context, policy BNP7 seeks to reinforces the importance of the need to promote sustainable and climate responsive design that addresses this important issue for us all at the very local level of our Parish.



6.2.7. REDUCING FLOOD RISK

Objective 1a. Contribute to tackling the causes and effects of Climate Change in Bratton.

Policy BNP8: Reducing Flood Risk

- 1. All new developments must take opportunities to maximise rainwater capture and reuse onsite. Development proposals will be expected to incorporate multi-functional Sustainable Urban Drainage System (SuDS), in line with industry best practice^{xi} to take account of water quality, water quantity, amenity and biodiversity.**
- 2. Developments must be designed and constructed to reduce the overall level of flood risk both to the site and elsewhere. This especially includes mitigation of run-off and surface water flood risk.**
- 3. Where planning permission is required, permeable surface paving of house drives, hardstandings and parking areas will be supported where it is in keeping with the local character, and where boundary features such as walls and hedges can be retained or enhanced. Proposals for surface treatments in residential, commercial and public parking areas should demonstrate how surface water and associated run-off can be drawn into the ground in a sustainable way.**

Explanation

Bratton lies on the steep northern escarpment of Salisbury Plain where the surface water run off can be considerable. The Environment Agency has stated^{xli} that more homes are at risk from surface water flooding than other causes. In addition to flooding, surface water run-off erodes rich agricultural soil which is recognised as a finite resource and when eroded contributes to pollution in water courses downstream.

One of the impacts of Climate Change is that it is widely predicted that weather patterns will become more extreme, with hotter drier summers and more frequent depressions leading to intense rainfall. The 18 month period to March 2024 saw record levels of rainfall^{xlii}. This has led to widespread flooding across the whole of the Bristol Avon catchment area downstream from Bratton.^{xliii}



This policy seeks to reduce the impact of hard surfacing of house drives and the removal of vegetation which can have a number of negative effects. Sustainable drainage systems are a more natural approach to managing rainfall where it falls – the aim is to ‘slow the flow’ and manage surface water quality, water quantity, amenity and biodiversity.

In the extreme, water run-off from paved areas can cause damage to storm drains, flooding of roads and property, and can reduce the ability of agricultural land to retain water. There are now a number of reasonably priced and easy to maintain technical solutions to creating permeable or semi-permeable surfaces for drives and parking areas. This is what the policy seeks to promote and ensure. In some cases, paving front gardens and installing hard-standing can be undertaken without the need for planning permission via permitted development rules. However, careful planning in the design and construction of driveways can reduce and control surface water run-off.



6.2.8. HOUSING ALLOCATION

Objective 1a. Contribute to tackling the causes and effects of Climate Change in Bratton.

Objective 2b. Enable new housing developments which provide the mix of house sizes and types meet the local demographic needs; are appropriately located and are of locally distinctive design (see section 7 in Part B)

Objective 3b. Maintain the rural nature of the Parish, and to conserve and enhance our heritage, distinctive character and natural environments.

Objective 3d. Ensure that new developments have sufficient car parking to meet current and future needs.

Policy BNP9: Housing Allocation: Land North of Westbury Road

- 1. The Plan allocates land north of Westbury Road and to the west of Site 321 (Site G / SHELAA SITE 3682), as identified on Map 20 in Annex 1, for development comprising of the following elements:**
 - a. About six homes;**
 - b. vehicular access from adjacent Site 321 to the east.**
- 2. Development will be subject to the following requirements:**
 - a. integration into the adjacent housing area (Site 321, as shown on Map 20 in Annex 1, in terms of design, and layout particularly for walking or cycling routes to connect into the Village Core and wider Public Rights of Way (PRoW) network (see maps 8 & 9, below);**
 - b. proposals will be informed by an ecological assessment detailing suitable mitigation measure to ensure the safeguarding of protected species and habitats of importance for biodiversity;**
 - c. retention and enhancement of trees and hedgerows on the site boundaries as part of wider landscaping and green infrastructure requirements. Development will be expected to take particular care to ensure that a suitable boundary with the open countryside is provided that protects or enhances landscape quality and the setting of the edge of the settlement;**



- d. **A Flood Risk Assessment (incorporating an assessment of the predicted effects of Climate Change) and comprehensive drainage strategy to inform design and layout of the site so that surface water is controlled and does not exacerbate flooding off-site. Attenuation ponds to the south of site associated with Site 321 must be taken into account;**
 - e. **sensitive design and layout, to integrate into Site 321 to the east and on to the Village Core;**
 - f. **provision of adequate, proportionate parking on-site meeting the actual needs of occupants and to not rely on on-street parking. See also Policy BPN14.**
3. **Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout sensitive to the landscape, heritage and distinct local characteristics as referenced and set out in Part B of the Plan, to demonstrate beautiful and locally responsive design.**
 4. **Proposals must comply with the Habitats Regulations through adherence to Policy BNP1 Habitat Protection.**

Explanation

The Plan presents an opportunity for the community to play a more proactive role in where and what future development will look like. If the Plan allocates a site to meet our housing requirement, provided there is a suitable site that the community supports, this gives significant weight to our Plan in relation to allowing any other sites that conflict with it^{xiv}. This policy therefore allocates land for homes to meet the outstanding Parish housing requirement within the Plan period up to 2038.

Looking ahead to 2038, the draft Wiltshire Local Plan housing requirement for Bratton is 44^{xiv}. Of this, 40 houses have either been delivered, or are in the pipeline, leaving a residual shortfall, or outstanding requirement of **four**. This includes the adjacent site known as Site 321 (allocated by Wiltshire Council in the Wiltshire Housing Sites Allocations Plan, 2020) which provides for 31 houses and for which planning permission has been approved and development started in June 2024.

To begin the process of allocating a site for housing in the Plan, seven sites were identified as being 'available' for the Plan to consider through the Wiltshire Council Strategic Housing and Economic Land Availability Assessment (SHELAA) process and Bratton's own 'Call for Sites' initiative. All seven sites were assessed by AECOM for their suitability for allocation, however only three were identified as potentially



suitable for allocation albeit with a number of constraints identified in each case (AMBER rated). A more detailed rationale of the procedure used to allocate is given in section 5 of Annex 1, with the associated determining AECOM report as Annex 2 of the NDP document pack.

Discussions were held between the Steering Group and the land owners and/or their agents of the sites which were rated AMBER (ie potentially suitable for development subject to mitigation of constraints) about their aspirations for development. These AMBER rated sites were as follows:

- Site A (Trowbridge Road) was confirmed as potentially 31 homes
- Site F (Including SHELAA 738 - South of Westbury Road) indicative nine homes
- Site G (SHELAA SITE 3682 - North of Westbury Road / extension to Site 321) indicative six to eight homes.

A well-attended community consultation event was held on 2nd December 2023 which asked whether any of the three sites should be put forward for development and to rank the sites for preference. Many added comments supporting their reasoning. Further details are summarised in Appendix 12 but this showed a clear preference both in favour of allocating and in favour of Site G. This site links into a site already allocated by Wiltshire Council (Site 321) currently in delivery, thereby minimising the impact of future development in our Village. Allocation of the site means that Bratton meets, and exceeds the housing requirement, therefore meaning that Bratton Village would not expect any further major development proposals within the Plan period to be given permission for development where the provisions of the NPPF apply.

Therefore the Parish wishes to propose the allocation of land to the north of Westbury Road and adjacent to Site 321 for further feedback from the community through this Regulation 14 consultation. Only if there is continued clear support will the site be allocated and included in the final version of the Plan submitted for referendum.



6.2.9. HOUSING DEVELOPMENTS

Objective 2b. Enable new housing developments which provide the mix of house sizes and types that meet the local demographic needs, are appropriately located and are of locally distinctive design.

Objective 3a. Maintain the rural nature of the Parish, and to conserve and enhance our heritage, distinctive character and natural environments.

Policy BNP10: Housing Development

- 1. A settlement boundary is indicated through the Wiltshire Development Plan for the Village of Bratton. This is shown on Map 6, above. Proposals for development will be supported inside this boundary where they:**
 - a. accord with other development management policies of the Development Plan;**
 - b. are of scale appropriate to the location;**
 - c. conserve and where possible, enhance the positive characteristics and special qualities of the character area in which they are located, as set out in Part B of the Plan.**
- 2. There is a general presumption against housing development outside the Settlement Boundary. Exceptions to this are:**
 - a. development which is provided for in the Neighbourhood Development Plan, through either site allocations to meet housing requirements, or a rural exception site where its primary purpose is to provide affordable homes to meet local needs; and**
 - b. development of isolated homes in countryside may be appropriate where circumstances set out in the NPPF are demonstrated to apply.**
- 3. 3. Proposals must comply with the Habitats Regulations through adherence to Policy BNP1 Habitat Protection.**

Explanation



When considering planning applications for new development Local Planning Authorities will assess proposals against planning policies contained in the Neighbourhood Development Plan and other 'material considerations'. In Bratton's case the Wiltshire Plan currently reflects the Wiltshire Core Strategy, Wiltshire Housing Site Allocations Plan, and, if voted for by our community, the Bratton Plan.

A Settlement Boundary is a policy tool to distinguish between built-up areas and the surrounding countryside in order to manage how planning applications are considered if they relate to land inside, or outside, a boundary. Policy BNP10 adds local detail and sets out support in principle for development at sites located within a Settlement Boundary as they are generally viewed as being sustainable locations. Stricter policy criteria are applied for development outside Settlement Boundaries (and therefore deemed to be in the 'countryside'). Development in the countryside must be strictly controlled to protect the qualities of our rural parish, and to reinforce the sustainability of our Village. Development will therefore be limited to plan-led development which is included in the Wiltshire Housing Site Allocations Plan, and in the Bratton Plan as allocations, or where it is affordable housing to meet local needs. The development of isolated homes in the countryside, or employment sites that can demonstrate they meet circumstances in the NPPF, such as the conversion of disused buildings, or where there is an essential need for a rural worker to live close to their place of work, may also be justified to support the rural communities.



6.2.10. HOUSING TO MEET LOCAL NEED

Objective 2b. Enable new housing developments that provide the mix of house sizes and types that meet the local demographic needs, are appropriately located and are of locally distinctive design.

Policy BNP11: Housing to Meet Local Need

New housing developments should provide housing types, size and tenure to accommodate a range of different households as evidenced through an up-to-date local housing needs survey and/or other sources of information. Proposals for the development of two or three bedroom homes, suitable for starter homes or those who wish to downsize will be particularly supported by the community.

Explanation

Allocations made in the Village through the Wiltshire Housing Sites Allocation Plan and proposed in this Plan will enable the Village to grow sustainably and meet housing requirements. Although this is welcome, it does not address the needs of long-term Village residents who wish to stay in the Village as they get older and are looking for smaller single-storey homes. Policy BNP11 aims to ensure that housing types, sizes and tenure fully reflect the most up-to-date needs of our community. These would meet the needs of longer term residents to remain in the Village which emerged from discussions at the Parish consultation sessions.

In Summer 2018, Wiltshire Council carried out a rural housing needs survey with Bratton Parish Council, to establish if there was a proven need for affordable housing in the Parish. The survey provides a snapshot of the need for affordable housing at the time the survey was conducted and was only intended to cover a three-year period. It gives an insight into the types of housing considered most needed in Bratton by the survey respondents; affordable starter homes for young people (67.9%) and older persons' accommodation (41.5%). People were also asked if they needed to move, and if so why. Reasons included currently living with family but want to live independently in the



Parish (three households), currently renting and want to buy, current home too big, current home too small, access problems in current property such as stairs and to live closer to shops and services.

(Recent informal consultations with residents consistently confirm that the type of housing in demand is affordable starter homes together with accommodation to suit the needs for older people.)

The last Rural Housing Survey was made in 2018. Bratton Parish Council therefore should request that another survey be undertaken to ensure that our understanding of housing needs is contemporary. This will include evidence from, the Strategic Housing Market Assessment and Wiltshire Council's Housing Register.



6.2.11. LOCAL GREEN SPACES (LGS)

Objective 1b. Protect and enhance the green spaces and biodiversity within the Village and its overall landscape setting, as well as the paths and cycleways to access them.

Objective 3a. To maintain the rural nature of the Parish, and to conserve and enhance our heritage, distinctive character and natural environments.

Objective 3c. Retain and enhance community facilities.

Policy BNP12: Local Green Spaces

1. The Plan designates the following locations, shown on Map 2 in Annex 1, as Local Green Spaces:

- a. Bratton Village Green (G1)**
- b. Area by Jubilee Hall (G2)**
- c. Gales Ground Allotments (G3)**
- d. Allotments (G4)**
- e. Reeves Orchard (G5)**
- f. Bratton Recreation Ground (G6)**
- g. Tynings Lane/Southay green area (G7)**
- h. Stream on Stradbrook and surrounding green (G8)**
- i. Stradbrook Square and adjacent flood plain field (G9).**

2. Development proposals within the Local Green Spaces will be consistent with national policy for Green Belts.



Explanation

There are a number of are highly valued green spaces within Bratton which either enhance the quality of the Village, demonstrate Bratton's history or offer opportunities to enjoy the beauty and tranquillity of nature and/or opportunities for recreation. Some of these spaces satisfy specified criteria, and so can be designated as Local Green Space through our Plan, and therefore protected in the same way as the Green Belt, which prevents any development unless the 'very special circumstances' test can be met^{xlvi}.

The proposed Local Green Spaces were identified by both the community and the Steering Group through a call for valued green spaces in January/February 2023 in the Parish Newsletter and a well-attended drop-in session on 28th June 2023.

The Steering Group reviewed the community suggestions to identify spaces which meet the criteria for designation as set out in national policy and guidance^{xlvii}. Not all spaces were considered to meet the criteria, and some valued spaces were considered to be sufficiently protected due to location and other existing designations. Other valued green spaces include the Watercress Beds, an area which many residents value highly, but it is protected in part by a SSSI designation, and its immediate proximity to the sensitive area of the Salisbury Plain SAC and SPA areas.

As well as undertaking community engagement, landowners of each potential Local Green Space were also contacted and asked for their comments.

More detail on the process, along with a full assessment of each space against national planning policy criteria, is detailed in the section 2 of Annex 1.



Bratton Village Green

Photo 5 - Village Green



6.2.12. WALKING, CYCLING AND HIGHWAY SAFETY

Objective 1c. Promote greener travel by providing safer more environmentally methods of travel around Bratton.

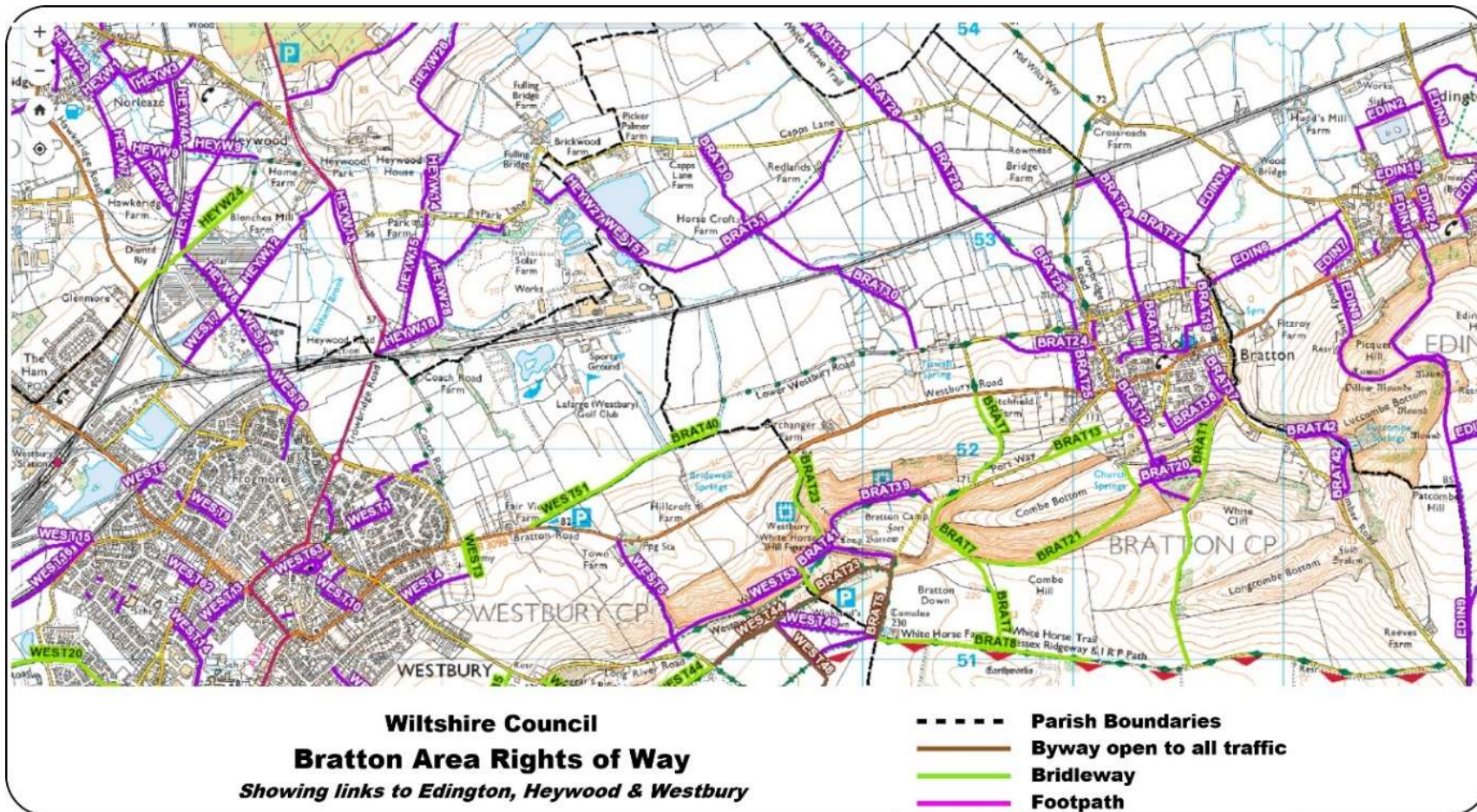
Policy BNP13: Walking, Cycling and Highway Safety

- 2. As appropriate to their scale, nature and location development proposals should provide links for walking and cycling routes to the Village where it is practicable to do so.**
- 3. Proposals which would provide improved, safe walking and cycling links to Westbury and to Fitzroy Farm (in the adjacent Parish of Edington) will be actively supported.**
- 4. Where relevant, development proposals for new dwellings and new commercial buildings should provide evidence that there would be no adverse impact on highway safety in the Village especially in:**
- 5. Proposals must comply with the Habitats Regulations through adherence to Policy BNP1 Habitat Protection.**

Explanation

Bratton enjoys a wide range of recreational footpaths and bridleways which enable residents and visitors safe walking, riding and cycling, away from vehicular traffic. There are Public Rights of Way (PRoW) to neighbouring villages of Edington and Heywood and to the small town of Westbury. The Mid-Wilts Way and White Horse Trail approach the Village from the north, and Wessex Ridgeway crosses to the south of the Parish. The Imber Ranges Perimeter Path, flanking the MOD ranges, provides far-reaching views, and provides a wide track to the White Horse monument to the west and along past Edington and Erlestoke to the east. (See Map 8)



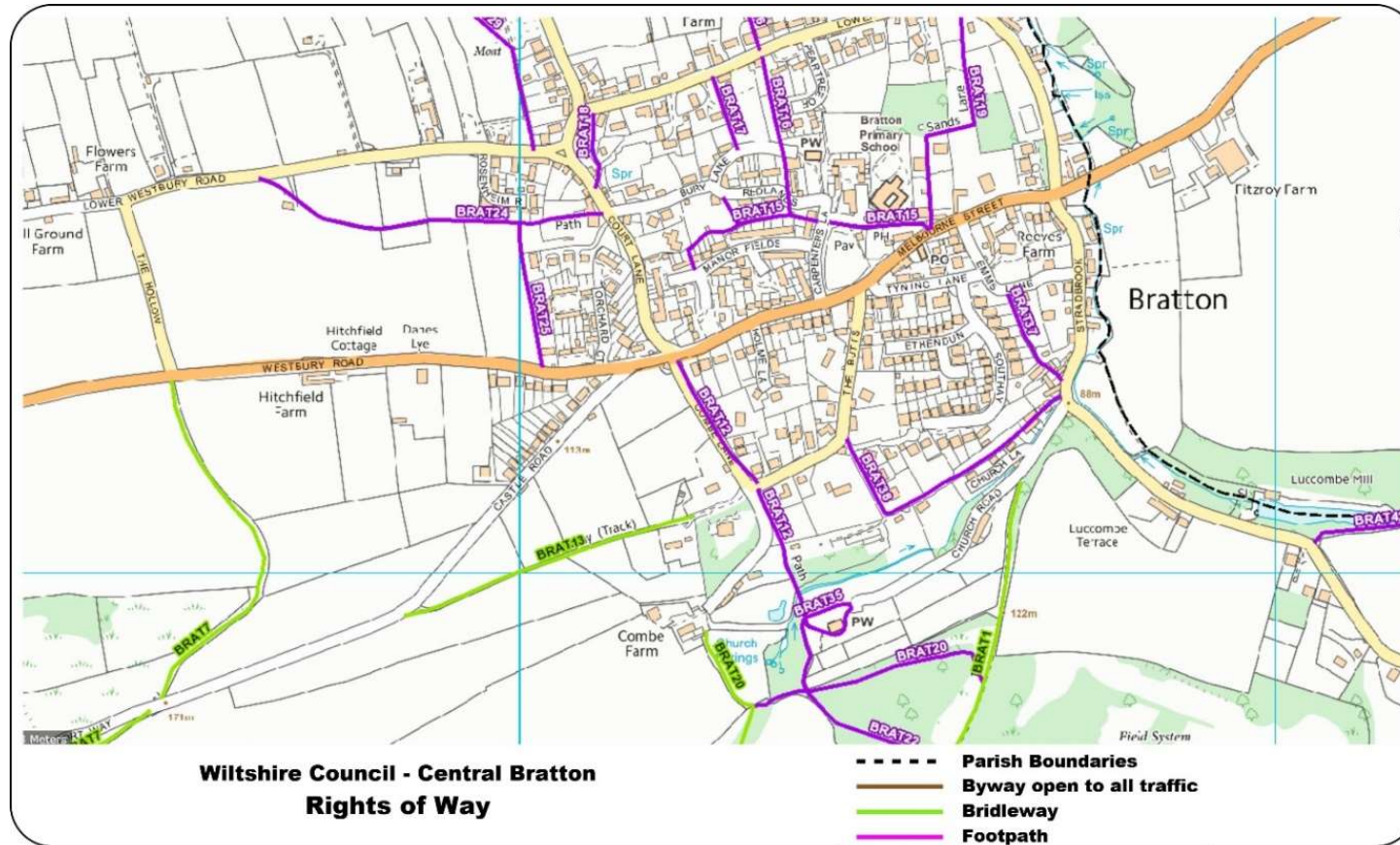


Map 8 - Rights of Way around Bratton

However many of these paths meet the need of the recreational user rather than the functional user (they are often narrow, unlit, slippery and uneven) and more thought needs to be given to strategic paths in the Village. The Parish Council has aspirations to develop some of the paths accordingly – including strategic paths and cycle paths (see section 8, below).



This policy has therefore been included in our Plan with the aim of enabling and encouraging people to move around by walking and cycling with a particular focus on a local goal of improving non-vehicular connections to our closest town, Westbury, and to the more local facilities provided at Fitzroy Farm, in Edington parish.



Map 9 - Rights of Way within Bratton Village



6.2.13. PARKING PROVISION

Objective 3d. Ensure that new developments have enough car parking to meet current and future needs.

Policy BNP14: Parking Provision

- 1. Development proposals should provide adequate, proportionate parking on-site and not rely on on-street parking where possible. Development which relies upon on-street parking will not be supported where the streets are either narrow, heavily trafficked, have identified parking issues, or where such on-street parking would impact adversely on the safety of road users or the character of the area.**
- 2. The provision of car parking for any residential development will need to exceed the minimum parking standards as set by Wiltshire Council^{xlviii} by providing a minimum of two parking spaces per dwelling on-site, or seek to justify why a lower value is sufficient. Reliance on Wiltshire's parking standards is not sufficient in itself given that residents in Bratton have a high dependency on motorised transport.**

Explanation

Most of the Village suffers from a lack of adequate parking. Parking has been a local concern for some time. There is little capacity to support additional on-road parking without creating additional bottlenecks for passing traffic or hazards.

Other than the Westbury Road (B3098) and Court Lane/Trowbridge Road (C219), many of the roads within the Village are narrow - parking has been identified as a significant issue which hampers accessibility including occasionally for the emergency services. Even on these two main roads, parking at certain times of the day creates bottlenecks and hazards to pedestrians.

While it is not for the Plan to amend Wiltshire's basic parking standards, specific local concerns - arising from concerns about Site 321 - have led to the inclusion of this policy in this Plan. The 2021 Census shows a much higher proportion of car ownership than the national average (see chart 5, above) and this is in good part attributable to a lack of adequate public transport, particularly around commuting hours. In order to access reasonably paid employment, it is essential to have access to a motor vehicle.



6.2.14. ECONOMY

Objective 4A. Retain and enhance local employment and commercial services.

Policy BNP15: Local Employment and Commercial Services

- 1. In so far as planning permission is required, changes of use of existing business premises away from employment activity will only be supported where evidence can be produced to demonstrate that the existing use is no longer economically viable; ie that the site has been appropriately marketed at a reasonable price for at least one year for that or any other suitable employment or service trade use.**
- 2. Proposals for new or expansion of existing commercial, business and service uses will be supported in principle, subject to being suited to their rural location (either within the Village or in the wider parish) and to an assessment of the impact of the proposals on residential amenity, the transport network and parking provision and biodiversity and the environment.**

Explanation

Within the Village, since the closure of Reeves Ironworks in 1970, there is no large employer – however, there are a number of ‘micro’ businesses which are based in residential homes and a handful of small/medium sized businesses in the core such as the primary school, pre-school, shop and public house.

While there are no dedicated employment areas in the Village, there are two employment areas in the neighbouring village of Edington at the site known as the former Edington and Bratton Station Yard and a cluster of small businesses at Fitzroy Farm (also in Edington). Even though these are only in the neighbouring parish, neither site is easy to access safely on foot by cycle.



Local employment is a positive attribute for any area: it creates wealth within the local economy and it reduces the number of journeys made out of the area (most likely by motor vehicle). Local employers are often active within the community and often sponsor community activities. (In Bratton, the former Reeves Ironworks made significant lasting contributions to the Parish, including ensuring that mains gas supplies were extended from Westbury and the site which it formerly occupied is now the much loved Village Green.)

6.2.15. COMMUNITY FACILITIES

Objective 4b. Retain and enhance community facilities.

Policy BNP16: Community Facilities

- 1. The Plan identifies the following buildings as community facilities:**
 - a. Bratton Jubilee Hall (as a location for a number of important community services and group meetings)**
 - b. Bratton Church Institute**
 - c. Bratton Primary School**
 - d. The Duke Inn Public House**
 - e. Post Office and 'Central' Convenience Store**
 - f. Bratton Surgery and dispensary**
 - g. St James' Church**
 - h. Baptist Church**
 - i. Cygnets Pre-school**
- 2. Proposals that require planning permission which leads to the loss of a local community facility as defined above, will only be supported where it can clearly demonstrate that:**



- a. it is no longer required / suitable alternatives exist to meet the needs of the community, or no longer economically viable for an equivalent or alternative community use.
 - b. in the case of the loss of a public service (such as healthcare, education, and places of worship) to be supported, it is demonstrated that equivalent or better local services are available, or that the service is no longer required.
 - c. in the case of the loss of a community facility which primarily functions as a commercial enterprise, that all reasonable efforts have been made to market the premises for its existing use.
3. Proposals must comply with the Habitats Regulations through adherence to Policy BNP1 Habitat Protection.

Explanation

The facilities which the Village enjoys are immensely treasured by the community and is certainly one of the key factors that contributes to the well-being of our community. The responses to the 2019 questionnaire (Consultation Statement – Appendix 5) also show how valued the social and community infrastructure is to all our residents and this Plan will reflect the importance of all these assets. The community facilities serve an important role in meeting day-to-day needs of our rural community.



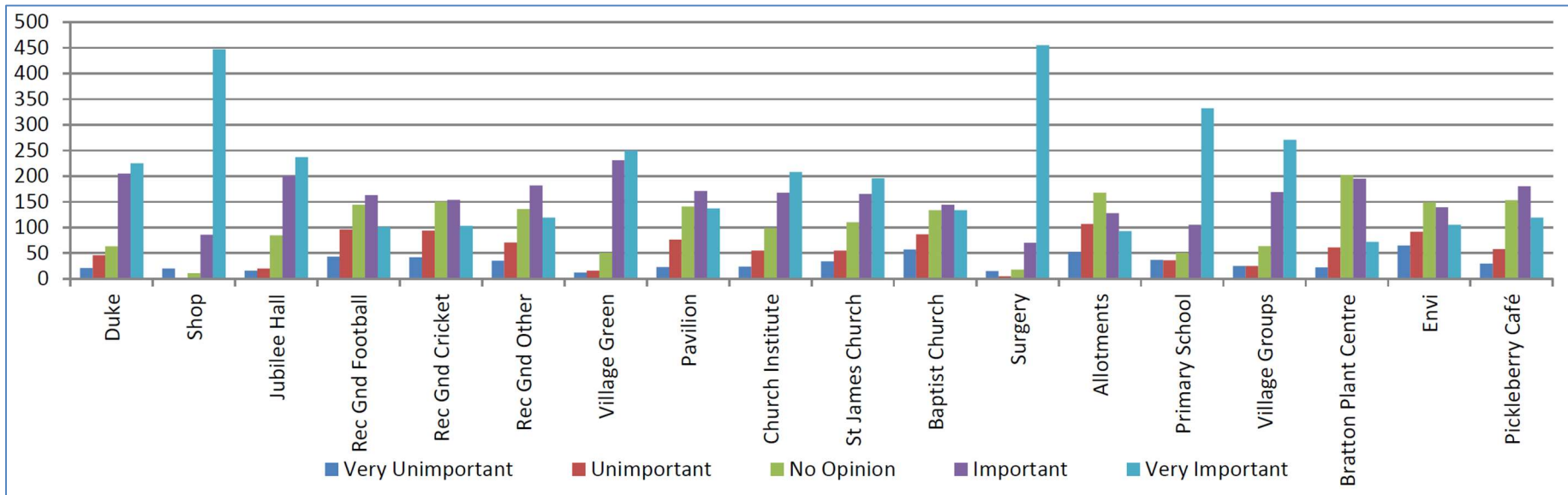


Chart 6 - 2019 Survey - Importance of amenities to residents

Bratton benefits from two village halls: the Jubilee Hall, which is the home of the Jubilee Players amateur dramatic group and is also hired regularly for individual events; and the Church Institute, which is the home of Bratton Community Brass Bands and several other Village organisations, many specifically for children.

The Village also has an Anglican and a Baptist Church, a primary school with a capacity for 140 pupils and a recently established pre-school, Cygnets.

In Bratton we also allocate the local surgery and associated dispensary to those amenities defined as an essential local community facility^{xlix}. This is part of the Westbury White Horse Practice where most, of the consultations take place.

This policy seeks to retain and protect our community facilities and adds local detail to national and Wiltshire policies. Wiltshire Councilⁱ and the NPPF define community facilities as those that benefit the local community such as facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.



7. USING AND REVIEWING THE PLAN

Once “made”, the Plan becomes part of the overall statutory development plan for Wiltshire, meaning that it will be used in the determination of planning applications within Bratton Parish. The Parish Council will consider the content of the Plan and refer to relevant parts when commenting on planning applications in the Parish.

Any new development will be monitored closely through the planning process to ensure that policies are adhered to. After the Plan is made, each Annual Parish Council Meeting will include an update to monitor the use of the Plan in the previous year by both the Parish Council and Wiltshire Council in terms of planning applications and environmental projects, together with the likely implementation and impact of the Plan for the forthcoming year. The Parish Council website will carry the annual reports on the Plan’s use during its lifetime. Responsibility for providing the leadership in the future for our Plan will rest with Bratton Parish Council.

There is no requirement to review or update a Neighbourhood Planⁱ. However, policies in a Neighbourhood Plan may become out of date, for example if they conflict with policies in a local plan covering the neighbourhood area which is adopted after the making of the Neighbourhood Plan, due to changed local circumstances or priorities, or due to changed national policies. A Neighbourhood Plan can be updated in whole or in part.



8. PROPOSED ASPIRATIONS/PROJECTS

Bratton Parish Council is looking to build on the findings of consultations with the local community with a number of projects which lie outside of the scope of this Plan. These currently include:-

8.1. ACCESSIBILITY OF VILLAGE CORE

- The Primary School, Village Green, Village Shop, Duke Public House and both Village Halls are all located in the centre of the Village, so it is important that these are readily accessible to Parish residents, provide safe passage and avoid the busy through-roads. This requires certain footpaths to be improved with surfaces suitable for pedestrians, push-chairs and wheel-chairs, with adequate drainage and environmentally friendly lighting.
- Particular consideration will be given to the needs of residents in Rosenheim Rise and the new Ashford Homes development at Site 321. Court Lane has seen the volume of traffic doubling in the last 3 years, with little regard for the new 20mph speed limit. Crossing Court Lane at the junction with the B3098 is hazardous, with limited visibility and an adverse camber. The BRAT 24 footpath therefore needs to be improved, with a marked crossing on Court Lane and into Bury Lane.
- Such considerations should also be extended to any development site that is allocated as part of the mandated housing policies. It is important that the Village should have improved connectivity to discourage residents for using vehicles for short distances in the Village.
- Consideration shall be given to re-opening access from the Village Core to the Allotments in Gales Ground, at Pear Tree Orchard. This could form an important role in connecting Lower Road to the Core as an alternative to existing footpaths as well as potential future amenities at Gales Ground.

8.2. SUSTAINABLE MODES OF TRANSPORT

- Bratton Parish Council is keen to improve strategic “green routes” both for residents and non-residents to access facilities inside/outside the Parish. These need to be safe for pedestrians, those with push-chairs, mobility scooters users and cyclists, so as to reduce the dependency on motor vehicles to reach local shops, recreational areas and transport hubs.
- Bratton Parish Council will therefore work with Wiltshire Council and adjoining Parish and Town Councils to provide suitable routes. The key developments for consideration include:-
 - Providing a footway from Stradbrook/Lower Road crossroads with the B3098 and the shops at Fitzroy Farm, in the Parish of Edington.
 - Providing cycleway access from Lower Westbury Road into Westbury shopping centre, Westbury Main Line railway station, and any nearby recreational area(s) including any developed under the Wiltshire Local Plan.
 - Improving the bridleway BRAT1, from Church Road to the Perimeter Track of Imber Ranges.



- Providing cycle racks in close proximity to amenities.

8.3. IMPROVEMENTS TO VEHICLE PARKING

- Bratton is a rural community, with residents highly dependent on private vehicles to travel to work, to access main shopping areas, recreational facilities or health services.
- The parking of residents' vehicles is a major problem in the older parts of Bratton Village, where housing was built long before car ownership had become so prevalent. As a result, vehicles are necessarily being parked along narrow roads, hindering through traffic and preventing emergency vehicles from getting through.
- Bratton Parish Council will therefore work together with Wiltshire Council and local land-owners (including the Ministry of Defence) to seek to provide off-road parking for residents of Stradbrook and The Ball, Court Lane and Lower Road.

8.4. IMPROVING VILLAGE AMENITY

- The Parish is fortunate to have a range of amenities, including the Parish-owned Recreation ground, providing facilities for football and cricket; and the Village Green, with play areas for children. Consideration shall be given to improving the amenity of the Village Green by:
 - Establishing on-site mains electricity for use at Parish events, obviating the need for hazardous cable crossing pedestrian pathways;
 - Providing a covered seating area to be available for youngsters to meet together and for parents to rest while watching their children use the playground.
- The Parish-owned Gales Ground, comprising the paddock and adjacent allotments at Pear Tree Orchard, has been designated as a Green Space.
- Consideration shall be given as to how the amenity of the field area at Gales Ground could be improved for Bratton residents, particularly to meet the needs of the younger members of the Parish.

8.5. REVIEW OF THE SETTLEMENT BOUNDARY

Bratton Parish Council will determine whether to propose a review of the Village Settlement Boundary in the light of the 'Made Plan.



9. CONCLUSION

This Neighbourhood Development Plan expresses the how Bratton’s residents wish to see the Parish develop in the future. In particular:-

- To maintain, and, where possible, enhance both the visual amenity and the infrastructure of the Parish by
 - ensuring the current listed buildings are maintained and new developments are visually in keeping and
 - new developments contribute to both enhancing local infrastructure and improving recreational facilities.
- To maintain the current balance of dwellings to green spaces, so as to maintain a healthy and thriving community,
- To ensure that any property development within the Parish Settlement Boundary are starter homes for young families or suitable for ‘empty nester’ families who wish to downsize but remain in the Parish,
- To identify how best to mitigate the impact of Climate Change and meet expectations for electrification of motor vehicles within the Government’s designated timescales
- To improve road safety by improving off-road parking and reducing risk from speeding.
- To improve facilities for younger residents by eg providing a suitable indoor recreational centre.



10. GLOSSARY

(Adapted from Annex 2, NPPF December 2003, with additions as accredited)

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Braectun: Originally a hamlet in Bratton Parish, now lost (see Annex 5)

Climate change adaptation: Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered

within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Design code: A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Design guide: A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Designated rural areas: National Parks, Areas of Outstanding Natural Beauty and areas designated as 'rural' under Section 157 of the Housing Act 1985.

Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.



Development plan: Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made..

Environmental impact assessment: A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Geodiversity: The range of rocks, minerals, fossils, soils and landforms. Green infrastructure: A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Habitats site: Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Housing Delivery Test: Measures net homes delivered in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England annually.

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Irreplaceable habitat: Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

Littlestoke: Originally a separate hamlet now part of Bratton Village (see Annex 5).

Local Development Order: An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local housing need: The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 61 of this Framework).

Local Nature Partnership: A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.



Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

Local plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Mansard roof: A type of roof that is characterised by two slopes, the lower steep and the upper shallow. It is generally regarded as a suitable type of roof extension for buildings which are part of a terrace of at least three buildings and at least two stories tall, with a parapet running the entire length of the front façade (reference: Create Streets, 2021, Living Tradition).

National trails: Long distance routes for walking, cycling and horse riding.

Natural Flood Management: managing flood and coastal erosion risk by protecting, restoring and emulating the natural 'regulating' function of catchments, rivers, floodplains and coasts.

Nature Recovery Network: An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.

Neighbourhood plan: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

Non-strategic policies: Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

Older people: People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Original building: A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Out of centre: A location which is not in or on the edge of a centre but not necessarily outside the urban area.



Outstanding universal value: Cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations. An individual Statement of Outstanding Universal Value is agreed and adopted by the UNESCO World Heritage Committee for each World Heritage Site.

People with disabilities: People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

Permission in principle: A form of planning consent which establishes that a site is suitable for a specified amount of housing-led development in principle. Following a grant of permission in principle, the site must receive a grant of technical details consent before development can proceed.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation: A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Playing field: The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Priority habitats and species: Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Ramsar sites: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Safeguarding zone: An area defined in Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage areas, to which specific safeguarding provisions apply.



Self-build and custom-build housing: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Special Areas of Conservation: Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Special Protection Areas: Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

Site investigation information: Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 Investigation of Potentially Contaminated Sites – Code of Practice).

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Spatial development strategy: A plan containing strategic policies prepared by a Mayor or a combined authority. It includes the London Plan (prepared under provisions in the Greater London Authority Act 1999) and plans prepared by combined authorities that have been given equivalent plan-making functions by an order made under the Local Democracy, Economic Development and Construction Act 2009 (as amended).

Stepping stones: Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

Strategic environmental assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic policies: Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

Strategic policy-making authorities: Those authorities responsible for producing strategic policies (local planning authorities, and elected Mayors or combined authorities, where this power has been conferred). This definition applies whether the authority is in the process of producing strategic policies or not.



Supplementary planning documents: Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra low and zero emission vehicles, car sharing and public transport.

Transport assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development.

Transport statement: A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

Travel plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.

Wildlife corridor: Areas of habitat connecting wildlife populations.

Windfall sites: Sites not specifically identified in the development plan.



11. REFERENCES

- ⁱ National Planning Policy Framework, MHCLG, 2023
- ⁱⁱ Planning and Compulsory Purchase Act 2004 Section 38 (6)
- ⁱⁱⁱ <https://brattonparishcouncil.gov.uk/>
- ^{iv} <https://brattonparishcouncil.gov.uk/>
- ^v <https://www.wiltshire.gov.uk/media/372/Wiltshire-Core-Strategy-adopted-2015/pdf/Wcs.pdf?m=637099399373530000>
- ^{vi} <https://www.wiltshire.gov.uk/article/1086/Local-Development-Scheme>
- ^{vii} <https://www.wiltshire.gov.uk/media/11432/Rural-Settlement-Housing-Requirements-Distribution-Outputs-2023/pdf/Rural-Settlement-Housing-Requirements-Distribution-Methodology-Outputs-2023-osv5udx8vzgb.pdf?m=638239969492700000>
- ^{viii} [Wiltshire Housing Site Allocations Plan Adopted February 2020.pdf](https://www.wiltshire.gov.uk/media/11432/Wiltshire-Housing-Site-Allocations-Plan-Adopted-February-2020.pdf)
- ^{ix} <https://bratton.parish.uk/census/>
- ^x Office for **National Statistics** - <https://www.ons.gov.uk/visualisations/customprofiles/build/#E04011643>
- ^{xi} <https://www.gov.uk/government/collections/planning-practice-guidance>
- ^{xii} ^{xii} <https://www.wiltshire.gov.uk/media/992/Bat-S-A-C-developers-guidance-inc-Bath-Bradford-on-Avon-Chilmark-and-Mottisfont-/pdf/Bath-and-bradford-on-avon-september-2015-bat-sac-guidance.pdf?m=637298262862270000>
- ^{xiii} <https://www.wiltshire.gov.uk/media/3928/Trowbridge-Bat-Mitigation-Strategy-SPD/pdf/whsap-trowbridge-bat-mitigation-strategy.pdf?m=637273390249630000>
- ^{xiv} <https://www.un.org/sustainabledevelopment/wp-content/uploads/2019/01/Goal-15-Fast-Facts.pdf>
- ^{xv} <https://news.un.org/en/story/2022/08/1123872>
- ^{xvi} <https://www.theguardian.com/environment/2023/sep/27/species-risk-extinction-great-britain-wildlife-state-of-nature-report>
- ^{xvii} <https://www.euronews.com/green/2024/06/10/one-of-the-most-nature-depleted-countries-on-earth-uk-faces-legal-battle-over-wildlife>
- ^{xviii} Regulation 105 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, referred to here as the Habitats Regulations
- ^{xix} SEA has been prepared by AECOM 2024 and the HRA on an early draft of the Neighbourhood Plan has been carried out by Wiltshire Council. Both documents can be seen on the Neighbourhood Plan pages of the Parish Council website.
- ^{xx} National Planning Policy Framework MHCLG, 2023. Paragraph 39
- ^{xxi} Ibid Paragraph 137
- ^{xxii} <https://www.wiltshire.gov.uk/article/1088/Statement-of-Community-Involvement>
- ^{xxiii} <https://www.gov.uk/government/publications/national-design-guide>
- ^{xxiv} National Planning Policy Framework MHCLG, 2023. Paragraph 131.
- ^{xxv} <https://www.gov.uk/government/publications/national-design-guide>



^{xxvi} <https://www.gov.uk/government/publications/national-model-design-code>

^{xxvii} Ibid Paragraph 139

^{xxviii} <https://www.wiltshire.gov.uk/article/6110/Wiltshire-Design-Guide>

^{xxix} Ibid Paragraph 132

^{xxx} <https://www.designforhomes.org/wp-content/uploads/2020/11/BFL-2020-Brochure.pdf>

^{xxxi} Wiltshire Council have two relevant Landscape Character Assessments that cover the landscape of Bratton – Main Wiltshire LCA at 1:50,000 scale and West Wiltshire LCA at 1:25,000 scale

available on this page: <https://www.wiltshire.gov.uk/planning-landscape-conservation>

^{xxxii} [The Energy Hierarchy and building design \(sustainability.co.uk\)](https://www.wiltshire.gov.uk/planning-landscape-conservation)

^{xxxiii} <https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/>

^{xxxiv} Wiltshire Green Blue Infrastructure (GBI) Strategy, adopted in February 2022,

^{xxxv} <https://www.wiltshire.gov.uk/article/1003/Climate-emergency-latest-progress>

^{xxxvi} National Planning Policy Framework, MHCLG, 2023. Paragraph 158

^{xxxvii} A new Future Homes Standard (FHS) will be introduced in 2025 in England to create “world-leading energy efficiency standards”. Ahead of the Future Homes Standard coming into force, major changes to the Building Regulations were also introduced in 2022 with the aim to achieve zero CO2 emissions by 2050.

^{xxxviii} <https://www.wiltshire.gov.uk/article/8048/Regulation-19-consultation-autumn-2023>

^{xxxix} <https://www.wiltshire.gov.uk/article/1004/Climate-strategy-and-delivery-plans>

^{xl} [CIRIA SuDS guidance](#) and [Association of SuDS Authorities \(ASA\) guidance](#)

^{xli} <https://www.gov.uk/government/news/surface-water-the-biggest-flood-risk-of-all>

^{xlii} <https://news.sky.com/story/england-soaked-by-record-rainfall-in-last-18-months-new-met-office-figures-show-13106645>

^{xliii} <https://www.wiltshiretimes.co.uk/news/24050825.bradford-avon-seen-bad-flooding-far-2024/>

^{xliiv} National Planning Policy Framework MHCLG, 2023. Paragraph 14.

^{xli v} See page 33.

^{xli vi} National Planning Policy Framework 2023. Paragraphs 101 – 103.

^{xli vii} National Planning Policy Framework 2023 and [Planning Practice Guidance](#).

^{xli viii} Wiltshire Council Car Parking Strategy March 2011 (or successor document) <https://cms.wiltshire.gov.uk/documents/s14737/>

^{xli x} This reflects criteria in the emerging Wiltshire Local Plan policy 81 Community facilities.

^l Wiltshire Core Strategy. 2015. Paragraph 6.71

^{li} Neighbourhood Planning, Planning Practice Guidance. Paragraph: 084 Reference ID: 41-084-20190509

<https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan>

