

**Langley Burrell Parish
Neighbourhood Development Plan
2016 – 2026**

**by
Langley Burrell Parish Council**



**Referendum Version
September 2017**

Contents

- 1. Executive Summary**
 - 2. Introduction and Background**
 - 3. Sustainable development for Langley Burrell**
 - 4. The Designated Neighbourhood Plan area**
 - 5. History of the Parish**
 - 6. Our Vision**
 - 7. Objectives**
 - 8. Built Area – location and character**
 - 9. Landscape**
 - 10. Heritage**
 - 11. Natural Environment**
 - 12. Economy and infrastructure**
- Appendix 1 Community (Non planning) policies**
- Annex A - Matrix of Planning Policies and Evidence**
- Annex B – Matrix of Community Policies and Evidence**
- Annex C – Listed Buildings & Scheduled Monuments in Langley Burrell**

List of Figures

Figure 1 - Langley Burrell – Neighbourhood Plan Designated Area

Figure 2 - Map showing the extent of the various developments around Langley Burrell

Figure 3 –Langley Burrell village

Figure 4 - Map showing Western and Eastern extent of the core village area, beyond which built development will not be supported

Figure 5 Location of significant landscape features

Figure 6 - Strategic and important views within the Parish

Figure 7 -Diagram of Langley Burrell Conservation Area

Figure 8 – Map of Langley Common

Figure 9 – Buildings and hamlets subject to HP4

Figure 10 – Map showing location of village hall sports field and Oakhurst green designated open spaces

Documents not included as part of this Neighbourhood Plan but which are available for review on the www.langleyburrell.co.uk website:

- Statement of Community Consultation
- Statement of Conformity with Higher Level Planning Policies
- Parish Housing Needs Survey Report by Wiltshire Council
- Langley Burrell Heritage and Character Assessment report of February 2016 by AECOM Infrastructure & Environment UK Ltd
- Note setting out the evidence for the extent of Langley Common

Acknowledgements: The Langley Burrell Parish Council gratefully acknowledges the work undertaken by the Langley Burrell Residents Association and other members of the community in compiling this report, the assistance and guidance provided by Wiltshire Council and the assistance and financial support provided by Locality.

Quotations from ‘Kilvert’s Diary’ are reproduced from William Plomer’s selection of entries from the Diary of the Rev. Francis Kilvert, as first published by Jonathan Cape in 1944, published by Penguin Books 1977.

1. Executive Summary

1. The Langley Burrell Neighbourhood Plan process was started in June 2014, and a small team from the Parish was established to undertake the full Neighbourhood Planning process, undertake the necessary consultations as appropriate and ultimately produce the proposed Plan for consideration for adoption by the Parish.
2. During this time the team has consulted widely. The steering group nominated the area contained within the Langley Burrell Parish boundary but excluding the small part of the Parish that lay to the west of the A350 as the Designated Area for the Neighbourhood Plan. This was agreed with the Parish Council, and the public were consulted over a 6 week period via the Wiltshire Council website. The Designation of Langley Burrell Neighbourhood Area was approved in accordance with section 61G of the Town and Country Planning Act 1990 as amended for the purposes of Neighbourhood Planning by Wiltshire Council on 13 March 2015. In addition Wiltshire Council delivered a Housing Needs Survey to all households and produced an analysis of the returns. WC's conclusions have informed this plan.
3. There were then a number of consultation meetings with the community and Neighbourhood Plan Questionnaires were designed and distributed in August 2015. These were delivered to all 124 houses in the Neighbourhood Area along with pre-paid reply envelopes to encourage completion of the forms. 56 responses were received and assessed. This information was fed into the draft Neighbourhood Plan, and a number of consultative meetings were held in the village hall in late 2015 and early 2016. The presentations, attended by approaching 100 people, provided good feedback as to how the public wished to see the land covered by the Designated Area in Langley Burrell Parish develop in the future. An initial draft of the Neighbourhood Plan was circulated to all houses in the Parish, along with the statutory consultees and other interested parties in March 2016, and feedback was requested. This obtained a strong response rate. All the feedback and comments received were reviewed and assessed, and the Neighbourhood Plan was then revised to take such feedback into account where appropriate. This revised [final] draft is now being submitted to Wiltshire Council for formal review, following which it will be made available for formal consultation by the community.
4. The main points of the Langley Burrell Neighbourhood Plan are to:
 - Preserve and protect the open green space between Chippenham and each of the village of Langley Burrell, the hamlets at Kellaways and Peckingell, and the former farmstead settlement at Barrow Farm (together 'the Settlements')
 - Retain the historic and ancient rural landscape character of the Parish and the Settlements, and to preserve the character and settings of the heritage assets within the Parish;
 - To preserve and protect the amenity value to the community of certain tracts of land, including the creation of designated areas of Local Green Space at two locations in the Parish, being
 - the playing fields adjacent to the village Hall,
 - the green space in the village centre next to Oakhurst.
 - Safeguard and preserve certain key views and vistas in the locality
 - Support the need for a limited number of additional houses in keeping with Langley Burrell's designation as a small village under the WCS, such additional houses to be in single or small developments (with a maximum of five houses in any one development)
 - Protect and improve wildlife habitats and increase bio-diversity
 - Grow the rural economy, and support small businesses and home working
 - Support agricultural enterprises in the Parish and the amenity of farmland
 - Improve road maintenance and traffic management, with the reduction of speed on our roads as a priority
 - Promote the safety of cyclists, walkers, joggers and horse riders, on roads, footpaths and bridleways
 - Encourage a low carbon economy and use of appropriate renewable energy
 - Protect existing community facilities, services and support new ones which benefit community well-being
 - Monitor Broadband to achieve optimum speed throughout the Parish

2. Introduction and Background

2.1 Document structure

6. The remainder of this document is structured as follows:

Section 2 describes the process we have applied in developing the plan

Section 3 sets out our perspective on what sustainable development means for Langley Burrell

Section 4 describes the designated area for the plan

Section 5 provides a brief history of the Parish

Section 6 sets out our vision for the future of the community

Section 7 describes our six high level objectives aimed at delivering the vision. Each objective relates to a distinct theme. Objectives 1 to 5 relate to issues which are relevant to the consideration of planning applications within the Parish. Objective 6 relates to community concerns not directly related to development. The issues raised under this section will be progressed primarily by the community itself and its Parish Council.

Sections 8 to 12 discuss the planning objectives in more detail. Each section is structured as follows:

Sub-section 1 sets out the background and context to the theme.

Sub-section 2 sets out our policies within the given theme together with explanatory text. To distinguish the text of the policy from supporting and explanatory text, policies are set out in bold and larger font size.

Appendix 1 captures the community (non-planning) policies.

Annex A provides, for each planning policy, the references to demonstrate conformity with higher level policies and the evidence of community support for each policy.

Annex B fulfils a similar function in respect of community policies.

7. In response to comments on the first draft, including extensive feedback from Wiltshire Council, the formulation of policies has been extensively revised and consolidated; some draft policies have been dropped to ensure conformity. However, the present policies retain the intent of the policies they supersede. Annex C provides the mapping of policies in the draft plan to those in the current plan.

8. For the avoidance of doubt, it should be noted that policies apply to the whole of the designated area except:

- i) to the extent that planning permissions have already been granted to land within the designated area or
- ii) the policy is stated as applying to a specific part of the designated area.

This Plan was prepared to be in general conformity with the revised submission draft of the Chippenham Site Allocations Plan (CSAP) (May 2016); in May 2017 the CSAP was adopted as part of the Wiltshire Development Plan.

2.2 What is Neighbourhood Planning?

9. The Localism Act 2011 introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their future development at a local level. The Langley Burrell Neighbourhood Plan enables the community to better shape its place, to inform how development takes place and helps to influence the type, style, quality and location of that development, ensuring that change brings with it local benefit. It provides an opportunity for the community to have a real say over local decision making, to achieve its long-standing goals through the planning system and to address the challenges and opportunities facing the future vitality of the Parish.

2.3 Preparation of the Plan

10. The Langley Burrell Neighbourhood Plan has been prepared on behalf of the Parish Council (the Qualifying Body) by a Neighbourhood Planning Steering Group including Parish Council members, members of the Langley Burrell Residents Association, community volunteers and local representatives. Additional expert input and advice has been obtained from various sources, including the consultancy firms Aecom Infrastructure and Environment UK Ltd, ADL Traffic Engineering Ltd, Adrienne Hill Planning Consultancy Services and Mr Graham Self MA MSc (Eng) DipIC FRTPI

Chartered Town Planner. Wiltshire Council (WC) has provided ongoing guidance and support. The process has involved a number of key steps:

Designation and Raising Awareness

11. In June 2014 a steering group was formed to discuss the creation of a Neighbourhood Plan for Langley Burrell and to scope the neighbourhood plan process. During late 2014 the steering group hosted several village events informing residents of the proposed Neighbourhood Plan.

12. In 2015 the Langley Burrell Parish Council was successful with its application to become the designated body responsible for the production of the Langley Burrell Neighbourhood Plan(LBNP) for the area of the Parish of Langley Burrell that lies to the east of the A350 (the approved 'Designated Area'). A map detailing the 'Designated Area' for the LBNP is set out in section 4 below.

Consultation and Evidence Gathering

13. Between July 2014 and January 2016 over 90 people attended several public open meetings held in the Parish. The consultation included finding out what residents liked and disliked about the Parish, how they would want to see it evolve and the benefits any new development should bring to the community. In August 2015 the Steering Group distributed a detailed Residents' Questionnaire to all 124 occupied households and local businesses in the Designated Area. The Residents' Questionnaire sought responses to the specific key interest areas that had been identified as being of significance and importance to the local community, and contained provision for respondents to identify any additional issues of specific concern to them which it was believed should be addressed in the LBNP. The Residents' Questionnaire received a strong response rate of 45%.

14. During this period the Steering Group also mobilised itself to gather evidence to support the Neighbourhood Plan, and this included commissioning consultancy on a number of 'technical' aspects such as traffic management and flow density advice, an assessment of Langley Burrell's Character, Heritage and Culture, planning and development policy formulation and advice, and environmental and ecological advice.

15. Additional evidence was obtained by using key national and local statistics and a 'Parish Housing Needs Survey' was commissioned from Wiltshire Council in June 2015.

Vision and Objectives Development

16. The Vision and Objectives emerged from the consultation process with Residents, both formal and informal. The full consultation process is contained in the accompanying Consultation Statement but the LBNP has also been the subject of much informal discussion among residents in other community events such as the summer fete, harvest supper, Community Cuppa sessions etc. We have considered feedback from these more informal sources because many Residents are elderly and less able to come out for more formal evening meetings, tending to prefer the more informal setting of 'chatting' over refreshments or around entertainment at a village supper or similar.

Draft Plan creation and consultation and revision

17. Throughout July 2015 to March 2016 the 1st Draft LBNP was developed, building the Vision and Objectives, and taking into account the responses to the community engagement exercises, external consultancy reports and local evidence. The 1st Draft of the LBNP was issued on 20 March 2016 and there was a six-week public consultation period, during which the draft Neighbourhood Plan was published on the Langley Burrell website. A hard copy of the LBNP and a covering letter informing all residents of its importance and requesting feedback, was sent out to every household in the Neighbourhood Plan Area.

18. A letter was also sent out to local employers, utility companies, statutory consultees, Parish residents outside the Neighbourhood Plan area and neighbouring Parish Councils informing them of the Neighbourhood Plan's availability on the website and requesting feedback. The letter also advised that hard copies of the 1st Draft LBNP were available on request from the Parish Clerk.

19. The feedback form for the 1st draft sought both quantitative (ie degree of support or opposition) and qualitative (ie freeform comments) feedback on each policy, as well as general comments. The Parish Clerk analysed

the feedback to produce a quantitative report on the level of support for each of the draft policies¹ and provided additional evidence for the views and policies set out in this revised draft. Two public meetings were held during the consultation period to discuss the feedback on the initial draft plan. The written and verbal feedback and comments fell into one of two categories – the majority of comments received from both the community and Wiltshire Council reinforced the conclusions from the quantitative report. A minority of comments were suggestions for new policies that were outside the scope of a Neighbourhood Plan. In the 1st Draft, we proposed 82 policies. As noted above, the feedback received identified significant overlap in some policies, and a few that were not within the scope of a Neighbourhood Plan or in conformity with higher level policies. Therefore, in this version, the policies set out in subsequent sections consolidate the policies in the first draft, but there is very little alteration to the substance of the policies contained in the first draft. A full mapping of the policies between the 1st Draft and the present draft is included as Annex C.

20. A neighbourhood plan progress meeting was held in the village hall on 18th July 2016 to inform residents of the feedback received via the feedback form and from WC. At that meeting, we reported that analysis of feedback demonstrated strong community support for each of the proposed. We discussed with residents that there would, however, be a change of structure and consolidation of policies, following Wiltshire Council’s advice. The session concluded with an open Q&A session.

21. The LBNP reflects community-wide comments, observations and concerns about the future, bringing them together with census information, strategic and statistical evidence into a “living promise” that mirrors the community’s overwhelming desire to make Langley Burrell an even better place to live and work, both now and for future generations This Submission Version of the LBNP reflects the outcomes from the whole consultation and review process and has been approved by the Parish Council for submission to WC.

2.4 Evidence, conformity and community involvement

22. Neighbourhood plan policies must satisfy two key criteria:

1. They must be consistent with higher level policies;
2. There must be supporting evidence some or all of which might be derived from community consultation.

23. Annex A comprises a table which sets out, policy by policy, the principal NPPF paragraph(s) and WCS policy or policies to which each neighbourhood plan policy conforms.

24. It can be seen from Annex A that WCS Core policies 51, 52 and 58 are prominent in our assessment of conformity.

25. Annex A also records the following outputs from community engagement:

- The questionnaire responses which motivated each policy. As can be seen from the questionnaire summary table², each policy is derived from a very widely held community view
- The level of support received in our feedback form on the draft policies which underpin the policies in this plan. Annex A shows a consistently high level of support for the proposed policies. (For a mapping of 1st Draft policies to plan policies, see Annex C).

26. Where relevant, Annex A records other sources of evidence in support of plan policies. These include, for example:

- The Housing Needs Assessment by Wiltshire Council
- The Landscape Setting Assessment produced for Wiltshire council’s Chippenham Site Allocations Plan
- Guidance by Heritage England
- The Rights of Way Improvement Plan by Wiltshire Council.

¹ Appendix 4 to The Consultation Statement: Analysis of Feedback Forms

² Attached to the Consultation Statement as Appendix 2: Analysis of Community Questionnaire Responses

2.5 Delivery and Monitoring

27. The LBNP will be delivered and implemented over a long period and by different stakeholders and partners. It is not a rigid “blueprint” but provides instead a “direction for change” through its vision, objectives and strategy. Flexibility will also be required as new challenges and opportunities arise over the plan period. In this respect the review period will be crucial. There will be three strands of activity which will direct delivery and each is important in shaping Langley Burrell in the years ahead:

1. Securing the right private sector investment in the Parish through new development will be crucial. The statutory planning process will direct and control private developer and investor interest in the Parish in the context of the LBNP, the wider Local Authority plans and the NPPF.
2. Investment in, and management of, public services, assets and other measures to support local services and vitality and viability for the village. In the context of the prevailing economic climate and public funding there is a recognition that public investment in the village will be challenging to secure. The receipts from the Parish share of the Community Infrastructure Levy (CIL) are uncertain. However, the Council is already turning its attention to the priorities for spending any receipts.
3. The role played by the voluntary and community (third) sector in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.

28. The LBNP aims to make Langley Burrell an even better place to be, now and for future generations. It covers a 10-year time period (2016 to 2026) to fit with the WCS time period. The implementation and effects of the LBNP will be monitored by the Langley Burrell Parish Council during the period of the Plan. On an annual basis, we will conduct a review of the compliance with or achievement of plan policies. Key questions will include:

1. What is the cause of any non-delivery?
2. Is it appropriate to seek to maintain the policy goal?
3. If yes, what remedial steps are available to get back on track?

In particular, regard will be paid to losses of landscape, character, visual amenity, assets of community value, biodiversity, green space and rights of way. In addition, monitoring will include housing developments, air quality, light pollution, traffic volumes and speeds, damage to verges and road infrastructure together with small scale business development, the quality of the broadband service, the quality of the mobile service and development of renewable energy.

29. The Wiltshire Core Strategy is due for revision in 2026, and this may necessitate amendments to the LBNP. Once the LBNP has been formally approved and adopted, any amendment then required will be undertaken in line with the Neighbourhood Planning (General) Regulations 2012.

3. Sustainable development for Langley Burrell

30. In line with the guidance set out in the NPPF, there are three strands to sustainable development – making economic, environmental and social progress for this and future generations. These three dimensions in turn, give rise to the need for the planning system to perform three principal roles:

- An economic role – contributing to a strong, responsive and competitive economy
- A social role – supporting strong vibrant and healthy communities including ensuring a supply of housing to meet current and future needs
- An environmental role – contributing to the protection and enhancement of the natural, built and historic environment.

It is recognised these dimensions are not automatically mutually reinforcing. Economic growth can come at a cost to the social and environmental dimensions - for example: development which increases output and population may cause congestion which has negative social and environmental consequences. The NPPF recognizes that: “*Sustainable means ensuring that better lives for ourselves does not mean worse lives for future generations.*” It is therefore believed very important that the green spaces, country footpaths, woodland and open rural countryside, along with the settings of the numerous listed buildings in our Parish, which are all highly valued by the current community, are

retained for the benefit and enjoyment of the future generations who will live and work in and around Langley Burrell and Chippenham.

31. In the context of Langley Burrell, which has already seen major expansion in support of the economic dimension, sustainable development now requires a thoughtful and innovative approach which works more positively; with residents, landowners and developers taking a continuing interest in the future of the village. This is the approach adopted in the Plan and on the basis of this the Parish will look to engage positively with the statutory planning process to guide future development.

32. People living in Langley Burrell appreciate the special qualities the Parish possesses. It is a great place to live and in accommodating housing growth it will be vital that the qualities which make Langley Burrell so successful are protected. Current residents accept that more people will want to come and live in Langley Burrell and this is important to any thriving and evolving community. The community understands the need to accommodate some housing growth and is willing to accept an appropriate share of expansion, but there is great concern that new development in Langley Burrell could erode the very qualities that make the Parish special if it is not carefully managed in terms of its scale and design.

33. Both the NPPF and the WCS recognize that a key challenge is to reconcile growth with the preservation of heritage, the natural environment and thriving rural communities. This is a particular issue for Langley Burrell given its boundary with Chippenham. The next layer of growth for the Parish must create developments of quality which contribute to the character of the Parish and which provide local benefit. It must be more than an exercise in meeting housing supply 'numbers' by the addition of characterless estates on the rural fringes of Chippenham more typical of suburban developments. The objective, therefore, is to enable the provision of a choice of new homes to meet the needs of all sections of the community in a manner which also respects and retains the character, heritage and the natural environment of the village and wider Parish.

34. More detail on the ways in which this Plan addresses sustainable development is included within the Basic Conditions Statement that accompanies the Plan.

4. The Designated Neighbourhood Plan area

35. The Langley Burrell Neighbourhood Area is located in the north of Wiltshire, just north-east of the historic market town of Chippenham, as shown below. The Neighbourhood Plan Area aligns to the Langley Burrell Without Parish boundary, with the exception of a small parcel of land to the west of the A350 which was excluded from the designation.

36. The Langley Burrell Neighbourhood Area covers roughly 775ha, and contains 126 houses with a population of 375 according to the 2011 census. Currently the population in the designated area is approximately 290. The area includes the village of Langley Burrell at its centre, the settlements of Kellaways to the east, Peckingell to the south-east, Barrow Farm towards the west and various isolated farmsteads and detached properties. The neighbourhood area is located directly north of the built up area of Chippenham, and roughly 4 miles to the south of Junction 17 of the M4. It is primarily accessed by the B4069, which is a busy road that leads north-south through the area from Chippenham in the south towards Kington Langley and the M4 motorway in the north.

37. From the south, the arrival in the Parish is distinctive being the first area of open countryside upon leaving the built up area of Chippenham. The main built area is a linear settlement accessed from 'The Common', which is a minor road leading east off the B4069 towards Kellaways and is often labelled as 'Maud Heath's Causeway', which is the ancient 'pedestrian pavement' running alongside the road.

38. The Great Western Main Line runs north-east to south-west through the area, on steep embankment in the north and in cutting to the south, passing Langley Burrell on almost level ground at the eastern edge of the village. The closest railway station to Langley Burrell village is Chippenham which is 1.5 miles to the south-west. An extensive network of well-marked public footpaths and bridleways cover the entire neighbourhood area providing easy recreational access to the countryside from Langley Burrell village and Chippenham town. The River Avon flows north-south through the east of the area and a network of smaller brooks, ditches and tributaries drain this lowland landscape into the river.

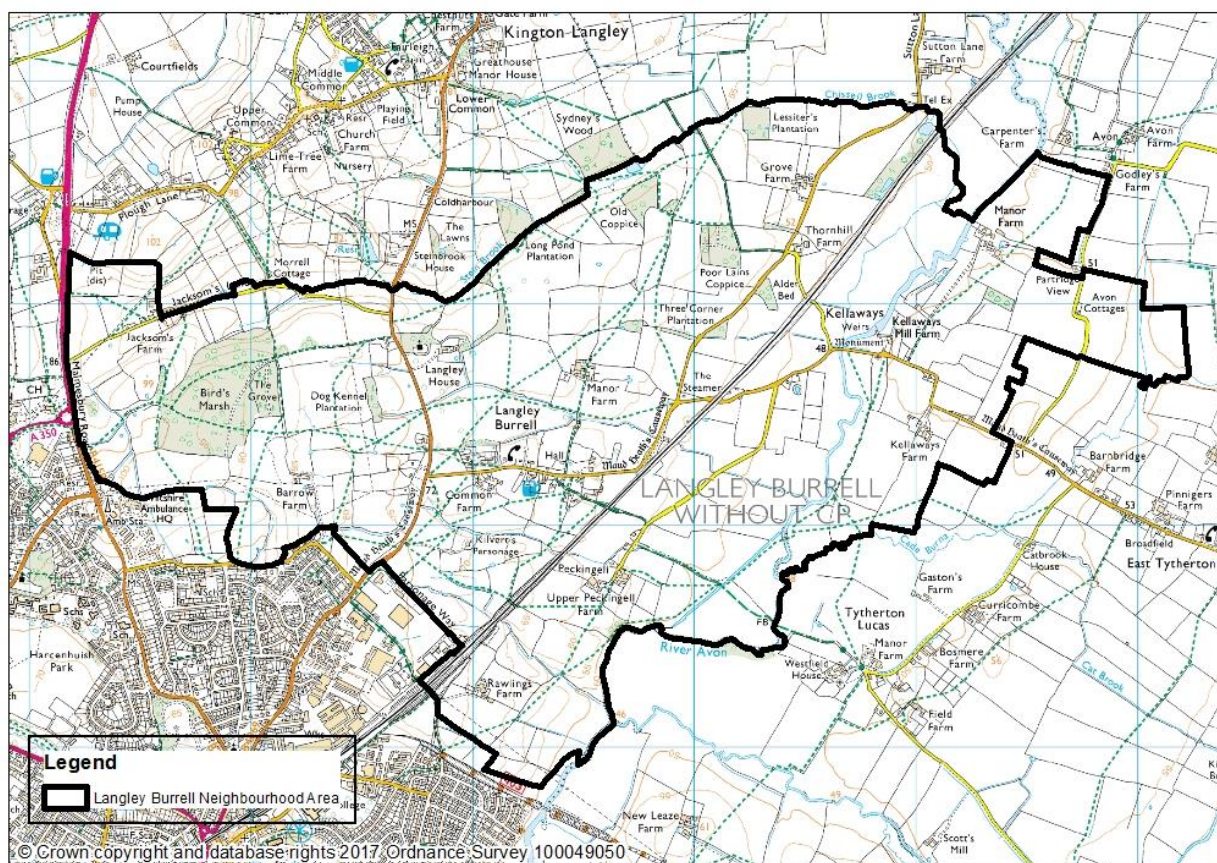


Figure 1 - Langley Burrell – Neighbourhood Plan Designated Area

39. The map shows the Designated Area for the purposes of the Langley Burrell Neighbourhood Plan. Discussions with Wiltshire Council on the boundaries for the area began in November 2014, concluded in February 2015, and were approved on the 13th March 2015.

5. History of the Parish

40. The Parish of Langley Burrell has a long and rich history which is well documented. Set beside the River Avon the area around Langley Burrell shows signs of human presence and occupation dating back to prehistoric times. The Wiltshire and Swindon Historic Environment Record (HER) documents a large Palaeolithic flake found near a cottage to the west of the B4069; a collection of Mesolithic flint implements found at Peckingell; and a Mesolithic flint assemblage found to the west of Long Pond plantation.

41. Rectilinear enclosures seen as cropmarks around the village of Langley Burrell (hereinafter referred to as “the village”) may be of Prehistoric or Roman date and field-walking in 1978 at Poor Lains Coppice to the north of the village recovered stone and pottery tiles; rubble and potsherds of the third and fourth century AD, suggestive of some form of Roman settlement in the area. Roman pottery has also been found in the vicinity of Kellaways Farm to the east of the village.

42. The village was settled by Saxon times and there was a Saxon church from the 9th century and part of the present St Peter’s Church is of Saxon date. The village was first recorded in AD 940 when Edmund I granted lands and tenements at Langeleah (long meadow) to his servant Wilfric. The village appears in the Domesday Book as Langefel held by a Borel under Edward, Earl of Sarum. At that time, it consisted of land for six plough teams in addition to eight acres of meadow and six acres of woodland.

43. The village did not grow up around the church but rather by the river to the south-east. Aerial photographs reveal ridge and furrow and boundaries around the current village, evidence of the open field system that would have surrounded and supported it. A LIDAR survey has also revealed possible settlement remains.

44. The manor of Langley was owned by the Borel family until 1300. In the 14th century it passed to Sir John Delamare; Roger de Mortimer, Earl of March and Sir Reginald de Cobham. In 1460 Ralph Neville, 3rd Earl of Westmorland and his wife Margaret were patrons of the church and therefore presumably lords of the manor. The manor appears to have returned to the Cobham family in the late 15th century and passed through several other hands in the 16th and 17th centuries. It was sold in 1655 to Samuel Ashe, a clothier from Freshford in Somerset and would remain in the family for almost 350 years.
45. The neighbouring manor was Kellaways to the east of the village, which was held by the Kellaway family from the 12th century to 1424 and by the Long family of Draycot and South Wraxall from 1500 to 1844. The manor house at Kellaways is dated 1674.
46. The village's prosperity can be traced down the centuries through additions to the Church of St Peter. The nave was rebuilt and an aisle and porch added in 1185; the chancel was added in the early 13th century and the tower in the early 14th. A rood was added to the church in the 15th century together with the south chapel and other improvements. The church was sensitively restored in the 1890s by C E Ponting and Harold Brakspear.
47. The village's success in the 15th century is also reflected an early example of social philanthropy, in the construction of Maud Heath's Causeway. Maud Heath was a local widow who owned land and property in both Langley Burrell and Chippenham and left a legacy to build a causeway above the floodplain of the Avon. The 15th century structure was a causeway of cobblestones which ran for 4 ½ miles from Wick Hill to the east of the village of Langley Burrell, west north-west past Kellaways and west through the village before turning south-west to Chippenham. The raised section of the Causeway by the river at Kellaways was built in 1812 on 64 brick arches and largely reconstructed in the late 20th century. Maud Heath is commemorated by a 12ft high monument with three sundials erected by the Maud Heath Trust in 1698. A further monument was erected by Lord Lansdowne on Wick Hill in 1838.
48. In 1820 the Langley Brewery was opened on the site of the present public house, the Langley Tap. The 1851 census shows the brewer to have been a 25-year old man named George Giller who lived at the brewery with his wife Mary, a house servant and a groom. The brewery closed in 1931.
49. The village's open fields were enclosed relatively late in the enclosure movement, the award being dated 1838. The section of the Great Western Railway (GWR) between Wootton Bassett and Chippenham was opened in May 1841.
50. The living of St Peter's church was in the gift of the Ashe family and the Rev. Robert Ashe built the village school, a single storey gothic construction in ashlar in 1844. The school was the location of an excavation in 1980-81 in which pottery kilns and pottery of an early post-medieval date were uncovered. In 1851 the Reverend Ashe was living fairly simply at Langley House with a housekeeper, butler, cook and two housemaids.
51. After the Reverend Robert Ashe's death in 1855 the family demolished the rectory next to the church and bought a house in the village. Unlike previous rectors the new rector, Robert Kilvert did not come from the direct ranks of the Ashe family but his maternal grandmother was an Ashe. Kilvert was father to the village's most famous resident, Francis Kilvert who was his father's curate in 1863-4 and 1872-6. Francis Kilvert wrote diaries about rural life in the area between 1870 and 1879, which were published in 1939, 50 years after his death, two of which were purchased by The National Library of Wales. It is this long association with the Ashe (later and up to the present day, Scott-Ashe) family, as well as Francis Kilvert, that gives the village such an attachment to its history, and extensive paper records in the County Archive dating back to the 1500s.
52. The population of Langley Burrell almost quadrupled between 1801 and 1871 from 333 to 1,122. An increase recorded in the 1861 census and attributed to 'the erection of a large number of houses on the part of the Parish adjoining Chippenham', an area no longer in the Parish.
53. A military camp was built between the village and Langley House during World War Two. Further north, Steinbrook House in Kington Langley was used as an American Officers Mess and Quarters. Late 20th century development in the village has been largely confined to houses.
54. Today Langley Burrell would still be easily recognisable to inhabitants from two centuries ago, having retained both its rural character and natural setting. Langley Burrell is defined as a 'small village' in the WCS, is the main settlement is centrally located within the Parish and has a conservation area. It retains many of the features of a

quintessentially rural village, but along with the hamlets at Kellaways and Peckingell, is potentially increasingly threatened by further significant urban growth from Chippenham.

6. Our Vision

55. Langley Burrell currently faces a number of challenges, most critically from the pressures from any continuing expansion northwards of Chippenham into the Parish. Recently several large developments on the southern edge of the Parish have been granted outline planning permission at North Chippenham (planning ref N/12/00560/OUT) and at Rawlings Green (planning application 15/12351/OUT). In addition the Wavin industrial complex, located just south of Parsonage Way, has now acquired former agricultural land and converted it to B8 use (goods storage, car park and HGV loading bay). Continued encroachment from any further development in the south of the Parish would reduce the distinct physical separation of the Settlements that is much prized by the community, and would result in the effective coalescence with the urban spread of Chippenham and threatens to destroy the current deeply rural setting and distinct and separate identity of the core village, hamlets and heritage former farmstead. In addition, the continual threat of such development can also result in farmers being unable or unwilling to make long term plans for the land currently used for agriculture.

56. The community wants Langley Burrell to continue to thrive as an historic, vibrant and physically distinct rural village along with its associated hamlets, to continue to respect and reflect the views of its community, to evolve and expand whilst retaining its unique and distinctive character, heritage assets, notable literary links and to provide an outstanding quality of life for current and future generations of residents.

7. Objectives

57. To deliver the vision, the following planning objectives have emerged as constant themes, through the consultation process:

Objective 1 - To develop an appropriate built environment in terms of location, scale and design to retain the distinct, deeply rural, identity and character of the main village and the associated settlements at Barrow Farm, Kellaways and Peckingell

Objective 2 - To protect the rural landscape and preserve its amenity value to the community

Objective 3 - To preserve the distinctive heritage of the Parish including protecting the settings of heritage assets and the retention of 'Kilvert Country'

Objective 4 - To protect and enhance the natural environment

Objective 5 - To support and strengthen local economic activity

Policies which promote these objectives are set out in each of the following chapters. Whilst we have allocated each policy to its most relevant objective, in practice many policies contribute to multiple objectives.

58. We have received a significant level of comment and feedback on issues which are not planning issues in the sense of influencing planning decisions. However, we would be wasting an opportunity if we did not capture these so that they can be taken forward by the Parish Council. We have therefore established a non-planning objective as follows:

Objective 6 - To pursue community improvements not directly related to development.

Policies derived from resident feedback which promote this objective are listed in Appendix 1. In addition, more detail on the ways in which these Objectives have been derived is included within the Consultation Statement that accompanies the Plan.

8. Objective 1 - To develop an appropriate built environment in terms of location, scale and design to retain the distinct, deeply rural, identity and character of the main village and the associated settlements at Barrow Farm, Kellaways and Peckingell

*“The old Manor House of Langley Burrell used to stand on the knoll just beyond the fishpond below the terrace walk, where an oak stands now. The new Manor House was built about 100 years ago by Robert Ashe, Rector of the Parish and Lord of the Manor, my great great grandfather.”
Kilvert’s Diary – Monday 25 November 1874*

8.1 Background

Historical context

59. Chippenham has always been the largest local market town and the largest centre of economic and social activity within the area. However, as recently as the 18th century, the villages of Hardenhuish and Langley Burrell were significantly larger than they are now, and much more equal in terms of their social and economic relationships with Chippenham.

60. Langley Burrell is a linear village settlement. In total it consists of a central settlement and a number of dispersed, often listed farmhouses and domestic cottages. The principal settlement in Langley Burrell is largely a Conservation Area but, somewhat unusually, this area extends to the south and north of Maud Heath’s Causeway to include large areas of agricultural land that provide the immediate setting to the village. (See Figure 5).

Contemporary Position

61. Wiltshire Council is committed to build approximately 42,000 dwellings in the County over the period 2006 to 2026³. Wiltshire Council has earmarked Chippenham as one of three key development hubs (principal settlements⁴), and the WCS, which sets the overall strategy and scale of growth proposed at Chippenham, but does not allocate any specific strategic sites, was adopted on 20 January 2015. Under the WCS, Chippenham town has been allocated a minimum of an additional 4510 homes and associated employment facilities in the period up to 2026⁵.

62. In May 2017 the Chippenham Site Allocation Plan was formally adopted by WC to sit alongside the WCS and this allocates sites to meet the requirements identified in the Core Strategy.

63. Wiltshire Council has granted (or is in the process of granting) planning permission on agricultural land in Langley Burrell Parish and on land in Chippenham adjacent to or local to the Langley Burrell Parish boundary for at least 1450 new homes and commercial development as follows:

North Chippenham Consortium (NCC) Development
Outline planning permission has been granted for WC ref N/12/00560/OUT for 750 new houses and associated facilities and services has received outline approval. Almost all of this development lies within the Parish of Langley Burrell.



Rawlings Green

WC ref 15/12351/OUT for 700 new houses and associated facilities and services is under consideration. Most of this development lies in the Parish of Langley Burrell. It is likely that amendments will have to be made to this proposal to align it with the CSAP.

³ WCS para 3.6

⁴ WCS Core policy 1 page 24

⁵ WCS Table 1

Langley Park

WC ref 16/03515/OUT for 400 houses, a 69 bed hotel, a café, a discount supermarket and B1/B2 industrial activity has received outline approval. This area is immediately south of the Parish, on the B4069 in north Chippenham.

Wavin

The industrial operation, Wavin, has recently expanded to the north of its historic boundary of Parsonage Way where it has recently developed staff car parking, a supply storage area and an HGV loading and circulation area on former agricultural land, with the development permission being granted for B8 usage. The whole of the new site is within the Parish of Langley Burrell.

Manufacturing activities at Wavin are currently all undertaken on the original site south of Parsonage Way. This site lies partly within the Parish of Langley Burrell. Residents are concerned to ensure that any future expansion in production facilities, should not be situated on the newly acquired land to the north of the present line of Parsonage Way and that the usage for this land remains strictly as specified in the original planning approval 15/04763/FUL.

Cocklebury Link Road (CLR)

Embedded within some of these developments (NCC and Rawlings Green) but also subject to a planning application for a rail bridge is the proposal to create a Cocklebury Link Road (CLR) from the A350 at the Malmesbury Road roundabout, around the north of the town to link with the town centre via Darcy Close and Cocklebury Road.

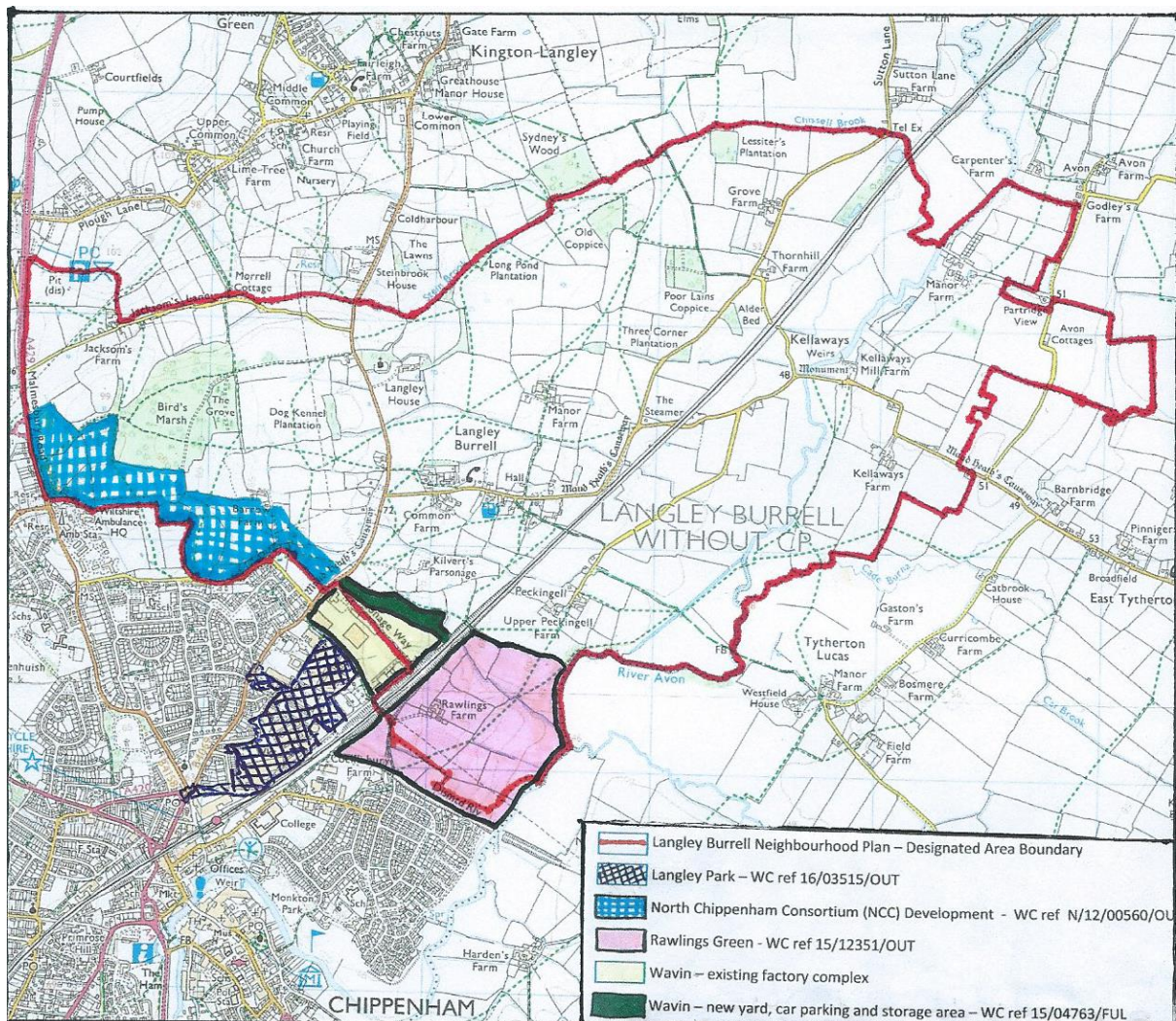


Figure 2 - Map showing the extent of the various developments around Langley Burrell

64. A planning application for land at Barrow Farm (WC 14/10433/OUT) to include 500 homes was considered by WC in February 2016; at the time of the submission of this Plan an Appeal was pending. Subsequently the developer has withdrawn its Appeal.

65. In current planning policy terms, Langley Burrell, as a small village, has no defined settlement boundary. The edge of built development is, in reality however, fairly well defined and demarcated by natural and/or manmade features. The existing pattern of development contains a number of different elements (see Figure 3): smaller terrace style housing located within Oakhurst on the north side of Maud Heath's Causeway and a cluster of less formally laid out agricultural style buildings in a complex opposite, based around Common Farm. To the east of Oakhurst, detached properties are set well back from the road behind long front gardens. To the south of Maud Heath's Causeway, the pattern of development is less formally laid out including a cluster of properties arranged to the north and south of Crossing Lane.

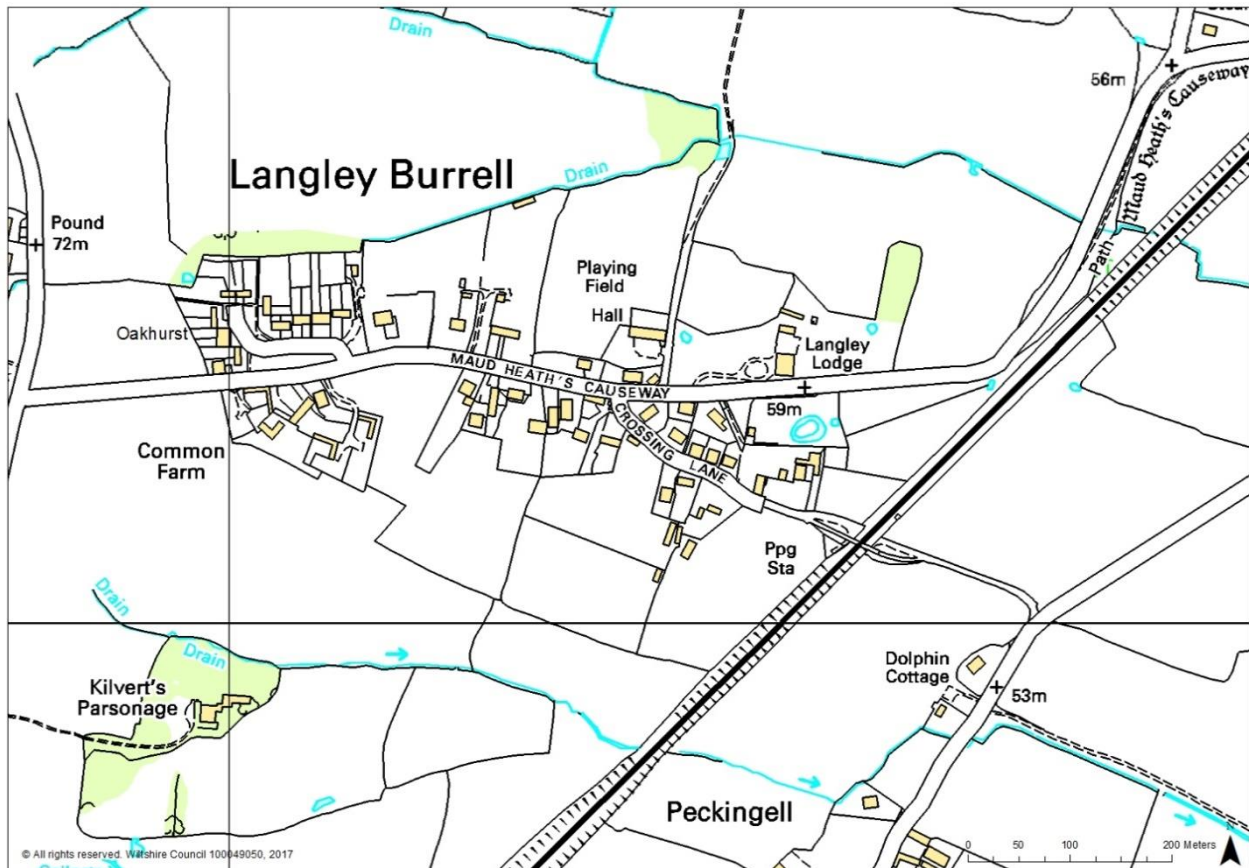


Figure 3 – Langley Burrell Village Plan

66. The ribbon of development is not continuous as buildings are interspersed with extensive green spaces including formal playing fields, informal open spaces and agricultural fields. This confers a valued sense of rural spaciousness within the settlement.

67. It is perhaps a benchmark, albeit that the village must play its role in a wider calculation, that a nominal 5-year land supply of 5% for delivery of homes within a Neighbourhood Area of about 300 people would be 7 properties, a build rate of less than two houses per year. Whilst this figure has no formal authority in planning terms, it gives an idea of the scale of development appropriate to the village.

Future Concerns

68. Our primary fear is that any further northwards expansion of Chippenham, beyond the de facto boundary that will be created by the CLR, will create coalescence with Langley Burrell. While this would not impact the fabric of buildings in the village, it would effectively permanently destroy its setting, its environment and, we believe, the community that is created by the small village environment and resources.

69. Delivering a wide choice of high quality homes is essential to support sustainable, mixed and inclusive communities. In Langley Burrell, this will both develop and underpin a well-balanced population which is vital to the on-going viability of local services and the ongoing prosperity of the Parish. Evidence from the Residents' Questionnaire and the Housing Needs Survey indicates demand for a range of property sizes and types in the area. Housing developments must therefore provide a mixture of housing to meet the needs and aspirations of the community as a whole.

70. Affordability is an issue for Langley Burrell. According to the WCS, in 2011, the average house costs approximately 7.5 times the annual wage of Wiltshire's workplace employees and the age of the first time buyer is 38. In June 2015, Wiltshire Council conducted a housing Needs Survey on behalf of Langley Burrell Parish. Section 8 identified a minimum need for new affordable housing in the Parish over the next three years of:

- Subsidised rented housing – 1 two-bedroom home
- Shared/low cost ownership – 1 two-bedroom home, 1 three-bedroom home.

The survey also indicated fairly strong level of support for starter homes for young people.

71. This level of need is in the context of the new developments at North Chippenham and Rawlings Green which will be providing well over 500 new affordable homes in the Parish based on WC's 40% criterion. In addition, in line with Community Policy 11, the Parish Council will explore the scope for additional affordable homes in the Parish.

8.2 Policies

72. We recognize that a neighbourhood plan "should not promote less development than that identified in the development plan for the local area (such as new housing allocations)".⁶ Therefore Parish Build Policy 1 accepts the developments identified in the Parish by Wiltshire Council's CSAP to contribute to the wider needs of the county. In addition to the strategic developments, the scale of housing growth in this plan is geared towards meeting the needs of the local population and towards promoting the vitality of the Parish.

73. Parish Build Policy 2 reflects paragraph 4.16 and Core Policy 2 of the Wiltshire Core Strategy which aims to focus development at existing specified settlements.

74. WCS Core Policy 1 defines Langley Burrell as a small village. WCS Core Policy 2 generally restricts development at small villages to small scale infill.

Parish Build Policies

Parish Build Policy 1 (PB1) Development proposals at the urban fringe

The urban edge of Chippenham within the rural Parish of Langley Burrell is a sensitive planning location. Development proposals at the boundary will have a significantly different impact on the rural as distinct from the urban part of their setting. Applicants must therefore ensure that proposals (inter alia) consider, assess and address from a rural perspective their impact in terms of degrees of harm, cumulative impacts, appropriate measures of mitigation and essential landscaping.

75. As Chippenham expands to the north there is a need to consider and address the impact of this on the rurality of the Parish. Residents' perception is that a small, rural village is more susceptible to some harms that might be generally acceptable in an urban landscape; for instance changes in noise and light levels that might go un-noticed in a town, represent a relatively large and therefore more noticeably harmful change for a village.

⁶ *Planning Practice Guidance Paragraph: 044 Reference ID: 41-044-20160519*

Village Build Policies

76. A development must satisfy the village build policies set out below.

Village Build Policy 1 (VB1) – Scale and character of development

1. Proposals for new development will be supported within the heart of Langley Burrell village provided that:

i) the village is not elongated, the limits to development being defined by the inside of the red lines shown in figure 4; and

ii) the site accords with the existing street layout and plot sizes and is located on an otherwise built-up frontage; and

iii) the cumulative total of new developments across the plan period is appropriate to local needs and the scale of the existing village; and

iv) the design of the buildings, including scale, shape and finishing materials, is respectful of its neighbours and in keeping with the vernacular form of the village buildings; and

2. For residential developments the above factors suggest that:

(a) individual proposals should be for one or two dwellings, or exceptionally up to five if a site has a suitable setting; and

(b) appropriate off-street parking for at least two cars per dwelling should be capable of being integrated within the site; and

(c) cumulatively, phased over the Plan period, there should be capacity for approximately 20 new dwellings.

77. Policy VB1 articulates residents' expressed concern for the new development they wish to accept within the village to be of a scale appropriate to a small, rural community. Residents' perception is that a small, rural village is more susceptible to some harms that might be generally acceptable in an urban landscape; for instance changes in noise and light levels that might go un-noticed in a town, represent a relatively large and therefore more noticeably harmful change in a village.

78. Sub-policy 1 (iv) draws appropriate attention to the fact that Langley Burrell is an estate village that has a distinct architectural style to many properties, as described in the Aecom Assessment⁷. It is important to residents that new developments are sympathetic to their immediate location and setting and are inserted so as to be visually harmonious.

79. Sub-policy 2 addresses residents' concerns that new residential development should be entirely in keeping with the scale, setting and character of the village and its layout.

⁷ Page 18: "Buildings in the area tend to be constructed of oolitic limestone and brick, which are typical of the local vernacular, and are of a broadly consistent architectural style, with the exception of mid-to-late 20th century development on the western side of Langley Burrell."

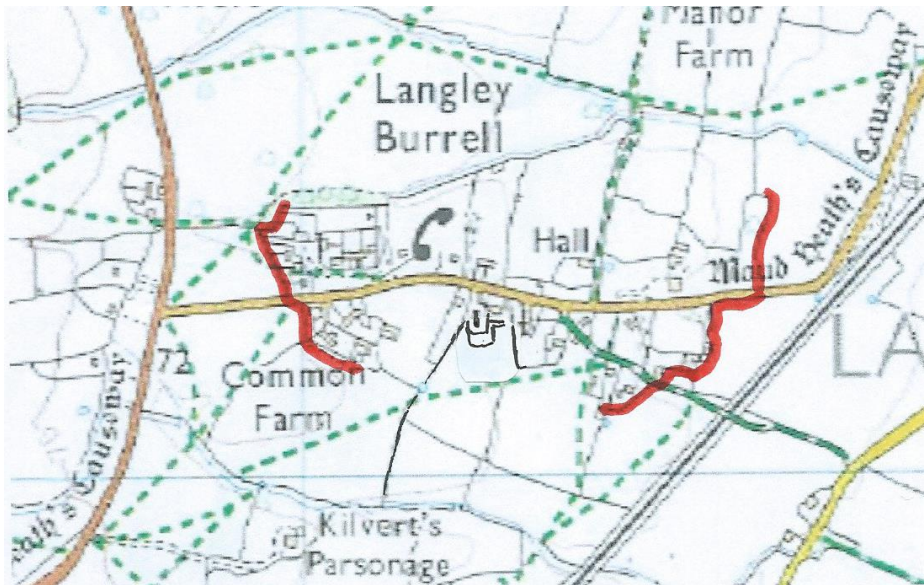


Figure 4 - Map showing Western and Eastern extent of the core village area, beyond which built development will not be supported

9. Objective 2 - To protect the rural landscape and preserve its amenity value to the community

'The strip of dusky meadow was like a marsh and every footstep trod the water out of the soaked land'
 Kilvert's Diary – Saturday 16 January 1875

9.1 Background⁸

Geology and Topography

80. The area within the LBNP Designated Area principally comprises two main landscape types – to the east of the B4069 the ground is Avon Valley Lowlands, and to the west of the B4069 running towards the A350/A429 this landscape changes as it becomes part of the Hullavington Rolling Lowland running between Malmesbury and Corsham, as designated by the Wiltshire Landscape Setting Assessment.

81. The Avon Valley Lowland landscape is predominantly intensively managed, permanent farmed pasture with some arable and small isolated pockets of meadow, and are mostly underlain by the impermeable Oxford and Kellaways Clays, resulting in perennially wet soil conditions in the lowest lying parts.

82. Where the land within the Parish transitions to the Hullavington Rolling Lowlands landscape on the west it generally shares similar characteristics to that described above, with gently undulating lowland farmland overlaying geology of predominantly mudstone and limestone, with pockets of clay. There is still a strong network of hedgerows and a mix of pasture and arable farmland, as well as the woodland blocks of Birds Marsh Wood and Dog Kennel Plantation.

83. There is a Site of Special Scientific Interest (SSSI) on the eastern side of the Parish, 1 km south east of Langley Burrell village, towards Tytherton Lucas, and is a river bank section along the River Avon. The SSSI notification notice indicates that the site is the historical type locality for the Callovian Stage and includes a number of highly-fossiliferous exposures of the famous Kellaways Rock, a calcareous sandstone yielding abundant well-preserved bivalves, gastropods, brachiopods, belemnites and ammonites. The site includes the designated type localities of the Kellaways Sand Member, which includes the Kellaways Rock itself and also the underlying Kellaways Clay Member of the

⁸ Chippenham Landscape Setting Assessment Report Ref: 4646.006 December 2014

Kellaways Formation (in a borehole section). The Kellaways district is also the type locality of many important invertebrate species, especially ammonites; the latter include the internationally important stratigraphic index species *Sigaloceras calloviense* (Sowerby), and *Sigaloceras micans* (Buckman) and around 17 other nominal species. The Kellaways exposures are of great international and historical significance and constitute the most important single Callovian locality in Britain.⁹

Woodland and Hedgerows

84. Birds' Marsh Wood is a 24 hectare ancient woodland, and one of the last remnants of a vast expanse of woodland that formerly covered much of Wiltshire and Somerset. Several of the oak trees in the wood are thought to be over 300 years old. Records indicate that King Alfred settled in Chippenham and rode out into the local forests to hunt during the Ninth Century, and it appears likely that the former residents of the Keeper's Cottage in Birds' Marsh were his distant descendants. The Ashe family of Langley Estate inter-planted existing trees with rhododendrons and other species during the Nineteenth Century to create an arboretum and as a covert for rearing birds. The Kilvert Diaries of the Nineteenth Century mention a day spent picnicking in the Wood. A significant number of trees (notably on the land north of Parsonage Way and to the west of the B4069 south of Birds Marsh Wood, and around Dog Kennel Plantation) are subject to Tree Preservation Orders.

Field Systems

85. Hedgerows enclose fields of varying size, and there are sparse hedgerow trees, plus willows lines marking the more established waterways and poplar shelter belts. Wide sections of the area remain rural and tranquil. Ancient field systems are evident; despite suffering damage from ploughing, residual ridge and furrow is still visible in many fields.

86. Tracts of neutral grassland, a high density of ponds and the parkland surrounding Langley House are all inhabited by a variety of wildlife, including Great Crested Newts. The field layout has remained almost unchanged since at least the Ordnance Survey of 1889 and is punctuated by stands and single specimens of veteran native trees and intersected by mature hedgerows. This gives the area a particularly rich variety of tree cover inhabited by owls and protected species such as Greater and Lesser horseshoe bats. The predominately oak population in the fields to the north-east of Barrow Farm is recognised as supporting a range of species, including deadwood invertebrates and roosting bats.

Watercourses

87. About 4km of the River Avon run through the Parish and it has associated its reed beds and watercourses such as Stein Brook, Chissell Brook and Cade Burna.

⁹ Kellaways SSSI citation at <https://necmsi.esdm.co.uk/PDFsForWeb/Citation/2000308.pdf>

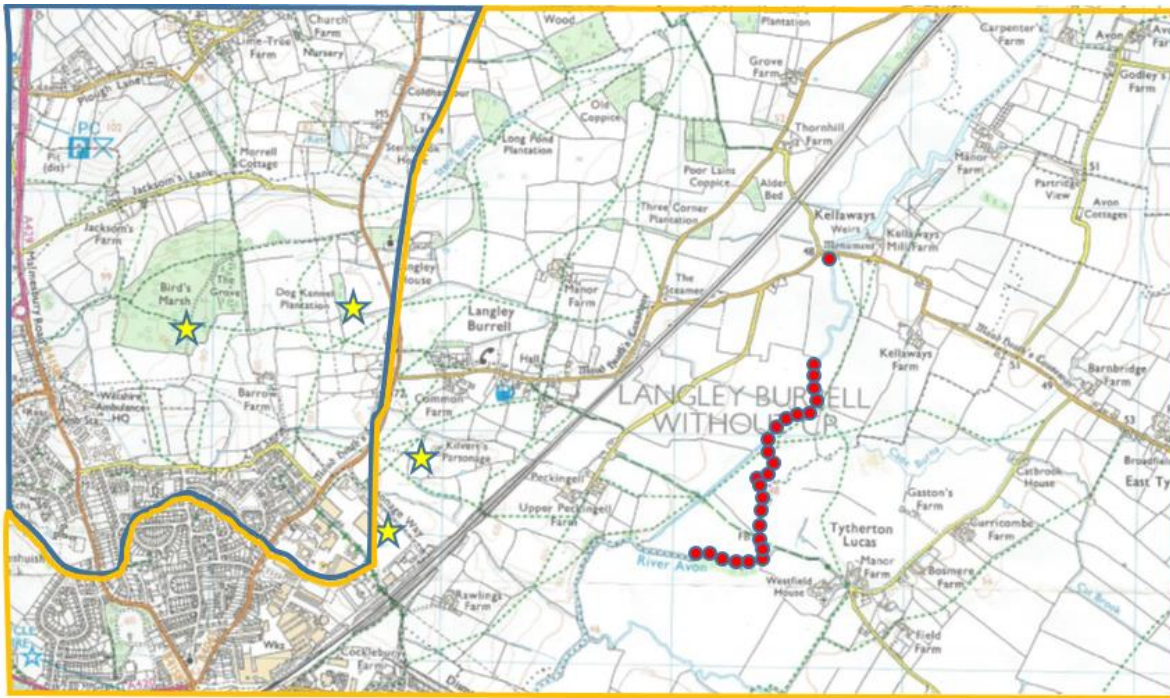


Figure 5 Location of significant landscape features

Legend

- Avon Valley Lowland
- Hullavington Rolling Lowland
- ★ Birds Marsh Wood
- ★ Dog Kennel Plantation
- Site of Special Scientific Interest (SSSI)
- ★ Parsonage Way
- ★ Kilvert's Parsonage

Contemporary Characteristics

88. In December 2014, Wiltshire Council commissioned a Landscape Setting Assessment (LSA) for the Chippenham area as part of its work to create a CSAP. Given the focus on Langley Burrell Parish as a potential receptor of new housing estates, Langley Burrell features prominently in the report. Detailed consideration is given to:

- that part of Langley Common to the west of the B4069 (described as zone A1)
- that part of Langley Common to the east of the B4069 (described as zone A2)

The observations and recommendations are closely aligned with the objectives of the LBNP. In each zone, the report identifies "Special Qualities to be Safeguarded". Features of highest relevance to the LBNP are summarised below¹¹.

Zone A1

89. To the east of Bird's Marsh the land forms an important setting to the edge of Chippenham although there are no long views towards the settlement. The field pattern is larger with less defined boundaries and blocks of woodland provide an association with the wider estate of Langley House on the eastern side of Maud Heath's Causeway and a rural setting to the approach to Chippenham¹⁰. The strategic area contributes to the significance of Barrow Farm, Jackson's Farm and Langley House, providing landscape context and contributing to the evidential, aesthetic and historic heritage values of these assets¹¹.

¹⁰ LSA para 4.30

¹¹ LSA page 52 Impacts on heritage assets

90. Strategic Area A includes five Grade II listed buildings and is within the setting of a further six Grade II listed buildings. The open agricultural land of Strategic Area A1 contributes to the significance of these assets¹².

91. Harm to heritage significance would result from a loss of appreciation and understanding of the landscape setting and context to these buildings¹³.

92. The eastern part of the landscape is enclosed by woodland but the larger field pattern creates a more open character and enables longer views to the north, east and south¹⁴.

93. Page 52 of Wiltshire Council's LSA describes the landscape sensitivities/qualities to be safeguarded of the land around Birds Marsh as follows:

Land west of B4069

- Peaceful rural wooded river valley of Stein Brook along Jackson's Lane;
- Prominence of Bird's Marsh Woodland on high ground;
- Strong network of mature intact hedgerows which create an enclosed wooded character to the western part of the landscape;
- Field ponds at junctions of hedgerows and corners of fields;
- Mature hedgerows, trees and woodland form attractive features in the landscape;
- Wooded approach and views across wooded river valley are characteristic of the approach into Chippenham along the A350 from the M4;
- Views across Chippenham from the southwest part of the Strategic Area to the limestone ridge of Naish Hill and Bowden Hill. St Paul's Church forms a prominent feature of the skyline beyond foreground trees and hedgerows;
- Visual separation between Chippenham and Kington Langley provided by landform around Bird's Marsh. This strategic area is important to retaining separation between Kington Langley and Chippenham with no views possible between settlements and a generally rural character. In addition the land also provides separation between Langley Burrell and Chippenham along Maud Heath's Causeway;
- Well vegetated character to the northern edge of Chippenham although this is diluted close to Maud Heath's Causeway where properties are prominent along Hill Corner Road and exert urban influence on the adjacent rural landscape ;
- Distinctive built form and rural character to properties along Jackson's Lane and Maud Heath's Causeway; and
- Presence of wooded backdrop to properties along Maud Heath's Causeway and their position set back beyond long front gardens from the road.

Zone A2

94. "The landscape is important in providing separation between Chippenham and Langley Burrell. There is some limited intervisibility between the two settlements at present, however the presence of established hedgerows and woodland both along Parsonage Way and around Kilvert's Parsonage is important in helping to reinforce separation"¹⁵. The open nature of the land around Kilvert's Parsonage, and between Kilvert's Parsonage and the village provide clear separation, and also a rural setting and wooded approach into Chippenham along Maud Heath's Causeway¹⁶.

95. Pages 57 & 58 of Wiltshire Council's LSA describes the landscape sensitivities/qualities to be safeguarded of the land east of Maud Heaths Causeway-as follows:

Land east of B4069

- Wooded character created through the woodland around Kilverts Parsonage and along the edge of Chippenham;
- Rural approach into Chippenham along Maud Heath's Causeway;

¹² LSA page 50 Strategic Area A1 description and p52 op cit

¹³ LSA p52 op cit

¹⁴ LSA p51 Visual quality general description

¹⁵ LCA page 56 Visual quality general description

¹⁶ LCA page 57 and para 4.31

- Small scale pasture and mature boundaries creating enclosure along the southern edge of Langley Burrell;
- Retention of mature hedgerows throughout the landscape;
- Visual separation between Langley Burrell and Chippenham through retention and bolstering of existing woodland and presence of farmland along Maud Heath’s Causeway between the two settlements;
- Strong containment and wooded framework to the employment area; and
- Landscape setting and network of public rights of way between Chippenham and Maud’s Heath Causeway.



96. Four of the views we are seeking to preserve originate from within the area described in paragraph 4.49 of the LSA.

Future Concerns

97. The potential expansion of Chippenham and encroachment of urban space is seen by residents as the greatest threat to the landscape and its tranquility. Wiltshire Council’s website¹⁷ says of Langley Burrell that “Despite its closeness to Chippenham [the Parish] retains a quite rural flavour”. A key concern is that the tranquil, deeply rural character will be lost. It is felt that there is a ‘critical mass’ in terms of the physical space and setting of landscape characteristics that is under threat of being reduced to below critical levels. There is something inherent in the description of a landscape that it is at a larger scale than a single field or a single stretch of river.

98. According to para 4.41 of the LSA:
The largest area of weak townscape and landscape is located in the sector between Langley Road/Maud Heath’s Causeway and the railway line. There are some buildings with extensive footprint, scale and massing, however important screening is provided by groups of trees to the edge of this area along Maud Heath’s Causeway, Parsonage Way and the railway. Due to the screening, they are not visually prominent from land to the east Chippenham.

99. A key objective of this plan is to ensure that this situation does not deteriorate.

9.2 Policies

Landscape Policy 1 (LP 1) – Protecting the rural landscape

Proposals for new development must respect the pastoral setting of the Parish and accordingly must assess and address, with mitigation where appropriate, the need to:

i) work with not against the grain and mature boundaries of the dispersed settlement of buildings and outlying hamlets in the area; and

ii) retain and not diminish the physical separation between Langley Burrell and Chippenham; and

iii) retain and enhance the important visual separations across the area between Chippenham toward Kington Langley and Langley Burrell; and

iv) retain and not detract from the dominance of the natural features that provide the setting for these settlements, such as the woodlands of Bird’s Marsh and Kilvert’s Parsonage; and

v) retain the tranquillity of the rural landscape in particular where public footpaths allow access for recreation; and

¹⁷ Wiltshire Community History: <https://history.wiltshire.gov.uk/community/getcom.php?id=134>

vi) not diminish the significant views across open countryside shown in Figure 6. Wherever possible, development should deliver enhancements to the landscape character.

100. **Sub-policies (i) and (v):** The overall objectives for the area are to conserve and enhance its pastoral character, and to ensure that any new development respects the grain of the dispersed settlement in the area.¹⁸

101. **Sub-policies (ii) and (iii):** These policies support the greatest concern Residents expressed for the future of the village, namely coalescence with Chippenham. It is strongly supported by Resident feedback, and evidence from the NPPF, WCS and LSA.

102. **Sub-policy (iv):** This policy supports the very high value Residents place in the environment and landscape of Langley Burrell. This was a constant and leading theme throughout all our consultations. It is strongly supported by the NPPF, WCS, the CSAP and LSA as well as by Residents' feedback.

103. **Sub policy (vi):** It became clear through the consultation that there were several key views that were considered 'definitive' of the village setting in the wider context of the Avon Valley and Hullavington Rolling Lowlands, particularly across to Bird's Marsh. These are views that Residents feel create special connections between the position of the views and the wider landscape of the village and its setting between Bird's Marsh, the Avon Valley, the Chippenham scarp and the ridge line of Wick Hill at the end of the Causeway. Because the land is relatively flat, especially to the east, and falls away to the south, these views are especially sensitive to interruption by buildings.

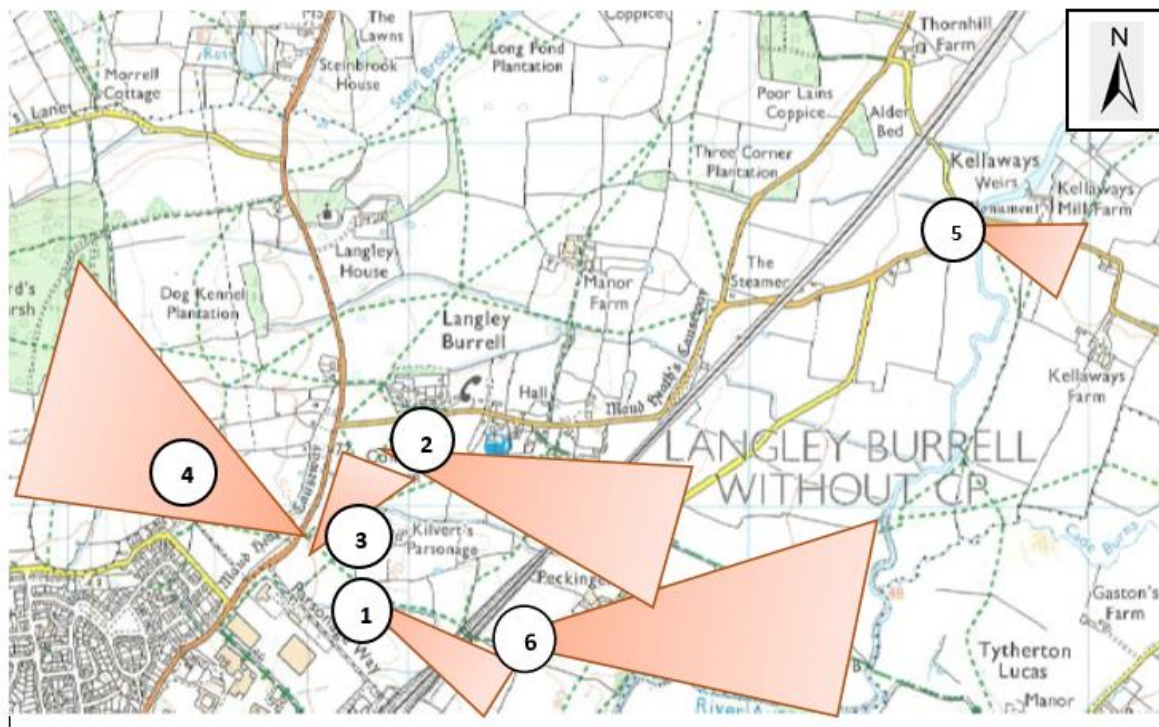


Figure 6 - Strategic and important views within the Parish

1. Eastwards towards the Green Bridge and Bencroft Hill across the Avon Valley from land on the east side of the B4069 near Kilverts Parsonage, Footpath LBUR5
2. East across the Avon Valley from near Common Farm with the western end of the village on the left foreground, Footpath LBUR23 (a similar view is afforded from LBUR21)
3. Northwards towards the village from the field north of Kilverts Parsonage driveway bordering the B4069 (from footpaths LBUR21 or LBUR23)

¹⁸ Taken from Management Guidelines para 4.145 of North Wiltshire Landscape Character Assessment (2004)

4. West and North West towards Bird's Marsh Wood across open farmland from B4069 – Similar views are also afforded by footpaths LBUR28, 35 and 36.
5. East towards St Giles and raised Causeway from the meadow on the east side of the River Avon from LBUR7
6. East North East towards Tytherton Lucas/Kellaways across River Avon - from Green Bridge Footpath LBUR 5



View 1 Eastwards towards the Green Bridge and Bencroft Hill across the Avon Valley from land on the east side of the B4069 near Kilverts Parsonage, Footpath LBUR5



View 2 East across the Avon Valley from near Common Farm with the western end of the village on the left foreground, Footpath LBUR23 (a similar view is afforded from LBUR21)



View 3 Northwards towards the village from the field north of Kilverts Parsonage driveway bordering the B4069 (from footpaths LBUR21 or LBUR23)



View 4 from the B4069 west and north west towards Bird's Marsh



View 5 - East towards St Giles and the raised Causeway from the meadow on the east side of the River Avon from LBUR7



View 6 - East North East towards Tytherton Lucas/Kellaways across River Avon - from Green Bridge Footpath LBUR 5

104. All of the views have been suggested by local residents and are visible from popular public footpaths in the Parish. They reflect the desire to retain the ability to experience key amenities offered by the Parish such as the attractive views across the Avon Valley towards the Bencroft-Charlcutt limestone ridge, the attractive rural setting of the village and its conservation area, the raised section of Maud Heath's Causeway across the flood plain and the accessible open countryside adjacent to Birds Marsh Wood with its network of popular rural footpaths.

105. The features concerned figure prominently in landscape assessments and heritage documentation. The following extracts from Chippenham evidence paper 4 (LSA by TEP) illustrate:

Ref 1: Beyond the immediate locality of Chippenham the landscape is more rural in character and particularly to the east is characterised by the distinctive backdrop of the limestone ridge (p24).

Ref 2: There are occasional glimpsed views into the adjacent fields and isolated properties are well set back from the road. The character of this rural approach is special and should be safeguarded (Para 4.5 B4069)

Ref 3: Other areas of distinctive landscape are visually but not physically connected to the town. These are the northern and western slopes of the limestone ridge that extends round the southern and eastern edges of the town and provides a wooded backdrop. These hills are important in defining the character of views across the town and are therefore considered a crucial part of its setting. Views of the limestone ridge are most notable from the southern edge of Bird's Marsh Woodland. (Para 4.25)

Ref 4: Long distance characteristic views are possible from the southern edge of Bird's Marsh into Chippenham which is seen beyond trees on lower ground and set in a bowl with high ground of Derry Hill, Naish Hill and Bencroft Hill providing a backdrop to views (Para 4.28)

Ref 5: To the east of Bird's Marsh the land still forms an important setting to the edge of Chippenham. The field pattern is larger with less defined boundaries and blocks of woodland provide an association with the wider estate of Langley House on the eastern side of Maud Heath's Causeway and a rural setting to the approach to Chippenham. (Para 4.30)

Ref 6: Land east of Maud Heath's Causeway

The land east of Maud Heath's Causeway is characterised by pasture and woodland around a grade II* Listed Kilvert's Parsonage, a large property in the centre of the area. Woodland along Parsonage Way provides effective screening to the employment development on the northeast edge of Chippenham. The edge of Langley Burrell is visible as a small cluster of properties set within woodland and trees. The land provides a rural setting and wooded approach into Chippenham along Maud Heath's Causeway. (Para 4.31)

Ref 7: East of Chippenham

The landscape on the eastern edge of Chippenham provides the transition from higher ground to the expansive River Avon floodplain and beyond to Bencroft Hill. Long distance easterly views from public footpaths are possible across this landscape providing a close association with the River Avon and the wooded limestone ridge setting that is frequently glimpsed within and around Chippenham. (Para 4.32)

106. The table below shows the relevance of each of these extracts to the selected views:

Reference	View					
	1	2	3	4	5	6
1	X	X	X	X	X	X
2				X		
3	X					X
4	X					
5			X	X		
6	X	X	X			
7	X	X			X	X

107. Although there was no explicit question about views in the Community Questionnaire, the three questions which closely relate to the preservation of views (Q1.1.A, 1.1D and 1.1F) all received 100% or near 100% support. The first five of the views appeared in the Consultation Draft as policy 2.03. This policy required views and vistas to be maintained wherever possible. It stated that development would not be supported where it detracted from the five identified views. The policy received 96% endorsement by respondents.

108. Lastly, the new developments of North Chippenham and Rawlings Green will be very close to the footpaths from which all the views are experienced. We expect the paths and the opportunities for country walking to experience these views to be greatly appreciated by our new neighbours.

10. Objective 3 – To preserve the distinctive heritage of the Parish including protecting the settings of heritage assets and the retention of ‘Kilvert Country’

“Last Tuesday morning I was out early before breakfast, walking along the Common on Maud Heath between the may hedges”

Kilvert’s Diary, Holy Thursday, 26 May 1870

10.1 Background

Historical context

109. The immediate area harbours a wealth of evidence of human usage going back to Palaeolithic times.

110. Maud Heath’s Causeway is a pavement which runs from Chippenham Clift, through the Parish and up to the top of Wick Hill in the Parish of Bremhill, a distance of 4.5 miles. In 1474, Maud Heath, a wealthy widow living in the village bequeathed annual rents of £8 to construct and maintain a cobbled causeway so that the people of nearby settlements might journey ‘dryshod’ across the Avon floodplain to market in Chippenham.

111. The area also has strong cultural associations with Francis Kilvert, a notable English diarist born in Chippenham in the 19th century. Kilvert’s famous diaries reflect on rural life in England in the 1870s and in this period Kilvert was curate to his father at Kilvert’s Parsonage. The Parish, and, in particular, Langley Common which straddles the B4069 between Barrow Farm, Kilvert’s Parsonage and the eastern end of the village is widely known as “Kilvert Country”.

112. As was frequent in rural, agrarian England, the village had a large area of Common land to the west of the main settlement. Vestiges of the Common are still visible in the landscape and are retained in addresses. There are few sources that give specific dimensions to Langley Common, save an enclosure map from 1838. It seems likely a subsequent enclosure of Common land between the 1838 settlement and Bird’s Marsh also took place. This land was held by an owner in Slaughterford, to the west of Chippenham.

113. The relationship between the historic built environment and its surroundings throughout Langley Burrell Parish exemplifies the essential qualities of an English rural community: a working countryside where respect for landscape and heritage are reflected in a creative desire for appropriate organic development. This combination preserves the Parish as a locality to be enjoyed by inhabitants and visitors alike. Much of the historic character and well-being of Chippenham – as with all country towns – derive from these qualities in its small rural neighbour.

Contemporary Position

114. Whilst agriculture remains the principal land use in Langley Burrell, the character of the local landscape is also defined by its buildings and landscape heritage.

Buildings

115. Langley Burrell contains a very high proportion of properties of historical and architectural interest, with forty listed buildings and scheduled monuments. These buildings and structures contribute greatly to local distinctiveness

and identity. The retention of their character and setting is a key element in achieving sustainable development. Most of the main settlement area is now designated a Conservation Area. It is essential that these qualities are protected.

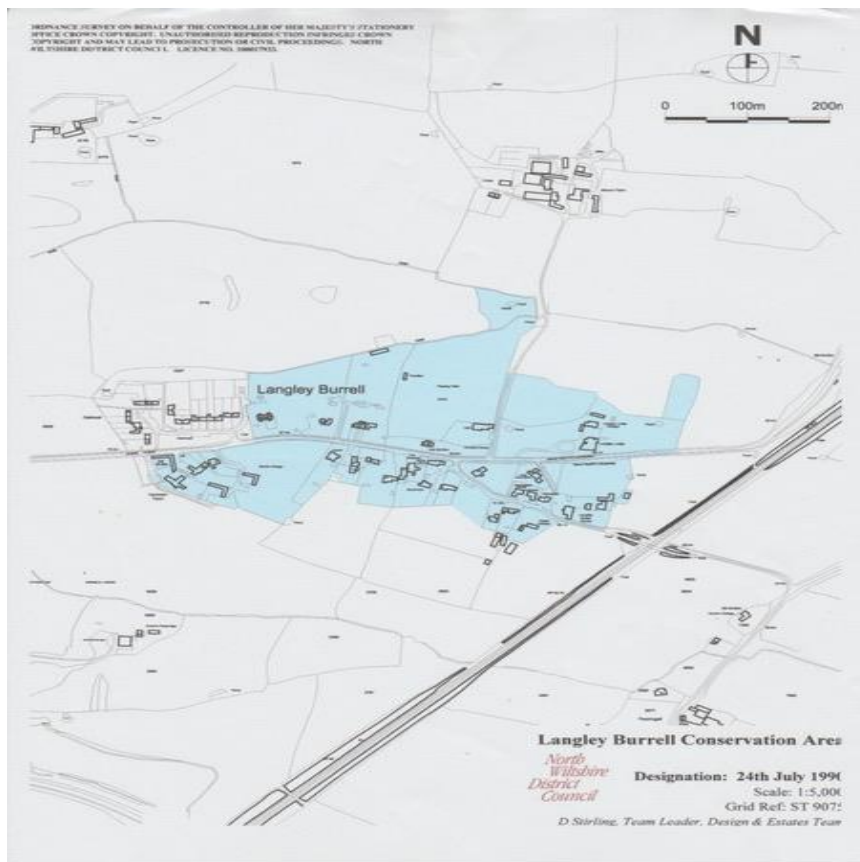


Figure 7 -Diagram of Langley Burrell Conservation Area

116. The village's oldest building is the Parish church of St Peter, listed Grade I, a largely 13th century church with 14th and 15th century additions. There are four Grade II* listed structures:

Langley House, listed Grade II* was built in c. 1780 for Robert Ashe, replacing an earlier house.

Kellaways Farmhouse was built before 1674 in the local vernacular of stone rubble and was the manor house of the Kellaways estate. The building has ovolo-moulded stone mullion windows and hoodmoulds. Being square in plan it has gables on each front, making it stand apart from other local buildings of the period.

Kilvert's Parsonage, built in 1739 and enlarged c. 1840, is also grander than most of the local buildings. Of squared rubble stone with ashlar plinth, sill course and quoins the centre of the west front breaks forward slightly to give the building an imposing look.

Maud Heath's Causeway, The listed section is carried across the water meadows of the Avon on a picturesque series of 64 brick arches which the Causeway Trust had built in 1812.

117. The remaining listed buildings and scheduled monuments are all Grade II and include a delightful monument to Maud Heath that stands by Kellaways Bridge, dating from 1698 and exquisitely restored in 2015. The listed tiny church of St. Giles stands to the east of the Causeway arches. It was built c.1800 in place of the 1304 foundation which, according to legend, was overrun with rats. The church boasted the oldest bell in the west of England.



118. There are numerous Grade II listed farmhouses set in open countryside. Buildings of this type include Rawlings Farmhouse, (the Home Farms of the manors of Langley Burrell and Kellaways respectively), Jacksom's Farmhouse, Kellaways Mill, Upper Farmhouse the barn at Manor Farm (Kellaways), the barn at Jacksom's Farm and Upper Peckinggell Farmhouse. The main settlement contains several Grade II building including Pinchloafe House and Cottage, Langley Cottage, Common Farmhouse and the Old Brewery. Other Grade II listed buildings elsewhere in the Parish include Barrow Cottage, the original 'Pound House' (whose occupant still pays a peppercorn rent to the Parish Council), and the Old School House - both the latter are located on the outskirts of the main village on Langley Common.

Kilvert Country

119. In 1948, the Kilvert Society was formed to foster an interest in the renowned diarist, his work and the countryside he loved. In the 1970's Sir John Betjamen took up the cause of Francis Kilvert and made an 18-part television series with the BBC on the life and works of the diarist. Although many of his diaries were destroyed before publication, what remains is a rich source of social commentary, and landscape description. Dr George Peterken, Professor of Geography at Nottingham University and one of the country's leading ecologists, says "*Francis Kilvert is famous amongst ecologists for writing arguably the most evocative descriptions of ancient wood-pastures. Indeed, in recent years, quoting Kilvert has become almost essential in the world of veteran trees, ancient woodland, nature conservation and landscape history*".

110. The Kilvert Society has a very active membership which makes regular visits not just to Langley Burrell but to many other sites around north Wiltshire, Herefordshire, Radnorshire and beyond, wherever Kilvert was active. They also have a large following in the USA and there is a collection of material relating to the Kilvert Society in the Harvard Divinity School Library.

111. A project has recently begun to create a series of guided walks around the village, following routes that would have been taken by Kilvert, and linking the Parish footpaths to the landscape, through Kilvert's Diaries. It is hoped that Lottery Funding may support this project

Langley Common

112. This area affords network of country walks in close proximity to Chippenham. It preserves the rural Common setting noted in many of Kilvert's diary entries. It preserves valued views across Avon Valley to Bencroft Hill, Wick Hill and the ridge. It preserves valued open rural setting to Birds Marsh Wood and 8 grade II or II* listed properties on or neighbouring Langley Common

113. Modern appreciations of Langley Common (based on conversations with older villagers) are that it stretches from the edge of Hill Corner Road (and once beyond) around behind Barrow Farm, to Bird's Marsh, to Dog Kennel Plantation, around in an arc to about Pinchloafe Cottage, down to the Parsonage and round to Hill Corner Road. Figure 8 below policy HP3 shows its approximate extent.

Future Concerns

114. There are two, closely allied concerns that residents express about our heritage. The first is that it will be lost simply because of the loss of knowledge and visibility. It is already apparent through community conversations that the older generation of established villagers have links back to, and knowledge of, features such as individual field names and stories about the village history that will be lost forever if they are not recorded in some way. The fear of losing this knowledge base motivates a desire to demonstrate even more visibly and publicly the heritage in our landscape.

115. The second concern is that physical encroachment will degrade the environment to a level where it is no longer possible to appreciate the heritage in the setting that defines it. Aside from listed buildings and the Causeway, Kilvert's landscape and Langley Common are defined less by material assets, and more by the natural environment and our access to and use of it. Residents see themselves as not only benefitting from these heritage assets today, but also as guardians so that these assets may be enjoyed equally by future generations.

10.2 Policies

Heritage Policy 1 (HP1) – Preservation of heritage assets and their settings

Listed buildings and their settings, and the Conservation Area and its setting, will be conserved or enhanced to reinforce the quality and character of Langley Burrell.

All development shall be of a high quality of design, which complements and enhances Langley Burrell's distinct historic character and identity. This shall be achieved by development which:

- i. positively interfaces with the street and streetscape in which it is located; and**
- ii. maintains the positive contributions to character of existing buildings and structures; and**
- iii. has regard to the form, function, structure and heritage of its context – including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces.**

Heritage Policy 2 (HP2) – Maud Heath's Causeway

Outside of Langley Burrell village, the listed Maud Heath's Causeway is set in a landscape with fields on both sides, mainly bounded by hedgerows, interspersed with the occasional isolated dwelling (or in one or two cases, a few dwellings located together). A path, properly "the Causeway", runs continuously along the road on one side or the other. At the elevated section of the Causeway across the River Avon, the setting is wider in terms of being visible across the open fields around St Giles church and the views down towards the river from the Causeway. Development within or affecting the setting of the Causeway must address and have appropriate regard for this locally distinct and listed feature; proposals which do not demonstrate such regard will not be permitted.

116. Residents showed a particular concern with the current state of preservation and maintenance of the Causeway, through the village. This is very much a facility that residents use daily. It gives us a strong, unique and very practical link with our heritage.

Heritage Policy 3 (HP3) – Preservation of Langley Common being the heart of Kilvert Country

The area of the historic Langley Common (as indicated by cross-hatching in Figure 8), of particular local interest due to its associations with Kilvert, is recognised as a local, non-designated heritage asset. As a key feature that contributes to the character of Langley Burrell, the location and design of new development must have appropriate regard for the significance of this asset and the setting it provides for listed buildings and the village.

117. The intention of this policy is to ensure that the scenes and vistas described by Kilvert in his diaries would be both recognizable today and that the rural landscape enjoyed by Kilvert remains accessible to the community and continues to provide amenity value to the community.

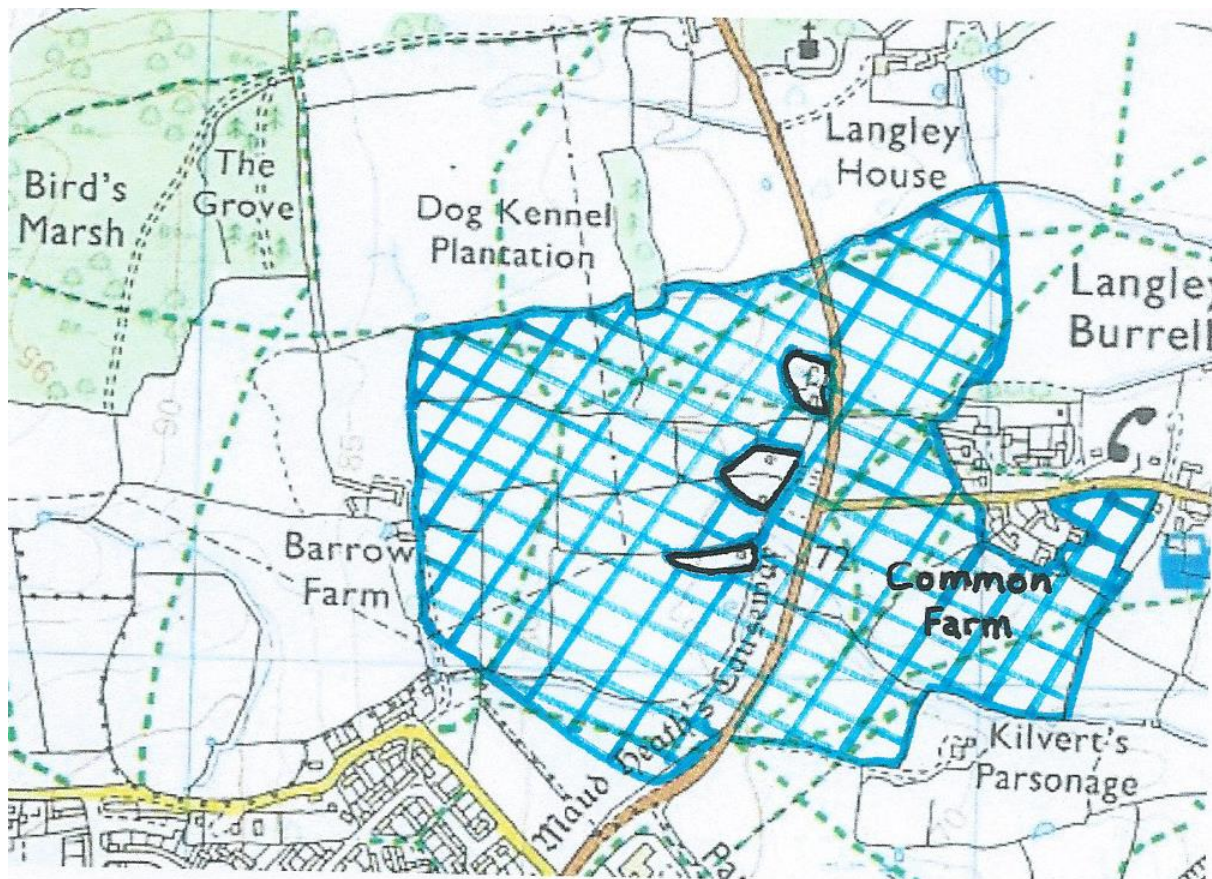


Figure 8 - Langley Common is denoted by the hatched blue area

Heritage Policy 4 (HP4) – Preservation of the heritage setting of hamlets and isolated listed buildings

Proposals for new buildings or changes of use of land or existing buildings must have regard to the objective of avoiding harm to the rural landscape setting of the hamlets or groups of buildings listed below and shown in Figure 8:

- The hamlet at Kellaways
- The hamlet at the former farmstead at Barrow Farm
- The cluster of buildings at Pound/Old School House
- Kilvert's Parsonage.
- The Steamer
- Marsh Farm – Jackson's Lane.

118. For the purposes of policies HP 1 to 4, setting includes the context in which a building or buildings are situated. The "rural setting" of a listed building or a settlement includes not only its curtilage, but at least the adjacent fields and/or woods with which it is historically associated and which help 'frame' the building when viewed from a distance and gives it a distinctive rural as opposed to urban setting. ¹⁹The Parish benefits from a large number of heritage assets, which are a key element of the character of the Parish. Residents wish to preserve, and where

¹⁹ This description of setting draws on advice given in: The setting of Heritage Assets - Historic Environment Good Practice Advice in Planning: 3 by Historic England and the definition of setting in the NPPF

11. Objective 4 - To protect and enhance the natural environment

'We shall not have a more lovely Sunday than this has been. The hawthorn bushes were loaded with their sweetest May snow, and the sheets of buttercups stretched away under the bright elms like a sea of gold'
Kilvert's Diary, Sunday 17 May 1874

11.1 Background

Contemporary Position

119. The landscape in the Parish and around it, offers a rich biodiversity. The meadows tend to be surrounded by species-rich hedges which attract birds such as yellowhammer and lesser whitethroat. Hedge shrubs include abundant hawthorn, elder, field maple, dog rose and bramble. Buckthorn, dogwood, hazel, privet and mature specimens of pedunculate oak and ash are also present.

120. It is host to several of Britain's larger wild mammals including roe deer and muntjac, and there are a number of established badger setts within the Parish. It boasts substantial bird and reptile diversity, including reed warbler, barn owl, sparrowhawk, both green and great spotted woodpecker, great crested newts, toads, frogs, bats and dragonflies. The area towards Kellaways and Peckingell and the Avon it is home to a variety of wildlife including swans, kingfishers, herons, mallard, coots and great crested newts, otters and water voles. The Avon is well stocked with fish and is popular with anglers. The scenic and remote-feeling journey from Kellaways Bridge to Chippenham Town is very popular with local canoeists.

121. Enjoyment of the Parish's landscape features and vistas, interaction with wildlife, and recreational access to the countryside is achieved via an extensive network of public rights of way that criss-cross the Parish. There are over 10 miles of recognised public footpaths in the Parish. Its country lanes are extremely popular with walkers, joggers, equestrians and cyclists. It has an extensive network of both country lanes and footpaths which afford the opportunity to train over attractive circular routes. Much of the route of the renowned Chippenham half marathon runs through the Parish. The Rambler's Association publication "12 more walks around Chippenham" contains a walk entitled "Bird's Marsh and Kilvert Country". Two recognized cycle routes pass through the Parish as does one of the circuits promoted by Sky Ride (an initiative to encourage cycling supported by Wiltshire Council).



122. In addition to the attributes of the wider surrounding countryside there are some specific 'green areas' within the village that provide community facilities and/or recreational amenity, and are worthy of note. In accordance with national planning guidance the community wishes to see the most important of these spaces protected. Accordingly, they will be afforded protection from new development unless exceptional circumstances demonstrate that proposals should go ahead. These are:

Village Hall sports field and adjacent area – this is a valued area for outdoor sports such as football, rugby, cricket, archery, athletics, and also used for large outdoor gatherings, for example the annual village fete.

Green area in front of Oakhurst – This is widely used by village children as informal play area and for football games. It provides setting for a large oak tree from which the road takes its name.

Future Concerns

123. The primary concern expressed by Residents is that the natural environment, once lost, is lost forever. They would prefer to act now to preserve what remains and encourage greater biodiversity, to create a sustainable natural environment in and around the Parish.

124. Although modern agricultural practices have been responsible for the loss of many landscape features over the past sixty years, there are signs that future agri-environment funding regimes may lead to the restoration of traditional features such as woodland, hedgerows, wildflower meadows and wetlands. Residents wish to encourage local farmers to implement the best and most practical methods to encourage wildlife and biodiversity, while

maintaining secure economic agricultural practices. This is not a planning policy issue as such and is dealt with in more detail by Appendix 1 which identifies Community (non-planning) policies.

11.2 Policies

Natural Environment Policy 1 (NE1) – Encouraging nature conservation benefits

Development proposals in Langley Burrell must assess and address their impact on nature conservation and in so doing should go further than measures of mitigation and look to make a positive contribution to the conservation of wildlife and biodiversity to benefit future generations.

125. This policy reflects Residents' desire to use the existing natural environment as a baseline for improvements – as an act of positively improving wildlife and biodiversity in the Parish. It also directly supports the Chippenham Area Strategy in the WCS.

Natural Environment Policy 2 (NE2) – Promoting countryside amenity and the rural footpath network

Langley Burrell has a rich network of footpaths and bridleways that are extensively used by the resident and neighbouring communities. Particular emphasis will therefore be placed on the local implementation of Wiltshire Core Strategy Policy CP52 which says, inter alia: “Development shall make provision for the retention and enhancement of Wiltshire’s green infrastructure network, and shall ensure that suitable links to the network are provided and maintained.”

126. This policy incorporates those elements of WCS CP 52 which are directed at preserving or enhancing the public footpath component of green infrastructure. In particular, where a development results in the line of a path passing through the development or seeks to divert the path through the development, the developer will be required to give priority to compensating or mitigating measures whereby the path is re-routed through open countryside or a new local path is established in open countryside.

Natural Environment Policy 3 (NE3) – Designated green open space

This plan designates the following areas as Local Green Space as shown on Figure 10:

- 1. The village hall sports field**
- 2. The green in between The Common and Oakhurst**

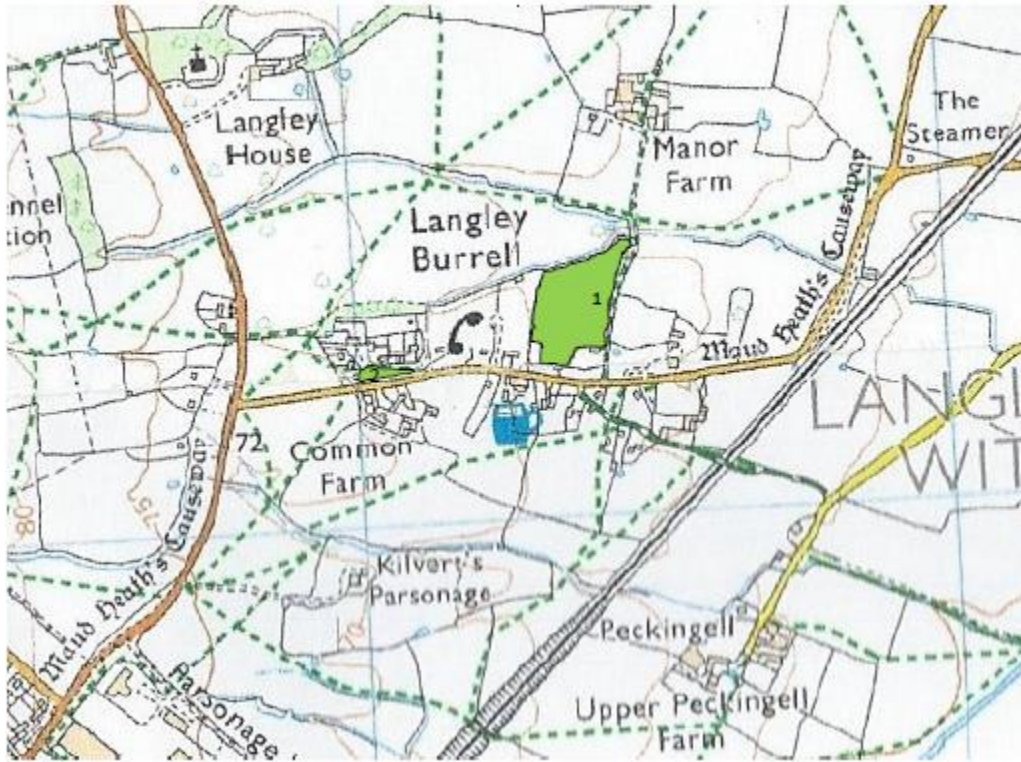


Figure 10 – Map showing location of village hall sports field and Oakhurst green designated open spaces

127. Evidence for NE3

1. Village Hall Sports Field

Why is this area of particular importance? (NPPF 76)

1. Of respondents to the community questionnaire (Q4.1.G), 44% classed the sports field as extremely important and 24% as fairly important.
2. 23% of respondents use the sports field sometimes and 9% often.(Q4.2.I)
3. The sports field is an essential resource for the village fete. It is used for some of the stalls, for races and for dog show activities.
4. We have enquiries for using the sports field from well beyond the Parish. Unfortunately, it does not benefit from the level of facilities which are required in the present day such as outside showers, changing rooms and toilets. This creates frictions (for example the trampling of mud into the hall) with internal users of the village hall. In the medium term, it is our plan to remedy these shortcomings.

NPPF77 tests of suitability

- i. Proximity to the community
The sports field is adjacent to the village hall in the centre of the village.
- ii. **Green area is demonstrably special for example because of its recreational value (including as a playing field) and holds a particular local significance**
The area is a playing field and has been used for Rugby, Association Football and Cricket. It is also used for walking and has potential for installation of a trim trail and/or play area.
- iii. Green area concerned is local in character and is not an extensive tract of land.
The area is approximately the size of three football pitches.

2. The open space in front of Oakhurst

Why is this area of particular importance? (NPPF 76)

1. It is used by local children to play games. In recent years, they collected money to buy their own goal posts for use of the land.
2. It contributes to the open, loose knit character of the village which is valued by residents. 92% of respondents supported policy PP5.06 which required that development should not impact the open spaces that characterize the loose-knit form of the village.
3. It provides a setting for the large and ancient tree at the western end of Oakhurst.
4. It provides a meeting point for groups during the Chippenham folk festival

NPPF77 tests of suitability

- i. Proximity to the community

The Oakhurst green is in the heart of the village.

- ii. **Green area is demonstrably special for example because of its recreational value (including as a playing field) and holds a particular local significance**

As noted above, the green is used as a games and play area by village youngsters.

- iii. Green area concerned is local in character and is not an extensive tract of land.

The green is approximately the size of one football pitch.

12. Objective 5 - to support the local economy

*"After dinner drove into Chippenham with Perch and bought a pair of skates at Benk's for 17/6"
Kilvert's Diary, Tuesday 27 December 1870*

12.1 Background

Current Position

128. The majority of questionnaire respondents work outside the Parish although two thirds also spend the majority of the week at home. This may be because some commented that they sometimes work from home. Alternatively, some may only work part-time. In addition, the age profile of residents is heavily skewed to more mature age groups many of whom are effectively retired. The demographic profile of Langley Burrell Parish recorded in the last census (2011) was as follows:



Age range	Number	Percentage of population
0 - 4 years	6	1.6
5 - 9 years	14	3.7
10 - 17 years	51	13.6
18 - 24 years	30	8.0
25 - 29 years	7	1.9
30 – 44 years	55	14.7
45 - 64 Years	106	28.3
65 and over	106	28.3
Total	375 ²⁰	100

129. In addition to those who work from home and on the farms, the principal employers in the Neighbourhood Area are:

- The Langley Tap Pub and Restaurant in the centre of the village
- The NFU Mutual Insurance Offices in the centre of the village
- The Wavin plastics manufacturing site which straddles the Parish boundary with Chippenham at the southern end of the Parish
- Langley Green House – accommodation, wedding and events venue, antique dealer
- Upper Peckingell Farm – holiday lets

131. Renewable energy is essential to the success of a sustainable national energy policy and in combating climate change. A number of homes in the Parish possess roof mounted solar PV. Large scale solar PV farms have been installed in at least one adjacent Parish. There are no large scale wind turbines in the local area.

132. Broadband internet connections are variable in the Parish. This affects the ability of residents to access information and the performance of businesses that rely on broadband as a key means of communication in a rural area. High-speed broadband will help to address these issues and brings with it a range of new opportunities, such as better remote and home working and access to more on-line applications and services. In a time when the internet and digital media are increasingly important as a means of communication, the provision of fast broadband is a key asset – both to facilitate business activity in the Parish and improve the well-being of its residents.

²⁰ Noting that at any time, about 85 of this number are residents of a care home and retirement apartments in the very west of the Parish, beside the A350 and are outside the LBNP Designated Area

Future Concerns

133. Our concerns are that, despite a relatively high proportion of retired residents, we need retain the facilities to encourage appropriate economic activity within the Parish and for residents who work in the wider local area. We cannot rest on the fact that our current employers have long-standing businesses, we must look to the future and ensure we have the development opportunities, the facilities and the resources to encourage new economic activity to flourish.

12.2 Policies

Economy and Infrastructure Policy 1 (E11) – Application of other plan policies to business development

Within the framework provided by WCS Core Policy 46 and subject to the requirements for Langley Burrell village set down in LBNP Policy VB1 and for elsewhere all other LBNP Policies, development proposals for small businesses to establish and grow will be supported.

Economy and Infrastructure Policy 2 (E12) - Renewable energy developments

Development proposals should consider the potential for and address the incorporation of provision for renewable energy thus ensuring that proposals can meet the design obligations set out in VB1 whilst making an appropriate contribution to addressing the impacts of climate change.

134. Residents recognize the case for renewable sources of energy and energy efficiency measures. They support developments and installations provided these are implemented in a way that is sensitive to the setting of adjacent properties and views around the Parish.

Appendix 1 Community (Non planning) policies

'The sun and the golden buttercup meadows had it almost all to themselves. A few soft fleecy clouds were rising out of the west but the gentle warm air scarcely stirred even the leaves on the lofty tops of the great poplars. One or two people were crossing the Common early by the several paths through the golden sea of buttercups which will soon be the silver sea of ox-eyes.'

Kilvert's Diary – Sunday 2 June 1872

135. Undertaking the process of compiling the Neighbourhood Plan and the Feedback obtained has enabled the Parish Council to obtain a sense of what is important to community, not all of which is directly pertinent to policies for future planning and development. This section outlines the Community Policies which it is believed reflect the aspirations of the community, but are not planning policies. These Community Policies are therefore not **required** to be considered in the assessment of any proposed planning or development in the Plan Area.

136. This chapter present the evidence and the policies that derive from that evidence, to support Objective 6 - To implement community improvements not directly related to development

A1 Background

137. Current Position

Road Network Langley Burrell is a rural Parish with the historic ancient monument of Maud Heath's Causeway being adopted as the main thoroughfare. The busy B4069 runs through the Parish taking the traffic to the M4 and A350. The A350, which was recently dualled, is the western edge of the designated area of the Langley Burrell Neighbourhood Plan. At peak times commuters from Calne and surrounding area use the village as a rat run to join the B4069. In 2010 a commissioned traffic survey showed that average speed through the village was 38 mph. Further congestion occurs during the farming year when tractors and other heavy agricultural machinery is in constant use.

Transport The Village is approximately 1.5 miles (2.5km) from mainline Chippenham railway station which serves London, Wales and the South West. Public transport is very limited with one bus three days a week (Monday, Tuesday and Thursday). For most people the car has become the principal mode of transport for some of even the shortest journeys.

Traffic is a matter concern throughout with issues raised including speeding, roadside, kerb and/or pavement damage, disturbance and damage from heavy goods traffic through the village, bus service access and the enhancement of cycle ways and footpaths.

Parking Lack of parking provision within the village contributes to this issue and the concerns of pedestrian safety. The country lanes and rural byways attract many joggers, cyclists and walkers. The Parish lanes form part of two recognized cycle routes and the Chippenham half-marathon course.

Rights of Way Improved and safer footpaths and public rights of way connecting the village to meeting points such as the Church, Langley Tap Public House, Village Hall and into central Chippenham are required.

Facilities Given its proximity to Chippenham, facilities in the Parish are somewhat sparse. The post office, village shop and school have all long since closed and been converted to residential accommodation. There is no GP. However, the local pub/ restaurant (The Langley Tap), village hall, playing fields and church are all very popular with both residents and non-residents



138. Future Concerns

Our concerns are that, at a starting point of modest population, we work hard to ensure our on-going and strengthening viability as in independent community. As described in our Vision, the community wants Langley

Burrell to continue to thrive as an historic, vibrant and physically distinct rural village along with its associated hamlets, to continue to respect and reflect the views of its community, to evolve and expand whilst retaining its unique and distinctive character, and to provide an outstanding quality of life for current and future generations of residents. Many of these features will be achieved not only through management of our future developments, but also, alongside, taking care of aspects of our community.

A2 Evidence

139. Much of the feedback provided through the Community Questionnaire and the Consultation Draft feedback form related to community matters. The references are provided in Annex B.

A3 Policies

Community Policy 1 - Improve broadband and mobile phone services in the village

140. This policy reflects one of the highest priorities for Residents and supports both its economic and social ambitions. It is clearly supported by the NPPF in particular.

Community Policy 2 - Improve compliance with speed limits

Community Policy 3 - Reduce verge erosion

Community Policy 4 - Reduce HGV traffic through the village on the Causeway and the B4069

Community Policy 5 – Improve road and pavement maintenance regimes

Community Policy 6 – Improve the bus service through the village and outlying locations

Community Policy 7 – Retain and improve the playing field facilities

Community Policy 8 – Retain and improve the village hall facilities

Community Policy 9 – Encourage Landowners/developers to follow certain hedgerow maintenance to recreate the may hedges beside roads in the Parish

141. Francis Kilvert repeatedly made comment in his diaries about the beauty of the May hedges around the village, but particularly on the borders of Maud Heath's Causeway. Residents would like to encourage a scheme of hedge management that reinstated these dramatic views, and a strong sense of place, by negotiation with farmers. This is seen as a policy with multiple benefits, increasing the sense of heritage and Kilvert Country, improving the potential biodiversity of these hedges and creating an increased amenity value to residents and travellers through the village. This maintenance regime is at Annex B

Community Policy 10- Encourage farmers to manage land to the highest practical levels for wildlife and biodiversity

142. This policy reflects Residents' understanding that in a situation where agriculture is key to shaping what we have in the natural environment we need to work together to improve wildlife and biodiversity. This is supported by the NPPF and WCS. We are content to use various externally set and managed schemes such as the Basic Payments Scheme, Entry or Higher Level Stewardship, as is appropriate to the land quality, use and potential. This policy is aspirational, and indicates a direction of travel, rather than setting a specific goal which may be inappropriate in all circumstances.

Community Policy 11 – Review the prospects for appropriate levels of affordable housing in the Parish.

143. See paragraphs 70 to 72.

A4 CIL Income

144. The use of any Community Infrastructure Levy ('CIL') receipts generated by qualifying developments will be geared to the priorities of local residents. At present, it is not possible to determine the quantum of CIL receipts and therefore the Parish Council is currently unable to specify where any such receipts will be applied. However, there are several areas for consideration which have been garnered throughout this Planning process, and these will be assessed at the time any CIL funding become available. Suggestions include improvements to the Village Hall and upgrades to meet disability requirements, purchase of the playing field and improvements to the Sports Field (pavilion, changing rooms, showers, training room etc) should the Parish succeed in purchasing the field. In such circumstances, there could also be scope for installation of trim trail or children's play area.

A5 Guidelines for good hedge trimming and maintenance

145. Hedgerows should be considered a complete ecosystem, rather than a dull line of single species. Modern hedges which result from poor farm maintenance practice and unimaginative planting of single species provide little in the way of biodiversity, shelter, food or visual pleasure.

146. Most hedges in Langley Burrell are maintained by cutting – usually with a flail. Local conditions and practices can vary which can greatly affect how and when this cutting is carried out. The purpose of this Appendix is to provide suggestions on how cutting may be undertaken to maintain the integrity of the hedge for the farmer, whilst improving the environment and benefitting biodiversity.

Recommended methods for cutting hedges in Langley Burrell.

147. Do not cut the same hedge every year except where necessary for road safety, public footpath accessibility or if the hedges contain fast growing species such as ash, sycamore or willow. As most trees and shrubs in hedges only produce flowers, nuts and berries (such as haws and sloes) on year-old twigs, cutting hedges every year means that they provide little food for insects, birds and mammals.

148. Aim to cut hedges on a two or even three year rotation. Where possible, adjacent lengths of hedge should be cut in different years and small sections of shrubs left untrimmed. If this is not possible, cut the sides every year but the tops every two to three years.

149. Leave (or plant) saplings to grow into hedgerow trees at varying intervals or in field corners, marking them clearly so that they can be spotted from the tractor cab. Try to cut hedges as late as possible, preferably during January or February if ground conditions will permit. Never cut during the bird nesting season (mid-March till the end of July). Flail cutting hedgerows before early October before the birds and mammals have had a chance to feed off the nuts and berries in the hedgerows is not supported. Flailing hedges can have a disastrous effect on vulnerable old mature hedgerows and cutting hedges down at this time reduces further the chances of vulnerable species surviving a harsh winter.

150. Produce a simple plan of your hedges showing how frequently they should be cut, and use this to instruct your hedging contractor.

151. Gappy or overgrown hedges will need coppicing or steeping first. Cutting a hedge with three years' growth may leave it looking badly damaged, however it will heal rapidly and it is usually better for a hedge to be cut back heavily occasionally than to trim it every year. Recent research suggests that with hawthorn, severe damage to the end of a branch encourages shoot development further down into the base of the plant which can help it to thicken up.

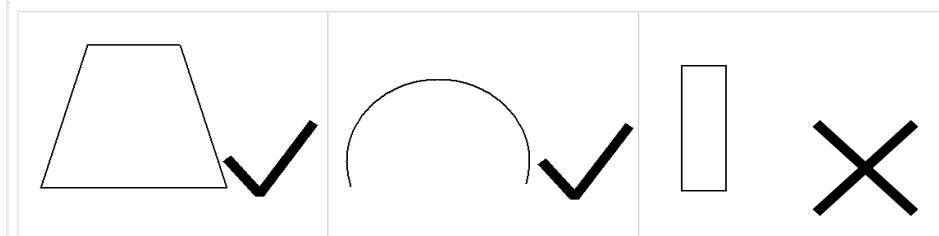
152. It is preferable not to cut back to the same point when trimming. New shoots will grow just behind the cut and it is this characteristic branching that produces dense growth and overall gains in hedge height and width which is ideal for both stock control and wildlife. Eventually the hedge will need to be cut back to a smaller than ideal size in order to repeat the process. Alternatively, it could be trimmed back to the original size every two or three years, or left to grow up for a few more years and then steeped.

153. Cutting back to the same point removes new shoots and results in old shoots becoming woody, splintered and lacking in vigour, and can also reduce density at the hedge base. All hedges, (except holly) will need steeping (laying) or coppicing sooner or later because they will become thin at the base. This is the best form of long term management.

154. It is generally desired that a 'wildlife corridor' will be created or managed on the field headland.

Hedge shape options

155. There are several hedge shapes, each with merits and drawbacks. Generally, the overall volume is more important than the shape.



'A'- shaped or topped 'A'- shape - This style of hedge provides good shelter, stock-proofing and a high wildlife value.

- It also provides song-posts for a variety of birds such as thrushes and blackbirds.
- It can allow the development of hedgerow trees if the top is not trimmed.
- It reduces self-shading so creating a denser hedge base, and
- It allows a wide base to develop, particularly when a suckering shrub such as blackthorn is present.

However 'A'- shaped hedges can shade out the grass base – which is valuable for ground-nesting birds and many species of insect – and take more than three passes to trim.

Box or parallel shape - Many flailed hedges are cut to a box shape, possibly reflecting the shape of the bank on which the hedge is growing. The advantages of this approach are:

- Good shelter and nesting potential depending on the dimensions to which it is trimmed – however it is important that the hedge retains reasonable depth.
- It does not shade out wild flowers and grasses at the base of the bank used by ground nesting birds such as partridge.

However, this hedge profile is less stock-proof at the base than an 'A' shaped hedge so it is important to maintain the bank.

Savings and costs for farmers

156. Recent independent research on the economics of different frequencies of hedge cutting on hedges suggest that:

1. If labour and machinery costs alone are considered, cutting hedges once every three years results in considerable economic savings for major farm types in comparison to cutting annually.
2. If crop yield losses are also allowed for, cutting once every three years still results in savings for hedges provided they contain mainly slow growing species such as hawthorn or oak. If hedges have fast growing species such as ash or willow then, with reductions in crop yields, leaving them to grow up and out for three years before cutting may increase costs by 10-30 %.
3. Where gross margins are large, as with arable and dairy farms, cutting the side annually but the tops on a three year cycle is the most effective option. Otherwise, cutting the whole hedge once every three years is cheaper

Legal framework

157. Farm tenants are reminded that they must bear in mind the terms of their tenancy agreement. Increasingly however, landlords will allow hedges to grow up as long as a suitable agreement with the tenant has been reached.

158. Farmers are also reminded that they must adhere to the Hedgerows Regulations 1997 which protect most 'countryside' hedgerows (as defined under the Regulations) from being removed (including being uprooted or otherwise destroyed), and there are rules to be followed to avoid breaking the law. Farmers also need to consult

the Hedgerows Regulations 1997, around the full criteria for what constitutes an 'important' hedge, to ensure full compliance with the rules.

159. In broad terms under the Hedgerows Regulations 1997 a 'countryside' hedgerow is a hedge which is: more than 20 metres long (or any part of such a length)

- less than 20 metres long, but meets another hedge at each end
- located on or next to:
 - land used for agriculture or forestry
 - land used for keeping horses, ponies or donkeys
 - common land
 - a village green
 - a site of special scientific interest
 - a local nature reserve
 - a public right of way

160. The Local Planning Authority will decide if a hedgerow is 'important', but in broad terms an 'important' hedgerow must be at least 30 years old and meet one of the following criteria:

- marks a pre-1850 parish/township boundary, or part of it incorporates a Scheduled Monument or an archaeological feature recorded 'at the relevant date' in a Sites and Monuments Record:
- situated wholly or partly within an archaeological site as above or is on land adjacent to and associated with such a site and is associated with any monument or feature on that site
- marks the boundary of a pre-1600 estate or manor or is visibly related to any building or other feature of such an estate or manor:
- is an integral part of a field system pre-dating the Enclosure Acts
- is part of or visibly related to any building or other feature associated with such a system
- contains various mixes of protected species listed in the Wildlife and Countryside Act 1981 or Joint Nature Conservation Committee publications, and demonstrates certain determined 'associated features' where 'associated features' include:
 - a bank or wall supporting the hedge along at least half its length
 - a ditch along at least half its length
 - gaps of less than 10%
 - at least one standard tree where the hedge is 50 metres or less
 - connections with other hedges, ponds or woodland
 - a parallel hedge within 15 metres
 - at least 2 standard trees where the hedgerow length is over 50m but not more than 100m. If the hedge exceeds 100m the number of standard trees averages at least one per 50m
 - at least 3 species from the Schedule 2 woodland plant list within one metre of the outermost edge of the hedge.



Annexes

Annex A - Matrix of Planning Policies and Evidence

Ref	Policy	NPPF	WCS	Other	Residents Survey ²¹	Residents Feedback
PB1	<p>Development proposals at the urban fringe</p> <p>The urban edge of Chippenham within the rural Parish of Langley Burrell is a sensitive planning location. Development proposals at the boundary will have a significantly different impact on the rural as distinct from the urban part of their setting. Applicants must therefore ensure that proposals (inter alia) consider, assess and address from a rural perspective their impact in terms of degrees of harm, cumulative impacts, appropriate measures of mitigation and essential landscaping.</p>	<p>Para 109(4), 110, 120, 123</p> <p>133</p>	<p>Core Policies 2(i), 57 (esp vii) and 58</p> <p>Core policy 34</p>	<p>Planning (Listed building and Conservation Areas) Act 1990 English Heritage The Setting of Heritage Assets guidance</p> <p>Written feedback to the consultation draft plan.</p> <p>Responses by the Parish Council and Residents' Association to consultations on development at Wavin.</p> <p>Wiltshire LSA (December 2014) section headed "Analysis of Special Qualities to be Safeguarded" Historic England responses to planning applications 15/04763/FUL and No 15/11886/FUL Historic England Historic Environment Good Practice Advice Note 3 Section: Setting and the significance of heritage assets</p>	<p>Q37B, 37C, 37I, 37M, 37N, 39B, 39C, 39I</p>	<p>PP5.10, 5.11, 5.12, 9.07, CP1.01 all have support of 90% or more.</p> <p>PP2.01, 3.04, 5.01, 5.02, 9.05, 9.09 – all have support in excess of 90%</p>

²¹ This column draws on the Analysis of Community Questionnaire Responses – Appendix 2 to the Consultation Statement. For brevity the line references are couched as, for example, 11F or 310 C. The first digit refers to the section of the questionnaire, the second (and if necessary third) digit(s) refer to the table within the section and the letter refers to the line. S 310C refers to line C in the 10th table of section 3.

VB1. 1(i)	Scale and character of development Proposals for new development will be supported within the heart of Langley Burrell village provided that the village is not elongated, the limits to development being defined by the inside of the red lines shown in figure 4; and	Para 17 (5, 10), 55	Core Policies 1, 2, 10, 57	English Heritage The Setting of Heritage Assets guidance Housing Needs Survey	Q32, Q33	PP1.02, 3.03, 5.08, 9.06, 9.07 – all the above policies have support of 90% or more
VB1.1 (ii)	Proposals for new development will be supported within the heart of Langley Burrell village provided that the site accords with the existing street layout and plot sizes and is located on an otherwise built-up frontage; and	Para 17(5), 131	Core Policies 1, 2, 10, 57 and 58	Planning (Listed building and Conservation Areas) Act 1990 English Heritage The Setting of Heritage Assets guidance	Q37J, 37K, 39H	PP3.02, 6.02, 9.02, 9.06 All of the above policies have 90% or more support.
VB1. 1(iii)	Proposals for new development will be supported within the heart of Langley Burrell village provided that the cumulative total of new developments across the plan period is appropriate to local needs and the scale of the existing village; and	Para 17 (3),54	WCS para 4.16 Core policy 45	Housing Needs Survey page 9 –Number of new homes supported.	Q21A	PP1.02, 2.01, 3.02 All have over 90% support.
VB1.1(iv)	Proposals for new development will be supported within the heart of Langley Burrell village provided that the design of the buildings, including scale, shape and finishing materials, is respectful of its neighbours and in keeping with the vernacular form of the village buildings; and	Para 17 (10),60, 61	Core policies 2, 57 and 58		Q37G, 37K	PP2.01, 5.03, 9.06, 9.07 All have over 90% support.
VB1.2	For residential developments the above factors suggest that: (a) individual proposals should be for one or two dwellings, or exceptionally up to five if a site has a suitable setting; and (b) appropriate off-street parking for at least two cars per dwelling should be capable of being		Core Policy 2		Q34D,37I, Q11F, 33F 37D&F	PP 5.06, 6.01, 6.02,6.03, 6.04 All have over 90% support

	integrated within the site; and (c) cumulatively, phased over the Plan period, there should be capacity for approximately 20 new dwellings.					except 6.03 which has 83%.
LP1 (i)	Protecting the rural landscape Proposals for new development must respect the pastoral setting of the Parish and accordingly must assess and address, with mitigation where appropriate, the need to: i) work with not against the grain and mature boundaries of the dispersed settlement of buildings and outlying hamlets in the area; and	Para 17(5), 109(1), 110	Core Policy 10.5 Core Policy 51	Wiltshire LSA CSAP North Wiltshire Landscape Character Assessment (2004) para 4.145 Wiltshire Council website	Q11A, Q11F, Q11D, Q11H, Q12D, Q12H, Q12C, Q,37D, Q,37F, Q310D, Q310C, Q310E	PP1.03, 3.05, 3.06, 4.02, 4.03, 4.05, 5.02, 5.05, 9.06, 9.07 All have over 90% support.
LP1 (ii)	Proposals for new development must respect the pastoral setting of the Parish and accordingly must assess and address, with mitigation where appropriate, the need to retain and not diminish the physical separation between Langley Burrell and Chippenham; and	Para 7,9, 17(5), 109(1)	Core Policy 48 Core Policy 51	Wiltshire LSA (December 2014) section headed "Analysis of Special Qualities to be Safeguarded" CSAP	Q11F , Q37F , Q81J	PP2.02, 3.01, 9.06 All have over 90% support.
LP1 (iii)	Proposals for new development must respect the pastoral setting of the Parish and accordingly must assess and address, with mitigation where appropriate, the need to retain and enhance the important visual separations across the area between Chippenham toward Kington Langley and Langley Burrell; and	Para 17,	Core Policy 2 Core Policy 48 Core Policy 51	Wiltshire LSA CSAP	Q310C	PP1.03, 5.04, 9.07 All have over 90% support.
LP1 (iv)	Proposals for new development must respect the pastoral setting of the Parish and accordingly must assess and address, with mitigation where appropriate, the need to: retain and not detract from the dominance of the natural features that provide the setting for these settlements, such as the	Para 7(3), Para 17 (5) , 109	Core Policy 51	Wiltshire LSA CSAP	Q11A, Q11F, Q11D	PP1.03, PP25.01 to 5.08 . PP9

	woodlands of Bird's Marsh and Kilvert's Parsonage; and					
LP1 (v)	Proposals for new development must respect the pastoral setting of the Parish and accordingly must assess and address, with mitigation where appropriate, the need to retain the tranquillity of the rural landscape in particular where public footpaths allow access for recreation	Para 7(3), Para 17 (5) , 109	Core Policy 51	Wiltshire LSA CSAP	Q11A, Q11F, Q11D	PP1.03, PP25.01 to 5.08 . PP9
LP 1 (vi)	Proposals for new development must respect the pastoral setting of the Parish and accordingly must assess and address, with mitigation where appropriate, the need to: not diminish the significant views across open countryside shown in Figure 6. Wherever possible, development should deliver enhancements to the landscape character.	Para 17 (5)&(7)	Core Policy 48 Core Policy 51	Wiltshire LSA CSAP	Q11A, Q11F, Q11D	PP2.03, 4.01, 4.04, 5.04, 9.06, 9.07 All have over 90% support.
HP1	<p>Preservation of heritage assets and their settings</p> <p>Listed buildings and their settings, and the Conservation Area and its setting, will be conserved or enhanced to reinforce the quality and character of Langley Burrell.</p> <p>All development shall be of a high quality of design, which complements and enhances Langley Burrell's distinct historic character and identity. This shall be achieved by development which:</p> <ul style="list-style-type: none"> i. positively interfaces with the street and streetscape in which it is located; and ii. maintains the positive contributions to character of existing buildings and structures; and iii. has regard to the form, function, structure and heritage of its context – including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces. 	Para 17(10), 132, 133, 134, 135	Core Policy 58	<p>Wiltshire LSA Planning (Listed Buildings and Conservation Areas) Act 1990 Section 66(1)</p> <p>Historic England Historic Environment Good Practice Advice Note 3 Section: Setting and the significance of heritage assets</p>	Q11C, Q11K, Q37K,Q81P	PP2.01, PP5.01, PP9.06, PP9.07 All have more than 90% support

HP2	<p>Maud Heath’s Causeway</p> <p>Outside of Langley Burrell village, the listed Maud Heath’s Causeway is set in a landscape with fields on both sides, mainly bounded by hedgerows, interspersed with the occasional isolated dwelling (or in one or two cases, a few dwellings located together). A path, properly “the Causeway”, runs continuously along the road on one side or the other. At the elevated section of the Causeway across the River Avon, the setting is wider in terms of being visible across the open fields around St Giles church and the views down towards the river from the Causeway.</p> <p>Development within or affecting the setting of the Causeway must address and have appropriate regard for this locally distinct and listed feature; proposals which do not demonstrate such regard will not be permitted.</p>	Para 17(10), 132, 133, 134, 135	Core Policy 58		Q11J, Q37K, Q81P	PP4.05, 9.06 Both policies have over 90% support.
HP3	<p>Heritage Policy 3 (HP3) – Preservation of Langley Common being the heart of Kilvert Country</p> <p>The area of the historic Langley Common (as indicated by cross-hatching in Figure 8), of particular local interest due to its associations with Kilvert, is recognised as a local, non-designated heritage asset. As a key feature that contributes to the character of Langley Burrell, the location and design of new development must have appropriate regard for the significance of this asset and the setting it provides for listed buildings and the village.</p>	Para 17(5), 128, 132, 133, 135	Core Policy 58	Wiltshire LSA	Q11A, Q11K, Q42J, Q81P	Mainly derived from conversations and learning through the process after 1 st Draft. Consistent with 4.04 and 9.06 which have over 90% support.
HP4	<p>Proposals for new buildings or changes of use of land or existing buildings must have regard to the objective of avoiding harm to the rural landscape setting of the hamlets or groups of buildings listed below and shown in Figure 9: The hamlet at Kellaways</p>	Para 17(10), 132, 133, 134, 135	Core Policy 58	Planning (Listed Buildings and Conservation Areas) Act 1990 Section 66(1)	Q37K, 38J	PP5.04 94% agreed 6% neutral No-one disagreed Also 9.07

	The hamlet at the former farmstead at Barrow Farm The cluster of buildings at Pound/Old School House Kilvert's Parsonage. The Steamer Marsh Farm – Jacksom's Lane					
NE1	Encouraging nature conservation benefits Development proposals in Langley Burrell must assess and address their impact on nature conservation and in so doing should go further than measures of mitigation and look to make a positive contribution to the conservation of wildlife and biodiversity to benefit future generations.	Para 17(7), 109, 118(3&4)	Core Policy 10(5) Core Policy 50		Q11I, Q310A, Q310B, Q310F, Q43K, Q43H, Q43L	PP1.04, 3.08, 9.06 88, 90 and 94% support respectively
NE2	Promoting countryside amenity and the rural footpath network Langley Burrell has a rich network of footpaths and bridleways that are extensively used by the resident and neighbouring communities. Particular emphasis will therefore be placed on the local implementation of Wiltshire Core Strategy Policy CP52 which says, inter alia: "Development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the network are provided and maintained."	Para 17(4,5,9&12), 70, 75	Core Policy 10(5) Core Policy 52	WC ROWIP WC CAIP WC policy on walking for health	Q11L, 41A,41I,71H	PP4.06 88% in favour 13% neutral 0% against Also 9.06
NE3	Designated green open space This plan designates the following areas as Local Green Space as shown on Figure 10: <ul style="list-style-type: none"> • The village hall sports field • The green in between The Common and Oakhurst 	Para 73, 74, 76, 77	Core Policy 52		Q11D, 39D, 310C,41G	Due to oversight, draft 1 had no explicit policy on open space although it was included in the supporting

						text
E11	<p>Application of other plan policies to business development</p> <p>Within the framework provided by WCS Core Policy 46 and subject to the requirements for Langley Burrell village set down in LBNP Policy VB1 and for elsewhere all other LBNP Policies, development proposals for small businesses to establish and grow will be supported.</p>	See other policies	See other policies	Planning (Listed Buildings and Conservation Areas) Act 1990 Section 66(1).	Q8	PP1.01 – 90% support. PP5 - 90% or more support for all sub-policies. PP9 - 90% or more support for all but 3 sub-policies
E12	<p>Renewable energy developments</p> <p>Development proposals should consider the potential for and address the incorporation of provision for renewable energy thus ensuring that proposals can meet the design obligations set out in VB1 and HP1 whilst making an appropriate contribution to addressing the impacts of climate change.</p>	Para 97(2)	Core Policy 41 Core Policy 42		Q51, Q52, Q53	PP5.13 – 92% support. PP10 - Over 80% support for 10.03 and 10.04

Annex B Matrix of Community Policies and Evidence

These Community Policies are not directly related to development and will not have a direct effect on development decisions. However, they have been developed through the same process as the other policies in the Plan and are presented in the Plan for transparency, consistency and completeness						
Ref	Policy	NPPF	WCS	Other	Residents Survey	Residents Feedback
CP1	Improve broadband and mobile phone services in the village	Para 42	Core Policies 34, 48, 49		Q43F	CP3.01 92% support CP3.02 85% support
CP2	Improve compliance with speed limits	Para 17, 70	Core Policy 48 Core Policy 49		Q71C	CP1.02 96% in favour 4% neutral 0% disagreed
CP3	Reduce verge erosion	Para 17, 70	Core Policy 48			CP1.03

			Core Policy 49			96% in favour 4% neutral 0% disagreed
CP4	Reduce HGV traffic through the village on the Causeway and the B4069	Para 17, 70	Core Policy 48 Core Policy 49		Q71K	CP1.04 98% in favour 2% neutral 0% disagreed
CP5	Improve road and pavement maintenance regimes	Para 17, 70, 75	Core Policy 48 Core Policy 49		Q71J, 81N	CP1.05 98% in favour 2% neutral 0% disagreed
CP6	Improve the bus service through the village and outlying locations	Para 17, 70	Core Policy 48 Core Policy 49		Q71D	CP1.06 81% in favour 19% neutral 0% disagreed
CP7	Retain and improve the playing field facilities	Para 17, 70, 73	Core Policy 48 Core Policy 49		Q41G	CP2.01 94% in favour 6% neutral 0% disagreed
CP8	Retain and improve the village hall facilities	Para 17, 70, 73	Core Policy 48 Core Policy 49		Q41F	CP2.02 85% in favour 13% neutral 2% disagreed
CP9	Farmers to be encouraged to follow certain hedgerow maintenance to recreate the May hedges beside roads in the Parish	Para 17, 131	Core Policy 50 Core Policy 58	Wiltshire LSA		CP2.06 88% in favour 10% neutral 2% disagreed
CP10	Encourage farmers to manage land to the highest practical standards for wildlife and biodiversity	Para 17, 109, 118	Core Strategy Para 6.32 Chippenham Area Strategy Core Policy 50		Q11I, Q11H, Q310A, Q310B, Q43K, Q43L	CP2.07 85% in favour 13% neutral 2% disagreed
CP11	Review the prospects for appropriate levels of affordable housing in the Parish.	Para 54	Core Policy 44	Housing Needs Survey Written feedback to Community Questionnaire Written feedback to Consultation Draft		PP8.01 77% in favour 13% neutral 10% disagreed

Annex C- Listed Buildings & Scheduled Monuments in Langley Burrell ²²

ID	LIST ENTRY	NAME	GRADE	EASTING	NORTHING	LIST DATE
1	1022343	BARN AT MANOR FARM	II	395296	176267	29/02/1988
2	1022344	BARN RANGE TO WEST OF MANOR FARMHOUSE	II	393500	175676	29/02/1988
3	1022345	"PINCHLOAFE COTTAGE", "PINCHLOAFE HOUSE"	II	393040	175185	29/02/1988
4	1022346	LANGLEY COTTAGE	II	393376	175175	29/02/1988
5	1022348	BARROW FARMHOUSE	II	392266	175214	29/02/1988
6	1022349	JACKSOM'S FARMHOUSE	II	391605	175920	29/02/1988
7	1022350	BARN AT JACKSOM'S FARM	II	391554	175962	29/02/1988
8	1022351	MAUD HEATH'S CAUSEWAY (RAISED SECTION EACH SIDE OF KELLAWAY'S BRIDGE)	II*	394743	175780	20/12/1960
9	1022352	MAUD HEATH'S MONUMENT	II	394686	175797	20/12/1960
10	1022353	CHURCH OF ST GILES	II	394834	175756	20/12/1960
11	1022354	CHURCHYARD WALL TO CHURCH OF ST GILES	II	394838	175749	29/02/1988
12	1022355	KELLAWAYS MILL	II	394848	175860	29/02/1988
13	1022356	LOWER PECKINGELL FARMHOUSE	II	393661	174740	29/02/1988
14	1022357	KILVERT'S PARSONAGE	II*	392996	174927	22/12/1960
15	1022358	TWO MONUMENTS IN CHURCHYARD NORTH OF NORTH AISLE OF CHURCH OF ST PETER	II	392759	175809	29/02/1988
16	1022359	JOHN EDDOLLS MONUMENT IN CHURCHYARD ABOUT 10 METRES NORTH EAST OF CHANCEL OF CHURCH OF ST PETER	II	392790	175807	29/02/1988
17	1022360	THREE EDDOLLS MONUMENTS IN CHURCHYARD ABOUT 7 NETRES SOUTH SOUTH WEST OF PORCH OF CHURCH OF ST PETER	II	392763	175779	29/02/1988
18	1022361	THE POUND	II	392801	175384	29/02/1988
19	1199267	MANOR FARMHOUSE	II	395296	176316	29/02/1988
20	1199277	RAWLINGS FARMHOUSE	II	393016	174255	29/02/1988
21	1199298	COMMON FARMHOUSE	II	393021	175195	29/02/1988
22	1199310	THE OLD BREWERY	II	393300	175191	29/02/1988
23	1199374	UNIDENTIFIED MONUMENT TO NORTH OF CHURCH OF ST GILES	II	394836	175764	29/02/1988
24	1199380	KELLAWAYS FARMHOUSE	II*	395025	175456	20/12/1960
25	1199409	LANGLEY HOUSE	II*	392862	175785	20/12/1960
26	1199423	CHURCH OF ST PETER	I	392767	175794	20/12/1960
27	1199537	BUY MONUMENT IN CHURCHYARD BY CHANCEL NORTH WALL OF CHURCH OF ST PETER	II	392781	175798	29/02/1988

²² Source: Aecom HCA report for Langley Burrell February 2016

28	1199568	FOUR MONUMENTS IN CHURCHYARD SOUTH OF TOWER OF CHURCH OF ST PETER	II	392768	175783	29/02/1988
29	1199574	POUND HOUSE	II	392783	175387	29/02/1988
30	1283311	GROUP OF FIVE MONUMENTS WEST AND SOUTH WEST OF PORCH OF CHURCH OF ST PETER	II	392756	175787	29/02/1988
31	1283380	GROVE FARMHOUSE	II	394534	176564	29/02/1988
32	1283416	UPPER PECKINGELL FARMHOUSE	II	393578	174701	29/02/1988
33	1283447	MANOR FARMHOUSE	II	393527	175680	20/12/1960
34	1363831	32-35, THE COMMON	II	393279	175284	29/02/1988
35	1363832	LANGLEY GREEN HOUSE	II	393517	175135	29/02/1988
36	1363834	BARROW COTTAGE	II	392273	175162	29/02/1988
37	1363835	KELLAWAYS MILL HOUSE	II	394898	175822	29/02/1988
38	1363836	THE STEAMER	II	393958	175579	29/02/1988
39	1363837	STABLE BLOCK AT LANGLEY HOUSE	II	392916	175785	20/12/1960
40	1363838	TWO MONUMENTS IN CHURCHYARD ABOUT 4 METRES AND 9 METRES SOUTH OF CHANCEL OF CHURCH OF ST PETER	II	392777	175784	29/02/1988
41	1363839	THE OLD SCHOOL	II	392784	175356	29/02/1988
42	1409180	Green Bridge (MLN19303)	II	393182	174647	17/07/2012