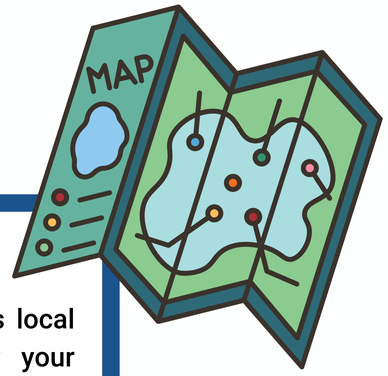
North Bradley, Drynham Lane and Ashton Park West Neighbourhood Plan Consultation Event

North Bradley Parish Council and Trowbridge Town Council are progressing with the preparation of their joint neighbourhood plan review and welcome you to the consultation on green space, heritage assets and key views. The results of this consultation will help to inform the draft planning policies and direction of the NDP. It is really important we hear from as many people as possible.

The consultation is running until the 17th November 2024 and seeks your views on the following topics:

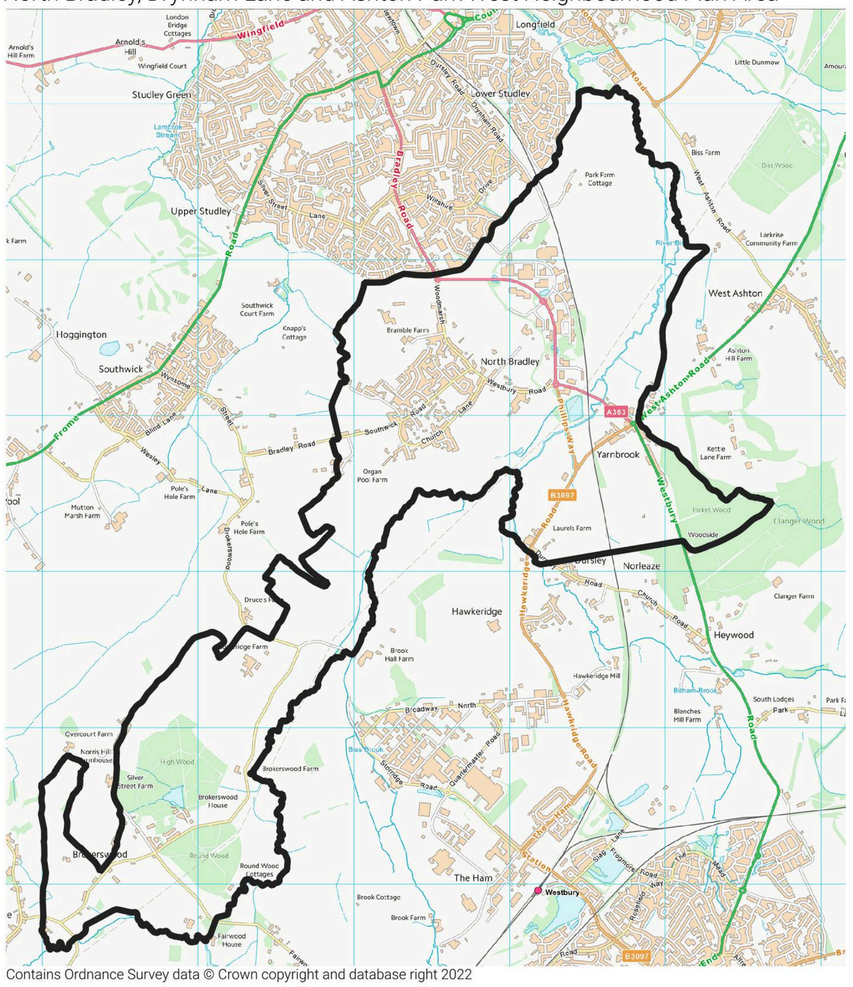


Local Green Space Designations
The Neighbourhood Plan can designate land as local green space to be protected. Let us know your thoughts on the proposed sites.

Key Views
Our rural landscapes and public rights of way are treasured by us all. Do you agree with the proposed key views which should be preserved for future generations?

Local Heritage Asset designation
As part of the Neighbourhood Plan it is possible to identify buildings, monuments, and places that should be preserved for future generations. Let us know your thoughts on the proposed non-designated heritage assets.

North Bradley, Drynham Lane and Ashton Park West Neighbourhood Plan Area



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How to respond to the consultation?

Responses can be made using our online questionnaire - follow the link below or scan the QR code.

https://forms.office.com/e/xqDFNDUJP2

Paper copies are also available, please see a member of the Steering Group.

The Neighbourhood Plan Review

The existing North Bradley Neighbourhood Plan was made in May 2021, following a referendum where the community voted in favour of the Plan. It is now used in the determination of Planning Applications in the neighbourhood area. A copy of the existing neighbourhood plan is available on the Wiltshire Council website:

At the start of the year, the NDP Steering Group launched a Review of the neighbourhood plan. The Review will take account of changes in the national and local planning policy context to ensure the NDP remains up to date and effective.

After the original NDP was made, Wiltshire Council amended the North Bradley Parish Boundary which resulted in the north eastern corner of the Parish being transferred to Trowbridge Town Council. As part of the launch, the Steering Group sought the views of the community on whether the NDP Review should continue to cover the same area as existing or amend the boundary to cover only the new Parish Boundary.

The community voted in favour of keeping the NDP boundary the same. The NDP Review covers the whole Parish of North Bradley as well as the Drynham Lane and Ashton Park West part of Trowbridge Town Council. Once the NDP Review is made, the planning policies will apply to all applications within this area.

Our plan is therefore being prepared jointly by North Bradley Parish Council and Trowbridge Town Council.





What have we done to date? The stages of the NDP Review

Step 1: Monitoring of existing plan

Following the adoption of the NDP by Wiltshire, undertake monitoring to determine the requirement for a review and extent of the update needed.

Step 2: Preparing a draft neighbourhood plan

Engagement with stakeholders and collection of evidence. The NDP review was launched in January 2024 when a questionnaire gathered initial community views on what the review should cover. Work on step 2 is continuing, and this consultation forms part of this.

We are here!

Step 3: Pre-submission publicity and consultation

The draft NDP Review will be subject to formal consultation (Regulation 14) where material modifications are made.

Step 4: Submission of a neighbourhood plan to the local planning authority

Once submitted to Wiltshire Council a statutory consultation will be undertaken (Regulation 16) where material modifications are made

Step 5: Independent Examination

An examiner will be appointed who will consider the plan and whether the modifications will change the nature of the plan.

Steps 6: Referendum (if required)

If the examiner considers the nature of the plan has changed, a community referendum will be held. If not, the plan will be made by the LPA within 5 weeks.

Local Green Space Designations

What is a Local Green Space?

National Planning Policy allows communities to identify and protect green areas of particular importance to them by designating them as Local Green Space (LGS). This power has the effect of imposing similar controls to those that apply within the Green Belt, effectively protecting the site from most development.

Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis. The criteria for LGS is set out in National Policy, which states the designation should only be used where the green space is:

a) in reasonably close proximity to the community it serves;
b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
c) is local in character and is not an extensive tract of land.

The existing NDP designates 4 areas of land as LGS which will be retained. These are the Trowbridge Town Football Club, Peace Memorial Hall, Pine Walk/ Oak Drive recreation area, and the Allotments. Five additional spaces were nominated by the community as part of the early 2024 consultation. These are identified on the map and are as follows:



1. Land off Southwick Road - totals almost 0.6ha and borders both sides of Southwick Road.
2. St Nicholas's Church Grounds - The peaceful grounds of the listed church provide space for reflection.
3. Land off Ash Drive - Small areas of green space that break up the built form in Ash Drive.
4. The landscaping at White Horse Business Park - Well designed green landscaping around the business park that contribute significantly to the landscape character.
5. Baptist Church and Cemetery - The baptist church and associated land, including the cemetery which has historical ties within the village



What happens next?

We we want to hear your views on the proposed Local Green Spaces and whether there are any additional areas of Green Space that are important to the neighbourhood area. Please use the Local Green Space consultation form to let us know the following:

1. Your views on the nine candidate sites and why they may be special to the community.
2. The name and address of any additional land to be put forward as Local Green Space and why you think it is important?

All sites put forward for designation as Local Green Space will be assessed to determine their suitability and compliance with the criteria in the National Planning Policy Framework. Landowners will also be contacted for their views on the proposed designation.

Local Heritage Assets in the nieghbourhood area



Local heritage plays an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment.

The neighbourhood area and village of North Bradley already contains several designated heritage assets including 19 statutory listed buildings, including one Grade II* listed building (The Church of St Nicholas) and approximately 70 sites, buildings and monuments within the Wiltshire and Swindon Historic Environment Record (HER).

As part of the neighbourhood plan, it is possible to define further assets as 'non-designated' heritage assets (NDHA).

What is a Non-Designated Heritage Asset?

This designation recognises that the building has some historic significance, which can positively influence the character of the local area, be it through its historical associations, age, or appearance. The designation does not apply any formal statutory listing however does mean that the significance of the asset should be valued and taken into account as a material consideration within planning applications that may affect the site or surrounding environment.

The Steering Group have identified a number of buildings which they consider to be suitable for identification as a NDHA in the Neighbourhood Plan. These have gone through an assessment based on the criteria outlined to the right. In total, 29 sites have been found to meet sufficient criteria for designation as a NDHA. These are shown on the next page.

What happens next?

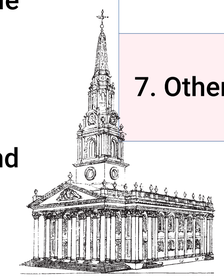
We want to hear your views on whether you agree with the designated sites. We also want to know if there are any additional sites that should be added to this list, to be preserved for future generations.

All heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes / parkland may be considered for inclusion. All buildings and sites identified will be assessed by the Steering Group against the criteria in the following table to determine their suitability for protection within the Neighbourhood Plan.

Please use the Local Heritage Assets consultation form to let us know the following:

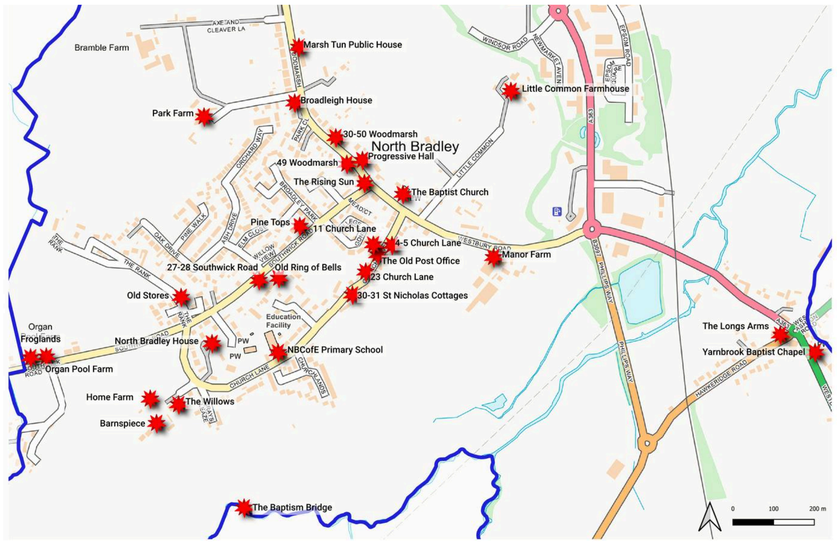
1. Your views on the candidate NDHAs
2. The name and address of any site you believe should be included in the list and why you think this building should be designated as a Local Heritage Asset?

Criterion	Description
1. Has architectural interest or quality.	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
2. Is a landmark feature.	An asset with strong communal or historical associations, or because it has especially striking aesthetic value.
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	Groupings of assets with a clear visual design, functional or historic relationship.
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	A significant historical association of local or national note, including links to important local figures.
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	Heritage assets are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.
6. Contributes positively to the character or appearance of the area.	The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.
7. Other local reasons of special value.	Other reasons may be identified where appropriate.



Local Heritage Assets in the nieghbourhood area

The following sites have been assessed as suitable for identification as a Non-Designated Heritage Asset as part of the NDP:




The Marsh Tun


Broadleigh House


No 49 Woodmarsh


30 - 50 Woodmarsh


The Progressive Hall


The Rising Sun


Pine Tops


The Old Ring of Bells


26 - 27 Southwick Road


North Bradley House


The Old Post Office


4 - 5 Church Lane


11 Church Lane


23 Church Lane


30-31 St Nicholas Cottages

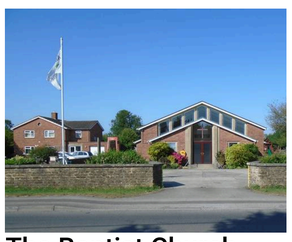


North Bradley CofE Primary School


The Willows


The Baptism Bridge

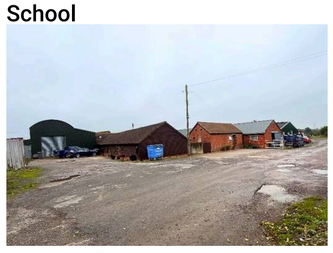

The Old Stores


The Baptist Church


Yarnbrook Baptist Church



The Longs Arms


Manor Farm


Little Common Farmhouse


Park Farm


Organ Pool Farmhouse


Froglands


Home Farm and Barnspiece

Key Views in North Bradley

The rural character and landscape setting of North Bradley, in conjunction with the well-used rights of way network, have been identified by the Steering Group and wider community as priorities for protection and management by the Neighbourhood Plan.

The following criteria has therefore been devised by the Steering Group to assess the value of suggested Key Views within the neighbourhood area:

1. Key Views must be accessible by the public and visible from the public highway, the rights of way network, open spaces, or proposed / designated local green space.
2. Key Views should show a range of physical (natural or man-made) features and an expanse of the parish, not one particular object unless this is a building or feature of particular cultural heritage – examples may include Listed Buildings or the scheduled monument at 'Bratton Camp Iron Age hillfort, the Westbury White Horse, barrows and trackways on Bratton Down'.
3. Key Views should merit at least one of the following values: aesthetic, biodiversity, cultural heritage, functional, recreational, or tranquillity.
    - Aesthetic – Views with strong aesthetic qualities that appeal to the visual senses that may include memorable / distinctive views of features, or a combination of features, of landscape or townscape (such as an attractive and distinctive group of buildings).
    - Biodiversity – Views containing the presence of valued natural capita assets that contribute to ecosystems, habitats and ecological networks.
    - Cultural heritage - Presence of historic landmark structures (designated or non-designated heritage assets) or designed landscape elements / parkland.
    - Functional – View of the landscape that have strong physical or functional links with landscape designations, including Special Landscape Areas, or are important to the appreciation of the landscape and its special qualities.
    - Recreational – From a place offering recreational opportunities where experience of a view(s) is important to the enjoyment of the activity.
    - Tranquillity – A location offering high levels of tranquillity or perceptions of tranquillity, including perceived links to nature, dark skies, presence of wildlife/ birdsong and relative peace and quiet. Places may also exhibit a general absence of intrusive or inharmonious development, land uses, transport and lighting.

The Steering Group have identified a number of views which they consider should be protected as a Key View in the Neighbourhood Plan. These have gone through an assessment based on the criteria above. In total, 17 views have been found to meet the criteria for identification as a Key View. These are shown on the next page.

What happens next?

We want to know if you agree with the proposed Key Views and we need the communities help to identify any additional Key Views across the designated neighbourhood area.

Taking account of the criteria and definition below, we want to know what views you think are important to the village. These can include views looking into the village across important buildings as well as views out into the countryside and wider landscape.

Please use the Key Views consultation form to let us know the following:

1. The location and direction of the view
2. The definition of the view
3. A photograph of the view, if possible
4. If you can, let us know why you think this view is important?

Following the consultation, each identified view will be visited by the steering group and tested against the criteria. The results will be presented in a report for the community.



Definition of a Key View
A Key View is a publicly accessible viewpoint in the Neighbourhood Area that is reflective of what makes our settlements distinct as a rural community. The views are memorable and appreciated. They provide an attractive setting or backdrop, encompassing an important feature of settlement history and the way the built and natural landscape has been shaped by those living within, worked in it, and by nature.

Key Views in North Bradley

The following view points have been assessed as suitable for identification as a Key View as part of the NDP:

1



View south-east from Woodmarsh at junction of Park Close, looking toward Rising Sun:

View is taken from a well-used route for walkers between North Bradley and Trowbridge and hosts a selection of buildings that have been nominated as non-designated heritage assets (30-50 Woodmarsh).

2



View north-east from Woodmarsh, 30m north of Park Close, looking towards Trowbridge:

View is taken from a well-used route for walkers between North Bradley and Trowbridge and hosts Broadleigh House which has been nominated as non-designated heritage asset.

3



View south-west along Axe and Cleaver lane at 'elbow':

Attractive view along the Public Bridleway which contains valuable habitats and contributes towards the wider ecological value of the parish. The path connects the north to the south of the village.

4



View north-east along Axe and Cleaver lane at junction with the Rank:

Attractive view along the Public Bridleway which contains valuable habitats and contributes towards the wider ecological value of the parish. The path connects the north to the south of the village.

5



View south-east down The Rank at entrance to No.16:

Pleasant view of The Rank located on the edge of the built-up area, situated adjacent to fields, containing wildlife which creates a peaceful environment. View is framed by characteristic low walls and hedgerows.

6



View north-east on Southwick Road, looking towards the village:

Attractive view when entering the village from the west framed by mature hedgerows and trees which provide valuable habitat and contributes towards the wider ecological value of the parish.

7



View north-east from Southwick Road opposite The Daubeny:

View overlooks local green space which offers glimpses of nature within the built up area and looks towards 27 Southwick Road which is nominated as a non-designated heritage asset. The view also shows the Grade II Listed Daubeny.

8



View south-west from Southwick Road at Ash Drive:

View overlooks the local green space and across 27 Southwick Road which is nominated as a non-designated heritage asset towards. Further in the distance is the Grade II Listed Daubeny.

9



View south-east from the Peace Memorial hall across to Salisbury Plain

Pleasant view across valued recreation field. Long-distance views towards Salisbury Plain Special Landscape Area, White Horse, and Bratton Camp.

Key Views in North Bradley

10



View west on A363 at Philips Way towards North Bradley:

View towards the landmark modern office buildings, contains dense hedgerows providing valuable habitats and contributing towards the wider ecological value within the parish.

11



View north along the A363 White Horse business part at the southern business park sign:

View overlooks local green space which brings nature into the built up area and provides valuable habitat. Attractive landscaping features.

12



View south-west at Aintree Avenue looking towards the roundabout:

View overlooks local green space which brings nature into the built up area and provides valuable habitat. Attractive landscaping features.

13



View north-east along Little Common Lane at approach to Baptist church burial ground:

Attractive Scenery at Little Common offering strong connection to nature, providing habitats and contributing to wider ecological value. Quiet lane allowing sense of peacefulness.

14



View south-west along Church Lane outside No.4:

Pleasant view down Church Lane which contributes to the local character. The view contains 4, 5 & 11 Church Lane and The Old Post Office which are nominated non-designated heritage assets. Church Lane is a well-used route offering connections throughout the village.

15



View north-east along Church Lane outside No. 24:

Pleasant view down Church Lane which contributes to the local character. The view contains 23 Church Lane and The Old Post Office which are nominated non-designated heritage assets. Church Lane is a well-used route offering connections throughout the village.

16



View south-west at Church Lane opposite The Vicarage:

Pleasant view down Church Lane which contributes to the local character and wider green infrastructure network of the neighbourhood area. The view is located adjacent to the Grade II* Listed Church.

17



View south-east from Church Lane entrance to Allotments towards Salisbury Plain:

Attractive view looking towards Bratton Downs SSSI and White Horse. The view contains dense trees and hedgerow which contribute towards wider ecological values of the area and provides pleasant walking routes.



Housing Development

What are Wiltshire Council's proposals for North Bradley?

Wiltshire Council are currently undertaking a review of their Local Plan which will assess the future levels of need for new homes and employment land up until 2038. North Bradley remains a 'Large Village' within the settlement hierarchy, defined as 'settlements with a more limited range of employment, services and facilities. Development will be limited to that needed to help meet their housing needs and improve employment opportunities, services and facilities'.

Wiltshire Council published a Regulation 19 Pre-Submission Draft Local Plan for consultation in September 2023 which sets out the Council's housing requirements for Large Villages over the plan period. It identifies an indicative required housing number for North Bradley as 51 units until 2038 reduced to 23 as a result of completions and commitments (including the allocation at 54 Woodmarsh in the made NDP). The Strategic Allocations in the Wiltshire Core Strategy and Housing Site Allocations Plan do not count towards the housing requirement for North Bradley.

The Steering Group had commenced the process to deliver this requirement as part of the neighbourhood plan review and a call for sites was undertaken in early 2024. However on 22nd October 2024, Wiltshire Council's Strategic Planning Committee resolved to approve the application at 'Land North of Southwick Road and South of The Rank, North Bradley'' for 'Outline planning application for residential development of up to 66 dwellings and associated public open space with all matters reserved except for access'.

The approval of this application meets and exceeds the residual indicative housing requirement for North Bradley. Consequently, there is no further need for additional housing allocations to be considered in the NDP Review. Subject to formal approval of this application, the NDP will be modified to reference the site as a commitment.





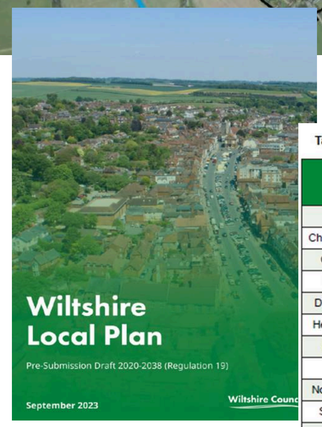


Table 4.16 Distribution of housing growth for the Trowbridge rural area

	Housing growth (2020-2038)	Completions and commitments (1 April 2020 - 31 March 2022)*	Residual at 1 April 2022
Bratton	44	40	4
Chapmanslade	47	47	0
Codford □	29	6	23
Corsley	0	0	0
Dilton Marsh	61	20	41
Heytesbury □	22	2	20
Hilperton	52	47	5
Holt	66	66	0
North Bradley	51	28	23
Semington	53	53	0
Southwick	65	39	26
Steeple Ashton	29	1	28
Sutton Veny ■ □	22	6	16
Westwood ■	15	2	13
Winsley ■	15	1	14

The existing NDP allocation:

The existing NDP allocates land at 54 Woodmarsh for approximately 25 houses (including 8 affordable houses). This site is subject to a live outline planning application for the construction of up to 23 residential units including detailed access.

The site remains available and suitable and it is proposed to be retained in the NDP Review.