

Langley Burrell Without Parish Neighbourhood Development Plan

2nd Edition
2024 - 2038

PRE-SUBMISSION CONSULTATION DRAFT JULY 2025

View from Wick Hill overlooking Parish of Langley Burrell Without



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Documents which are either required by the Neighbourhood Planning Regulations, or contain supporting information to the Neighbourhood Plan are available for review on the Parish Council website:

langleyburrellparishcouncil.gov.uk/neighbourhood-plan-update/

- DRAFT for consultation Consultation Statement
- DRAFT for consultation Modification Statement
- Parish Housing Needs Survey Report 2023 by Wiltshire Council
- Langley Burrell Without Heritage and Character Assessment Report of February 2016 by AECOM Infrastructure & Environment UK Ltd
- Parish Landscape and Visual Appraisal 2024 by Fiona Sharman Landscape Architect CMLI

Acknowledgements:

The Langley Burrell Without 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 Place Studio as Neighbourhood Plan consultants, 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.

Note:

This document has been prepared by the Langley Burrell Without Parish Neighbourhood Plan Steering Group on behalf of the community of the Parish and the Parish Council.

This is the pre-submission draft of the modified Langley Burrell Without Parish Neighbourhood Plan. It is published by Langley Burrell Without Parish Council under the Neighbourhood Planning (General) Regulations 2012. Together with its associated documentation, it is to be used for its intended purpose only.

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1. Executive Summary

The first edition of our Neighbourhood Plan was voted for by the community of the Parish in September 2017.

This is an update and second edition of our Neighbourhood Plan.

It follows Government Guidelines on Neighbourhood Planning, in which communities are encouraged to review and, where necessary, revise their neighbourhood plans to ensure they do not become out of date and remain relevant and up-to-date. A number of changes have taken place since our first Plan was prepared, locally we've seen some major planning applications approved at appeal, at the Wiltshire level we have a new Local Plan emerging, and at a national level we have new legislation, and updated planning guidance and framework.

This revised Plan builds on Langley Burrell Without's original Neighbourhood Plan and continues to represent the views of the community, now looking forward to 2038. It has been prepared by a Steering Group of residents and the Parish Council, with input from the community, as well as statutory bodies and professional consultants.

Our ambitions remain unchanged in this revised Plan. The main points of the Langley Burrell Without 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 Without's rural and historic character, 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 biodiversity
- Grow the rural economy, and support small businesses and home working
- Support agricultural enterprises in the Parish and the amenity of farmland
- Promote reduced speeds and traffic management on our roads

- 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

Langley Burrell Without's future prosperity lies in its perception as an historic village parish within the County of Wiltshire

Langley Burrell Residents Association



Above:: Winter afternoon River Avon, Peckingell

2. Introduction and Background

Document structure

2. 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 Without
 - Section 3 describes the designated area for the plan
 - Section 4 provides a brief history of the Parish
 - Section 5 sets out our vision for the future of the community and 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 6 to 9 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.

3. 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.

What is Neighbourhood Planning?

4. 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. Neighbourhood Plans are now an established part of the Planning System and research¹ shows that Neighbourhood plans are a powerful tool for local communities to have greater

¹ Parker, G (2020) [Impacts of Neighbourhood Planning in England](#)

influence over future development. Evidence from Local Planning Authorities and appeals indicates that Neighbourhood Plans do have an influential role in decisions, reflecting their legal status, and as a minimum they provide nuance to decisions. The research shows that Neighbourhood Plans have a 'moderate' or 'high' degree of influence on decision-making.

5. Though there have been planning decisions that the Parish did not welcome during the time of the first Neighbourhood Plan, the review work, in preparing this second edition of the Plan found that the Neighbourhood Plan was taken into account, but other factors, such as a lack of 5 year of five year housing land supply in Wiltshire, influenced outcomes.
6. Having a Neighbourhood Plan places the community in a better position (than not having one) 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.

Preparation of the second edition of the Neighbourhood Plan

7. This second edition of the Langley Burrell Without Neighbourhood Plan (LBNP2 for short) 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 Fiona Sharman Landscape Architect CMLI, Place Studio as Neighbourhood Planning Consultants and Wiltshire Council. For the first iteration of the Neighbourhood Plan, 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 all inputted. Reasons behind the intention to review and update the LBNP include:
 - Development in North Chippenham / Rawlings Green
 - Upheld Planning Appeal² relating to land off the B4069 East of Barrow Farm and the increased pressure as a result on the rural fringe between Chippenham and the Parish – coalescence is cited as a concern in the made Plan and this issue is now even more pressing.
 - Changes in parish population and boundary
 - New local sources of evidence and information on local heritage

² Decision dated 5th May 2023. Appeal Ref: APP/Y3940/W/22/3309170

- A continued belief in the vision and objectives of the made Neighbourhood Plan
 - National Planning Policy Framework Updates
 - Wiltshire Local Plan Review
8. The process of reviewing and modifying the Neighbourhood Plan has involved a number of key steps as set out below.

Designation

9. In 2015 the Langley Burrell Without Parish Council was successful with its application to become the designated body responsible for the production of the Langley Burrell Without Neighbourhood Plan (LBNP) for the area of the Parish of Langley Burrell Without that lies to the east of the A350 (the approved 'Designated Area'). In July 2021 an updated Neighbourhood Plan Area was designated to reflect changes in the Parish Council boundary, and to exclude the area within the parish to the west of the A350. A map show the area is included on page 12.

Consultation and Evidence Gathering

10. Building on the existing Plan, in September 2022 a launch meeting was held to explain the need to update the Neighbourhood Plan and the ambitions of the Plan as set out in the executive summary reconfirmed. A Steering Group was reformed and met regularly to guide and input into the process. The community has been kept up-to-date with Plan updating and invited to engage and shape the updated Plan content.
11. New evidence has also been prepared, principally a Landscape and Visual Appraisal by a chartered Landscape Architect which has provided a robust and professional foundation for our ambition to preserve and protect the qualities and characteristics of our landscape and the open green space between Chippenham and the village and hamlets of the Parish.
12. 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 Without an even better place to live and work, both now and for future generations This update of the LBNP reflects the outcomes from the whole consultation and review process and has been approved by the Parish Council for submission to Wiltshire Council.

Changes to this version of the Langley Burrell Without Neighbourhood Plan

13. Langley Burrell Without Neighbourhood Plan 2025 is an evolution of the 2017 Plan. It refines and restates the policies that are at the Plan's core bringing them up to date where necessary. In summary this updated Plan:
- introduces a new policy to protect the undeveloped land and landscape that lies between the village of Langley Burrell and Chippenham (See Policy L1 - Landscape Gap)
 - updates policies that seek to protect the landscape drawing on new evidence base reports (see policy LP2 – Protecting the rural landscape)
 - makes minor updates to policies that are considered to be working as they should, but needed to have reference or evidence updates (see Policy 3 (NE3) – Designated Local Green Space)

A full and detailed overview of all the updates and changes are set out in the Modification Statement which can be found on the parish council website.

County and National Context for the Neighbourhood Plan

14. Neighbourhood plans must have regard to the National Planning Policy Framework (NPPF) and other national advice and guidance³. They must also be in 'general conformity' with strategic planning policies for Wiltshire. In Wiltshire, our current 'Local Plan' is the [Wiltshire Core Strategy](#) (WCS), adopted in 2015. It includes the Chippenham Site Allocations Plan (CSAP), and the Wiltshire Site and Allocations Plan. The Local Plan, together with Neighbourhood Plans that are voted in through referendum votes, such as Langley Burrell Without's Neighbourhood Plan, form the Development Plan for Wiltshire. The Government requires every Local Plan to be reviewed at least once every five years. This is termed the Local Plan review and will set-out a vision and framework for Wiltshire for the period to 2038.. A consultation on the emerging Local Plan was held in the Autumn of 2023 and was submitted to the inspectorate for examination in November 2024. This second edition of the Neighbourhood Plan has been drafted looking ahead to the new planning period up to to 2038⁴.

15. It's also important to note the neighbouring town of Chippenham also now has an 'adopted' Neighbourhood Plan⁵ which includes a shared objective of

³ NPPF 2024

⁴ The emerging Wiltshire Local Plan was submitted to the inspectorate in November 2024 and is currently at the stage of independent examination.

<https://www.wiltshire.gov.uk/local-plan-document-library>

⁵ Chippenham Neighbourhood Plan 'Made' May 2024 <https://chippenhamneighbourhoodplan.org.uk/>

preventing coalescence with surrounding settlements. We have been mindful of the Chippenham Neighbourhood Plan in updating this Neighbourhood Plan as the two areas share common objectives and interrelated natural features.

Sustainable development for Langley Burrell Without

16. The purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development is commonly defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. In planning terms this covers development in three main areas; social, economic and environmental issues.
17. The aim is to secure net gains across economic, social and environmental objectives. The promotion of, and support for, sustainable development is at the heart of the community aspirations in Langley Burrell Without. Support for sustainable development is reflected in the vision for the Neighbourhood Area. This is further expressed in the objectives for the Area (see pages 13 and 14).
18. Our primary fear is that any further northwards expansion of Chippenham will create coalescence with Langley Burrell and the small settlement of Peckingell. This would effectively destroy the setting of the village, its landscape and, we believe, the community.
19. If Chippenham expands to the north again there is a need to consider and address the impact of this on the rural nature of the Parish. The extension of the urban edge (residential and industrial) of Chippenham northwards into the Parish brings an increase in night time lighting which is out of character with the rural approach along the B4069 and pastoral setting to the village. This is seen at Parsonage Way Industrial Estate where the night lighting is highly visible from the village and within its setting. This is also a topic of importance to people in Chippenham as the town Neighbourhood Plan highlights the value that people place upon the landscape setting of the town.
20. 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 unnoticed in a town, represent a relatively large and therefore more noticeably harmful change for a village. Through this update to the Neighbourhood Plan, we hope to proactively address these concerns.

3. The Designated Neighbourhood Plan area

21. The Langley Burrell Without Neighbourhood Area includes:

- The village of Langley Burrell at its centre,
- Kellaways to the east,
- Peckingell to the south-east
- Barrow Farm towards the west; and
- various isolated farmsteads and detached properties.

22. The population is around 550⁶. 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.

Below: a selection of photos from around the parish



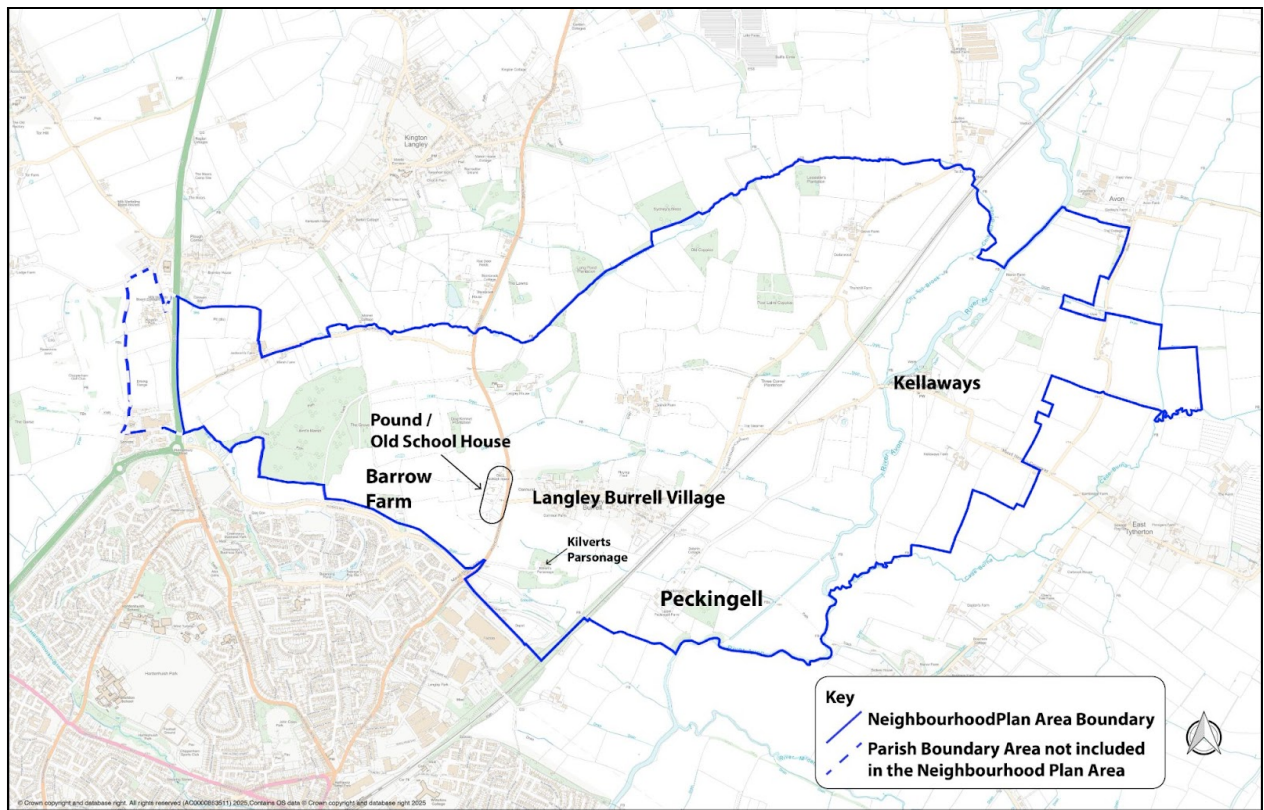
23. From the south, the arrival in the Parish is distinctive, being the first area of open countryside upon leaving the built up area of Chippenham. The main built

⁶ 2021 Census has a population of 580 and 220 households across the Parish of Langley Burrell but that includes the area to the West of the dual carriage way that is no longer in the Parish.

area is clearly distinct and not visible from Chippenham and 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.

24. The Great Western Main Line runs north-east to south-west through the area, on a steep embankment in the north and in a cutting to the south, passing Langley Burrell village 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. When leaving Chippenham by train there is a distinct change in scenery from town to fields before the built environment of Langley Burrell village comes into view giving a real sense of separation. 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 - Neighbourhood Plan Area (as the Parish area, excluding a small area to the west)

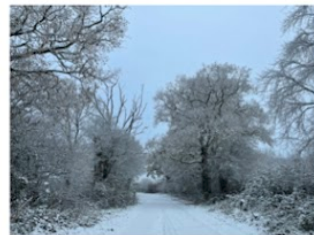


4. History of the Parish

25. There is evidence of settlement in the parish of Langley Burrell Without from prehistoric times, including a Bronze Age barrow (Barrow Farm) and Iron Age settlement (Kellaways). There is also a probable native Romano-British farmstead south of Birds Marsh. As Langeleyghe, the village was first recorded in AD 940. Medieval earthworks south of the parish church and manor house indicate a shrunken medieval village. Recently discovered evidence has also suggested the possibility of a small medieval settlement within the parish at Barrow Farm, that included a moated house.
26. The Borel family owned the manor of Langley Burrell Without from c.1086 until 1300 and gave their name to the settlement. The manor passed through several other hands until 1657, when it was sold to Samuel Ashe. It remained in the Ashe family for c. 350 years, who rebuilt the manor house (Langley House) 1766-9.
27. Tytherton Kellaways lies to the east of the village of Langley Burrell but within the parish. The Kellaways family held it from c.1226 to c.1424, and the Long family from 1500 to 1844. Kellaways Farm was likely the former manor house. However, documentary evidence suggests there was also an older moated manor house adjacent to the river. St Giles church, Kellaways, was built in 1805 to replace a medieval chapel next to Kellaway's mill. Kellaways is best known for the Maud Heath Causeway. This dates from 1474, when Maud Heath, a Kellaways' widow, provided a legacy to create a trust (still in operation) to build a causeway above the floodplain of the river Avon, from Bremhill Wick to Chippenham, through Kellaways and Langley Burrell, a distance of 4 1/2 miles. The path was initially raised by stones, and the floodplain was crossed by wood piles and footboards. A raised causeway section was built in 1812 on 64 brick arches on either side of Kellaways Bridge. Maud - or Mathilda Hethe as she called herself - was part of a wealthy Bristol merchant family, aunt of the city's MP John Bagot, who used the causeway to travel to Parliament. A 17th-century monument to Maud Heath is adjacent to the bridge. The causeway will celebrate its 550th anniversary in 2024.
28. Peckingell is also a medieval hamlet that lies within the parish. For several centuries until the Reformation, Peckingell was owned by Glastonbury Abbey.



Kellaways



Peckingell



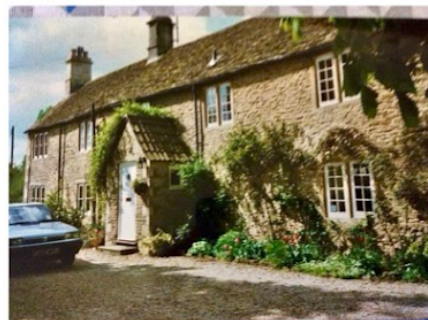
Rawlings Farm



The Steamer

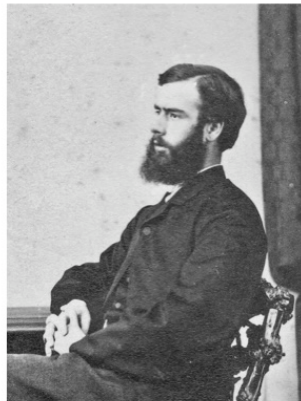


Kilvert's Parsonage



Pound Cottage

29. The parish church of St Peter's incorporates elements from before 1200, although the structure is mainly from the mid-13th to the mid-14th century. It is notable for the ministry of Thomas Webbe, whose heretical beliefs and sexual conduct caused him to be ejected in 1651. The church is also associated with Francis Kilvert, whose father, Robert, was made rector in 1855. Francis Kilvert kept a diary from 1870 until his death in 1879, in which he recorded many diary entries about the people, events and places he saw in Langley Burrell. Extracts from Kilvert's diary, now a classic of English literature, were published in the 20th century. The church was sensitively restored in the 1890s and is Grade I listed, but presently listed on Historic England's Heritage at Risk Register.
30. The parish has several Grade II* listed sites, including Kilvert's Parsonage, the former rectory, and a number of Grade II listed ones. These include the former village school built in 1844 by the Rev. Robert Ashe. Another notable property, Langley Brewery, was established by 1817 on the site of the present public house, the Langley Tap, and closed in 1931. During World War Two, a military camp was built between the village and Langley House.
31. Late 20th-century development in the village was confined mainly to houses along the line of the main settlement. The village has retained its rural character and natural setting, and Langley Burrell is defined as a 'small village' in the Wiltshire Local Plan. The main settlement is centrally located within the parish, largely in a conservation area. It retains many features of a rural village, however the northern expansion of Chippenham into land that was once in the Parish impacts on the wider parish, notably the hamlet of Peckingell and the rural setting to Kilverts Parsonage.



Photos from top left to right
The Old Brewery
The Reverend Francis
Kilvert
The last Keepers of
Keepers Cottage
The Old Schoolhouse



5. Our Vision and Objectives

32. Langley Burrell Without currently faces a number of challenges, most critically from the pressures from any continuing expansion northwards of Chippenham into the Parish. 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.

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, heritage assets, notable literary links and to provide an outstanding quality of life for current and future generations of residents.

”

Objectives

33. To deliver the vision, the following planning objectives have been retained, with very small amendments from the first edition of the Plan:

- **Objective 1** - To maintain the distinct built environment in terms of location, scale and design, to retain the separate and 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 and protect it from development.
- **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 climate change resilience.

34. 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. Some of the policies in this second edition are updates of policies in the first edition, some are new. An overview of the changes to this Plan in this second edition are set out in the Modification Statement which accompanies the Plan as part of its supporting evidence which can be accessed on the Parish Council webpages:

langleyburrellparishcouncil.gov.uk/neighbourhood-plan-update/

35. The planning policies included in this Plan are clearly shown in green boxes and supporting text accompanies the policy. Government guidance sets out that a policy in a Neighbourhood Plan should be positively prepared and be: "clear and unambiguous... It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared"⁷.

36. There are also a number of 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 improvements not directly related to development, but to community and local economic well-being.

⁷ <https://www.gov.uk/guidance/neighbourhood-planning--2>

6. Policies: Development

"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

Objective 1: To maintain the distinct built environment in terms of location, scale and design to retain the separate and deeply rural identity and character of the main village and the associated settlements at Barrow Farm, Kellaways and Peckingell.

Background

37. 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.
38. 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. Langley Burrell is largely designated as a Conservation Area.

Contemporary Position

39. As set out in Wiltshire Core Strategy, Policy 1 'Settlement Strategy', Local Service Centres (places such as Market Lavington) and Large Villages (such as Box) perform an important function of providing local services and facilities, often serving a wider rural hinterland; more so than Small Villages and other smaller settlements. This remains the same in Wiltshire Local Plan Review, which will extend the timeframe from 2026 to 2038. Policy 1 states 'Development at Small Villages will be limited to respond to local needs and to contribute to their vitality'.
40. The Wiltshire Local Plan review distributes a modest proportion of the county's overall housing requirement to the rural areas within four Housing Market Areas identified in the County, over the plan period 2020-2038. The Parish of Langley Burrell Without lies within the Local Plan's Housing Market Area (HMA) of Chippenham. The Rural Housing Requirements Report⁸ (2023) is a document

⁸https://www.wiltshire.gov.uk/media/12017/Rural-Housing-Requirements-2023/pdf/Rural_Housing_Requirements_2023.pdf?m=1695745988247

prepared by Wiltshire Council which underpins the Local Plan review looking ahead to 2038. The report sets out the methodology and process for distributing housing numbers in the rural areas, and sets out that most of the development is expected to be delivered in the Local Service Centres and Large Villages, with a smaller number expected to be delivered through 'windfall development' including infill at the Small Villages across the whole of the Chippenham HMA.

41. Within the HMA, Chippenham is the 'principal settlement' as defined by Core Policy 1 of the Wiltshire Core Strategy – as a 'strategically important centre and primary focus for development'. Core Policy 1 goes on to explain that principal settlements 'will provide significant levels of jobs and homes, together with supporting community facilities and infrastructure, meeting their economic potential in the most sustainable way to support better self-containment'
42. The Chippenham Neighbourhood Plan (voted for by its community in May 2024, and therefore formally 'made' to use the planning term) recognises the importance of green space on its urban fringe, where green buffers can play an additional role in preventing coalescence with neighbouring settlements. The Chippenham Neighbourhood Plan supports surrounding villages in their desire not to be amalgamated within an expanded Chippenham, which would result in the loss of their setting, identity and amenity⁹. Paragraph 1.2 of the Chippenham Site Allocations Plan DPD recognises the fact that 'In planning for the future growth of the town the proposals of this plan seek to: Respect the individual identities of villages within the landscape setting of Chippenham and their relationship to the town'.
43. The first edition of the Langley Burrell Without Neighbourhood Plan identifies several large developments on the southern edge of the parish that had been given outline-planning consent (worth noting here that the Parish area shrunk since the first version of the Neighbourhood Plan). These are listed below together with their current status plus additional developments since its publication.
 - **North Chippenham**
(Planning ref N/12/00560/OUT) North Chippenham Consortium (NCC)
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. *Change since first edition:* Housing is close to completion, whilst local centre and employment uses yet to be built out.

⁹ Paragraph 3.52

- **Rawlings Green**

Planning application 15/12351/OUT for 700 new houses and associated facilities and services was under consideration. Most of the development lies in the Parish of Langley Burrell Without. It is likely that amendments will have to be made to this proposal to align it with the CSAP. *Change since first edition:* Consented in 2021 for 650 dwellings, not yet constructed.

- **Barrow Farm**

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

Change since first edition: This application was resubmitted and refused in 2016 but was subsequently granted permission at appeal in May 2023. No development has been carried out on site to date. An Application for 230 new homes relating to Reserved Matters is currently undergoing consideration (December 2024). There is an aspiration from the developer to build a further 400 homes (this does not form part of the current reserved matters application though).

- **Langley Park**

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

Change since first edition: This development is being constructed.

44. It is acknowledged that the development of some new 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.

45. This section therefore includes a policy which sets out criteria for any developments in the Parish - within the built area of the village, and in the surrounding countryside.

Village Build Policy 1 (VB1) – Scale, character and location of development **UPDATED POLICY**

1. Development proposals will be supported on infill sites within the defined built area for Langley Burrell village, as shown on figure 2, provided that:
 - the proposal accords with the existing street layout and plot sizes and is located on an otherwise built-up frontage;
 - the proposal reflects the existing character and heritage of the village. Design of the buildings must demonstrate how key characteristics of the village and wider landscape, (see Langley Burrell Without: Key Characteristics Summary), have been taken into account.
2. Outside the defined built area of Langley Burrell village, the rest of the parish is considered open countryside and development will be restricted in accordance with the policies of the adopted Wiltshire Local Plan. Development proposals within the countryside of the Parish will therefore only be supported where they are:
 - a. providing affordable, or first home housing, on rural exception sites to meet local needs and are adjacent to the built area of Langley Burrell village; or
 - b. meeting the proven essential need of a rural worker to live permanently at or near their place of work; or
 - c. providing business floorspace on existing employment sites and to support small scale tourism and rural enterprises; or
 - d. providing either a replacement dwelling, an extension to an existing dwelling or the subdivision of an existing residential dwelling; or
 - e. converting previously used permanent buildings or redundant agricultural buildings for appropriate uses; or
 - f. for an extension to an existing building, provided these are proportionate to the site and its surroundings; and
 - g. are of high quality design appropriate to the rural location; and
 - h. maintain the Landscape Gap between Langley Burrell and Chippenham (in accordance with policy LP1).

Why we need this policy

47. Village Build Policy 1 (VB1) articulates residents' expressed concern for the new development to be of a scale appropriate to a small, rural community. VB1 recognises that in, and directly adjacent to the 'built area' of the village, limited infill

may take place which will contribute to meeting local needs, such as affordable housing, and contributing to the long term vitality of the community.

48. In Wiltshire Council Local Plan policy terms, Langley Burrell, as a small village, has no defined settlement boundary. Wiltshire Core Strategy policy 2 and emerging Local Plan policy 2 however, sets out where development proposals will be supported in relation to the 'built area'. This Neighbourhood Plan therefore adds local detail and defines the built area of Langley Burrell village as shown on the following page, figure 2.
49. The edge of the built area of our village is fairly well defined and demarcated by natural and/or manmade features. The existing pattern of development contains a number of different elements (see Figure 2): 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.
50. Areas which have been included in the 'built area' are:
- Built residential and community facilities development such as the village hall, that is physically related to the settlement
 - The curtilage of a property that relates more closely to the built environment (e.g. a garden) or has limited capacity to extend the built form of the settlement in terms of scale and location
51. Areas which have been excluded are:
- Isolated development that is physically detached from the settlement (including farm buildings or agricultural buildings and renewable energy installations)
 - The extended curtilage of a property that relates more closely to the open countryside (e.g. a field or paddock) or has the capacity to substantially extend the built form of the settlement in terms of scale and location
 - The recreational space at the edge of the settlement that relates more closely to the open countryside and is also a designated Local Green Space which prevents development.

Implementing this policy

52. Within the built area of the village, it is vital that sensitive and small-scale development is encouraged and is delivered in a way which protects and reinforces the qualities of the village that is appreciated by our community. Outside of the built area of the village, the countryside covers various landscapes and ecological habitats but also provides economic opportunities whether through

Langley Burrell Without Parish: Key Characteristics Description

The key characteristics of Parish were recorded in the Langley Burrell Without Heritage and Character Assessment Report prepared in 2016. Extracts from that report are included below in italics.

Natural England defines key characteristics as “those combinations of elements which help to give an area its distinctive sense of place” that would result in significant consequences for the current character if they were changed or lost.

As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor change. The key characteristics of the Langley Burrell Without Neighbourhood Area were assessed as part of the preparation of the first edition of the Plan¹⁰, and have been reviewed as part of this second edition and are as follows:

- *Strongly rural area dominated by farming;*
- *Large number and variety of listed buildings throughout the area;*
- *Lowland landscape with brooks, streams and ditches draining towards the River Avon in the east of the area;*
- *Predominantly agricultural land use with arable land on higher ground to the west of the B4069 and pasture around Langley Burrell and the River Avon in the east;*
- *Fields of mixed sizes in an irregular pattern bounded by hedgerows with hedgerow trees and well-vegetated watercourses;*
- *Mature isolated trees in fields provide cover;*
- *Enclosure provided by trees around settlements, in field boundaries and along roads;*
- *Extensive network of well-maintained and well-defined public rights of way providing excellent access to the countryside around Langley Burrell and Chippenham;*
- *Farms are the most prominent visual influence of settlement in the landscape as Langley Burrell is largely enclosed by vegetation on its boundary and Chippenham is intermittently visible as a result of intervening landform and topography;*
- *The visual and audible prominence of the railway line through the area where there is a steep embankment above the floodplain;*
- *Quiet rural roads away from the B4069, including tracks and narrow lanes;*

¹⁰ This document is now retained as background information as an archive document. Key relevant information has been extracted, updated and integrated into this second edition of the Neighbourhood Plan. The Langley Burrell Without HERITAGE AND CHARACTER ASSESSMENT. AECOM 2016 can be accessed on the Parish Council website:

langleyburrellparishcouncil.gov.uk/neighbourhood-plan-update/

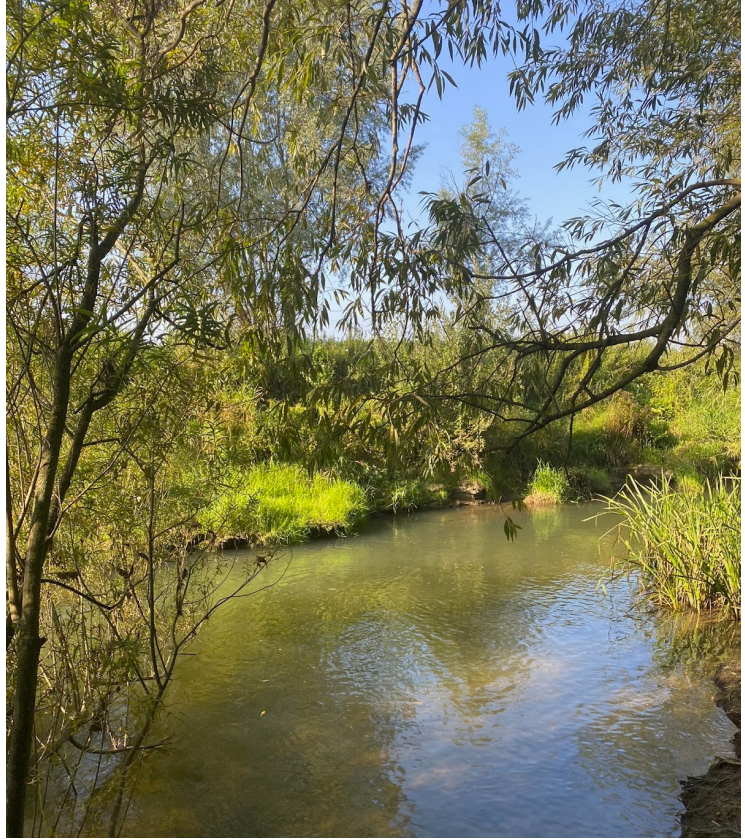
- *Open landscape and countryside gap between Langley Burrell and Chippenham contributes to the rural setting of Langley Burrell and a rural approach to Chippenham;*
- *Historic aspects of development still visible today such as original cobblestones along Maud Heath's Causeway, and the archways of the causeway;*
- *Low density development across the area which is mostly concentrated in Langley Burrell village which is accessed from the west by Maud's Heath Causeway, the key characteristics of which follow:*
 - *A designated Conservation Area with a number of listed buildings*
 - *Predominantly two-storey, detached or semi-detached houses built of oolitic limestone or local brick in a generally consistent architectural style and detailing (with the exception of mid-to-late 20th century development on the western side of Langley Burrell);*
 - *There is an irregular layout and structure to the settlement with buildings along or setback from roads at varying distances and orientations.*
 - *There is a discontinuous line of houses on the south side of the village, with fields coming right up to the main road through the village in places. Buildings differ in size but are almost all two-storeys with pitched, tiled roofs; and*
 - *Almost all houses have large private rear gardens and off-street parking.*
 - *Trees largely enclose the built area, particularly to the north of the village where there is limited influence of development resulting from buildings being largely concealed by a combination of landform and vegetation.*

Upon review in 2024 as part of the process of preparing this second edition of this Plan, all these key characteristics are still evident within the parish but their strength of presence has been eroded in places by development extending northwards of Chippenham. These adverse effects are:

- Erosion of rural qualities and loss of agricultural land and pasture / field patterns;
- New medium to high density development at edge of Chippenham contrasts with traditional vernacular styles and character and detracts from the characteristic low density development;
- Farms are less likely to be the most prominent visual influence of settlement in the parish as Chippenham is more visible, with very little screening by vegetation at its northern edge;
- Reduction in the extent of what is identified as an open landscape and countryside gaps between Langley Burrell and Chippenham, resulting in harm to its contribution to the rural setting of Langley Burrell and a rural approach to Chippenham along the B4069; and
- Decrease in visual and aural tranquillity including effects of lighting at night-time.

Langley Burrell Without Parish: Key Characteristics Photos

Right: the River Avon - which together with various brooks, streams and ditches, is a key characteristic of the parish.



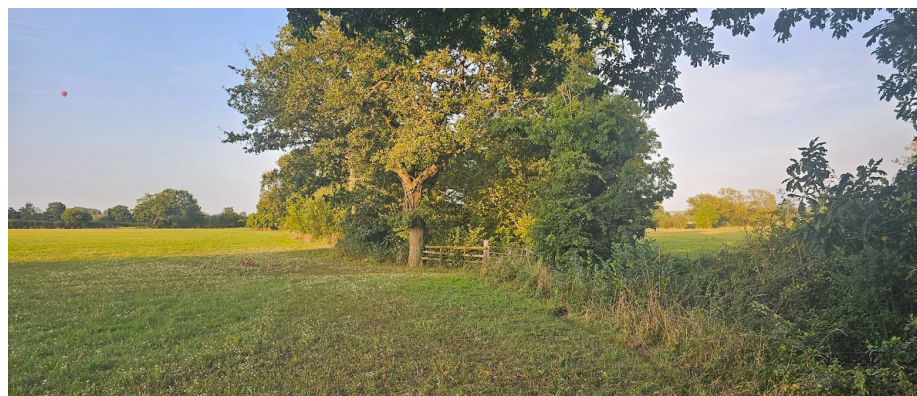
Right: An evening walk on a spring day along one of the many public rights of way paths in the Parish.



Below: An example of enclosure provided by trees along a public right of way.



Below: Many fields are bounded by hedgerows with hedgerow trees



Below: part of The Common - the road running through the Village of Langley Burrell.



Below Right: Pinchloafe Cottage
Below Left: Upper Peckingell Farmhouse





Above Left: The Old Brewery
Above Right : 32-35 The Common



Below: Langley Cottage



7. Policies: Landscape

'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

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

Background

56. As set out by the European Landscape Convention, "the landscape is an important part of the quality of life for people everywhere: in urban areas and in the countryside, in degraded areas as well as in areas of high quality, in areas recognised as being of outstanding beauty as well as everyday areas"¹¹.
57. The landscape of the Parish comprises predominantly open farmland with larger arable fields on higher ground to the west, and generally smaller fields of pasture around Langley Burrell and within the low-lying land to the east. Fields are varied in size from small to large and are irregular in shape and pattern. They are bound and divided by either hedgerows or watercourses, with mature hedgerow trees and mature vegetation along watercourses, which creates a sense of enclosure to fields. Mature isolated trees in fields are common throughout the area.
58. The largest area of woodland is Bird's Marsh to the west of the B4069, which is a strong feature in the landscape between Chippenham and Langley Burrell. There are a few other small woodland plantations and copses in the area. The northern edge of Langley Burrell is well-wooded, which screens the village, reducing its influence on the landscape to the north.
59. The boundary of Chippenham to the south of the area is more open with less cover from tree belts, except at Parsonage Way which is lined by a mature belt of trees to its northern side. The undeveloped landscape between Langley Burrell and Chippenham (at Parsonage Way Industrial Estate, and Hill Corner Road east of Barrows Farm) around Kilvert's Parsonage forms a distinctive countryside gap that separates the two settlements.
60. Roads are generally lined with hedgerows and hedgerow trees which provide a strong sense of enclosure when travelling through the landscape. However, the B4069 to the west and south of Langley Burrell is lined by very few trees and

¹¹ Council of Europe (2000), European Landscape Convention, Council of Europe, Florence October 2000.

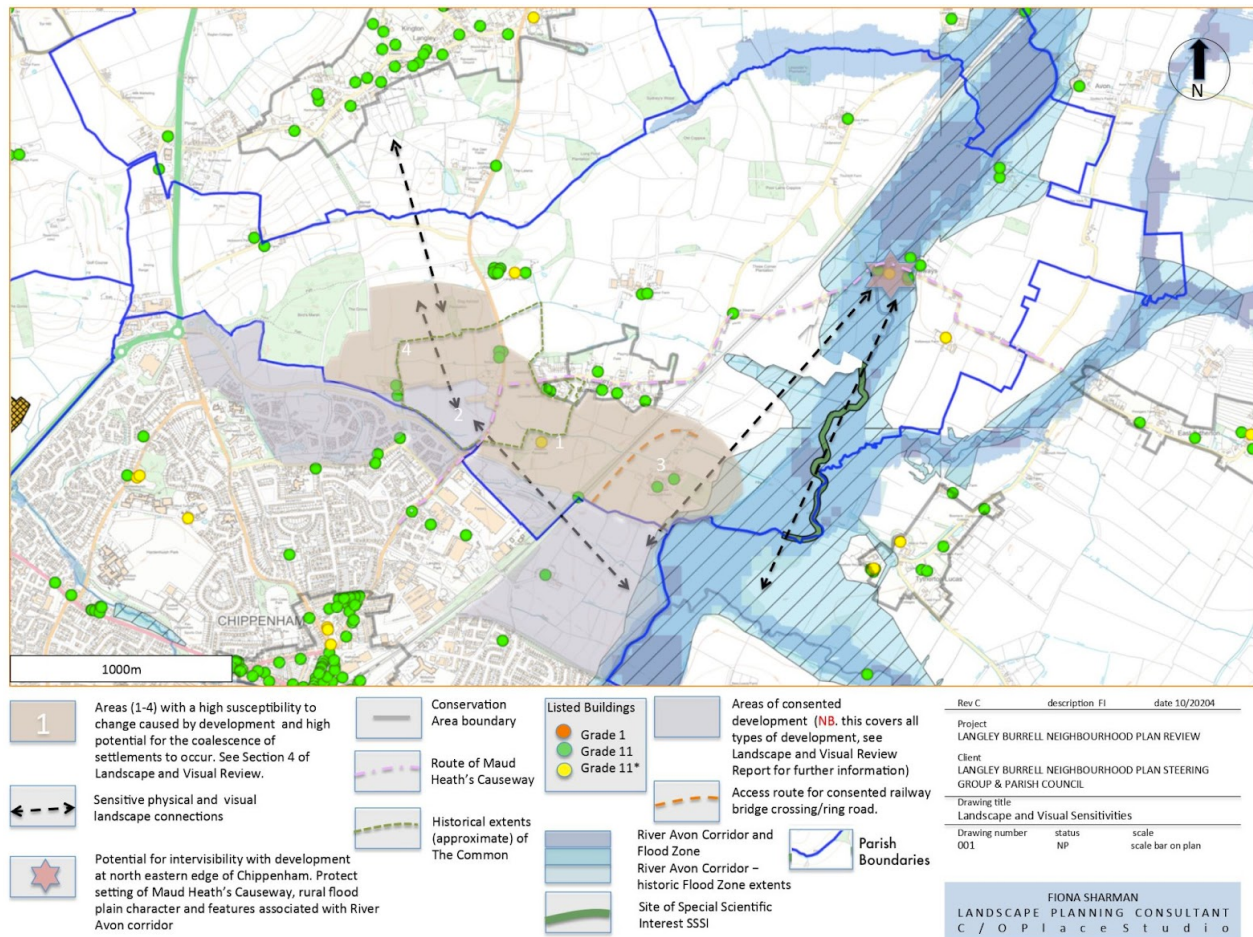
therefore the undeveloped countryside to either side of the road creates a rural approach into Chippenham and enhances the rural setting to Langley Burrell.

Future Concerns

61. The Incremental change caused by development has the capacity to affect the overall character of the landscape. Major developments approved both in North Chippenham and within the Langley Burrell Without Neighbourhood Area between the A350 and B4069 south of Bird's Marsh, will substantially alter the character of this part of the parish.
62. There is likely to be greater intervisibility between the edge of Chippenham and the settlements of Langley Burrell, reducing their separation distances. The built up edge of Chippenham will be more prominent in Westerly views from the eastern edge of Langley Burrell Without and from PRow to the east around the river Avon corridor, increasing the likelihood of built form being seen from Heritage Assets such as Maud Heath's Causeway, plus landscape patterns and pasture land will be lost.
63. As part of the update of this Neighbourhood Plan, a Landscape and Visual Review has been undertaken by chartered Landscape Planning Consultant, Fiona Sharman CMLI. The Landscape and Visual Review Report¹² forms a key part of the evidence base to this Plan, and includes the following:
 - A review of the landscape character context of the parish looking at physical influences, influences of human activity, and aesthetic and perceptual factors; and.
 - A narrative analysis of the issues and assessment of the sensitivity of the landscape to development focusing on the setting of the village and the degree of separation/coalescence between the village, parish and neighbouring settlement of Chippenham
64. The Report evidences and identifies areas and elements within the parish that by virtue of their sensitivity, value and function warrant further safeguarding/protection and/or enhancement.

¹² This report can be found here:
<https://langleyburrellparishcouncil.gov.uk/neighbourhood-plan-update/>

Figure 3: Key Landscape and Visual Sensitivities (source: Landscape and Visual Review, October 2024¹³)



¹³ To see a large version of this figure, click here:
langleyburrellparishcouncil.gov.uk/neighbourhood-plan-update/

Landscape Policy 1 (LP 1): Maintaining the Landscape Gap to avoid coalescence between Langley Burrell / Peckingell and Chippenham

NEW POLICY

A Landscape Gap defined to the south and south west of Langley Burrell village and Peckingell as shown as Areas A and B on Figure 4.

Development proposals in the Landscape Gap, will only be supported where they do not individually or cumulatively result in coalescence of Langley Burrell village and Peckingell with Chippenham, and consequent loss of separate identity or character of Langley Burrell village and Peckingell, and provided that they do not conflict with other Countryside policies in the Wiltshire Development Plan. In order to demonstrate how the Landscape Gap(s) is maintained proposals must:

- a. be accompanied by a landscape and visual impact assessment to demonstrate no diminution in openness and views in the Landscape Gap; and
- b. be accompanied by a mitigation plan showing how the Landscape Gap can be enhanced by planting and other amelioration.

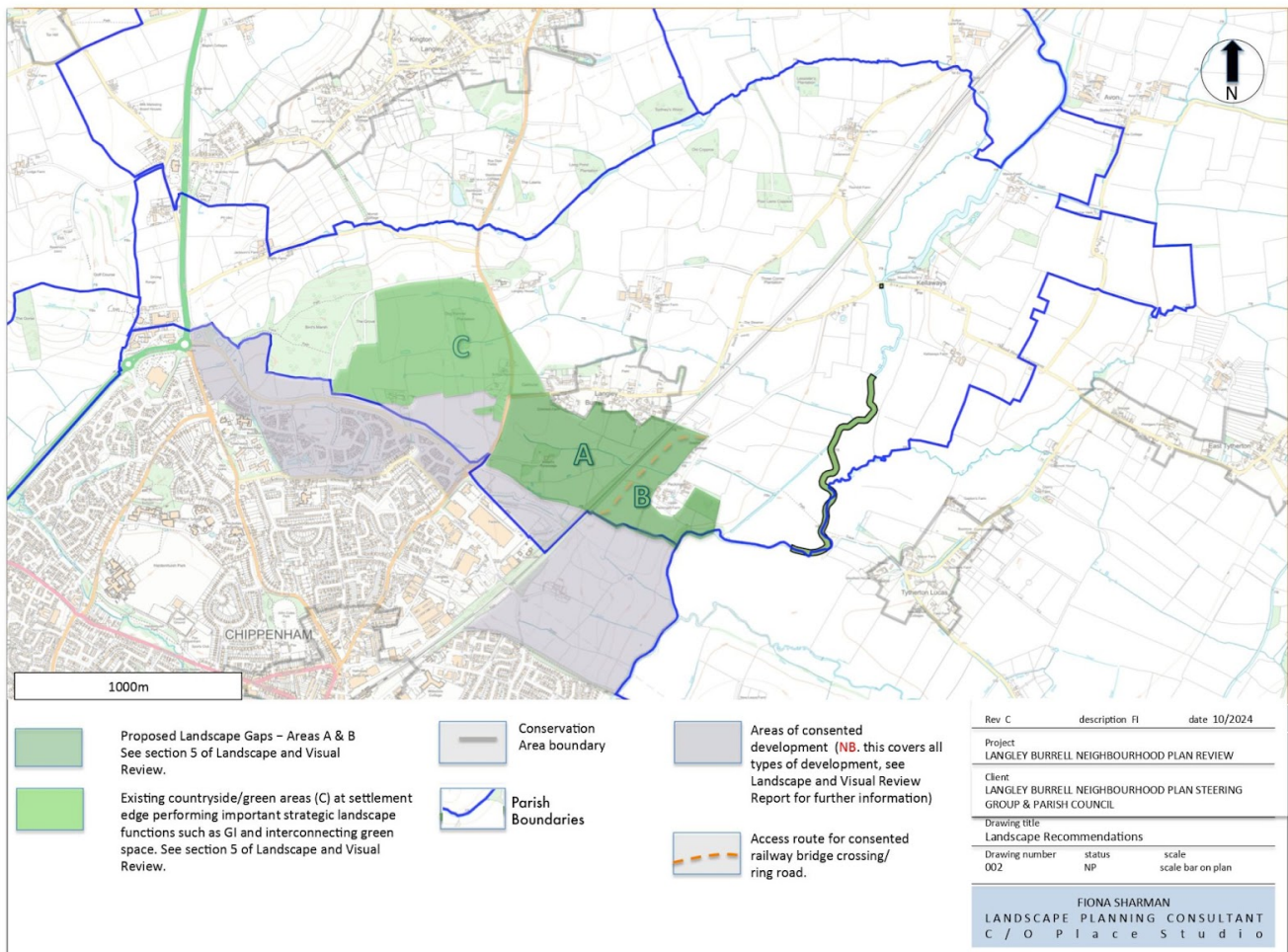
Why we need this policy

65. The importance of maintaining physical separation between settlements and avoiding coalescence (where two settlements join) is an important consideration for the community of Langley Burrell Without, as well as neighbouring Chippenham. This concern is echoed in a number of related Plans presenting a coherent approach; the Chippenham Neighbourhood Plan Identity Objective 3. *Establish a green buffer to protect the town's identity by preventing coalescence with surrounding settlements*; Policy 6.6 of the emerging Local Plan which seeks to 'Respect the individual identities of villages within the landscape setting of Chippenham and their relationship to the town'. The Chippenham Sites Allocations Plan in allocating Rawlings Farm also draws attention to the importance of the setting of Langley Burrell and therefore includes a Country Park as landscape buffer to the north of the allocated area.

66. This policy identifies areas of countryside that are particularly vulnerable to development pressure, but which have an important function with regards to preserving landscape areas which contribute to the setting and identity of the settlements. A Landscape Gap is more concerned with its 'setting' function (visual and physical separation) rather than a landscape designation; thus, helping to preserve landscape areas which contribute to the setting, identity or

backdrop of settlements. A Landscape Gap should also be a contiguous, uninterrupted, integral whole in order to be a 'meaningful gap' and not broken or partially subdivided by significant development which would undermine its landscape setting function.

Figure 4: Landscape Management and Conservation (see following text for more accompanying information on the Landscape Gap)



Implementing this policy

67. The character and identity of Langley Burrell village and Peckingell will be protected by a principle of non-coalescence with the land identified as performing the function of a landscape gap protected from development that would impact on that function.

68. The methodology used to define and assess the boundaries of the Landscape Gap forms part of the Neighbourhood Plan evidence base. The Landscape and Visual Review Report proposes and defines the extent of a Landscape Gap

(separated into two parcels of A and B) as shown on figure 4, that is based on the complex interaction between both the visual analysis and landscape character analysis. Area C is addressed in the following policy (LP2). Development proposals in the Landscape Gap will be weighed against the risk of coalescence in order to apply this policy. More detail about the Landscape Gap is set out in the figure below, in the Landscape and Visual Review Report and on the following pages.

Proposed Landscape Gap A to the south, south west and west of Langley Burrell village

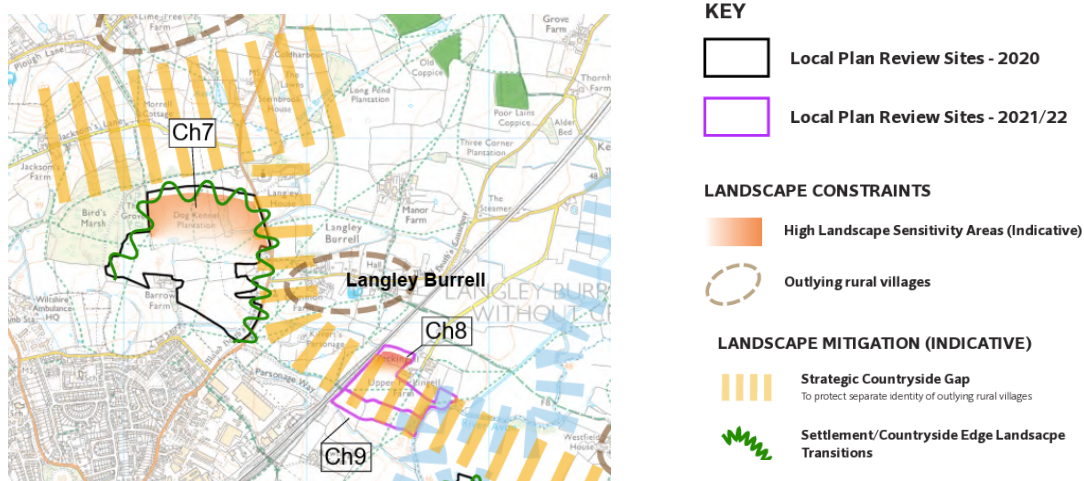
69. The western and southern edges of the settlement are well vegetated with mature trees that form a well-defined green edge to Langley Burrell with filtered or glimpsed views of residential properties. The distance between the western and southern edges of the settlement and existing and consented built form of Chippenham are relatively short.
70. The landscape here provides a distinctive rural edge character to the settlement and provides a strong sense of separation between the settlement boundary and development to the south, southwest and consented development to the west. It is strategically important to retain the fields to the south of the village:
- To maintain the separation of the settlement of Langley Burrell from built form to the north of Chippenham that already extends into the parish;
 - To maintain the separation of the settlement of Langley Burrell from built form to the west around Barrow farm;
 - To protect the setting of the Conservation Area and numerous Listed Buildings;
 - To maintain rural approach (gateway to Chippenham);
 - To maintain land for agriculture (the majority of the area is Grade 2 which is defined as very good quality);
 - To maintain small scale meadow pasture that is a key characteristic;
 - To maintain levels of aural and visual tranquillity;
 - To protect key views; and,
 - To maintain the continuity of this green space / Green Infrastructure network with the countryside setting to the west, northwest, southeast and east.

Proposed Landscape Gap B – Land within the parish to the east and south east of Langley Burrell village, beyond the railway line forming the setting to Peckingell.

71. The proposed area is shown as contiguous with the Landscape Gap A proposed adjacent to the Hamlet of Peckingell and to the south of Langley Burrell village to ensure a continuous green corridor that protects and enhances Green and Blue Infrastructure (GBI) assets (the River Avon, fields, hedgerows, trees etc) and the overall network around and within the parish.

72. Taking into account the consented development around Peckingell, and importantly, the Wiltshire Local Plan Review evidence base document: Site Landscape Appraisals Review¹⁴ (see extracted map below and link to the document in the footnote) which also evidences the need for a landscape (or countryside) gap, it is recommended that the remaining green space in this area be retained and protected up to the parish boundary. The proposed safeguarding of this green space would ensure that:

- The separation of the hamlet of Peckingell and the consented Rawlings Green development (which will form the new urban edge of Chippenham);
- The countryside/rural setting to the settlement would remain intact. The visual and physical continuity of green space with the wider countryside beyond (that includes the north-west portion of the parish) would also be maintained;
- The countryside/rural setting to the river Avon corridor would be preserved;
- Heritage assets would be protected;
- The visual amenity of a variety of users and their Key Views would be protected; and,
- Continuity of Green Space and GBI networks would be protected.



¹⁴https://www.wiltshire.gov.uk/media/11986/wlpr19-site-landscape-appraisals-2023-reduced/pdf/wlpr19_site_landscape_appraisals_2023_reduced.pdf?m=1695734045730

Landscape Policy 2 (LP 2) – Protecting the Rural Landscape

UPDATED POLICY

1. New development must avoid reducing the open land that separates Langley Burrell village, Peckingell and Chippenham. 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 protect the landscape characteristics that are particularly sensitive to change. These are shown on figure 3, and identified as:
 - a. the setting of designated heritage assets, such as the Langley Burrell Conservation Area;
 - b. undeveloped countryside to the west of the B4069, which contributes to the rural setting of Langley Burrell village and a rural approach to Chippenham. Shown as area C on figure 4;
 - c. other historic features in the landscape associated with Langley Common, Maud Heath's Causeway (see also Heritage policy HP1) and the Great Western Main Line and their landscape settings;
 - d. the appearance and management of fields and the hedgerow network;
 - e. the quiet village of Langley Burrell and its rural characteristics;
 - f. hedgerow trees and riparian vegetation along watercourses that provide enclosure and enforce the sense of a rural landscape; and
 - g. the extensive network of well managed public rights of way that keep the countryside open to recreational access.
2. If external lighting is required, proposals shall demonstrate they have considered lighting schemes which limit the use of outdoor lighting and ensure minimal impact of interior lighting so as to limit light pollution and protect the dark night sky as far as possible.

Why we need this policy

73. Policy LP2 links to the inherent sensitivities of the landscape of the area to change. These are listed in the policy. It should be noted that their susceptibility and vulnerability to change is likely to be greater due to the forces for change such as development constructed and consented since the first edition of this Neighbourhood Plan (See Section 3 of the Landscape and visual Review Report).

Implementing this policy

74. This policy is underpinned by the Wiltshire Landscape Character Assessment (County Level) 2005 and the Landscape and Visual Review Report which drew on this assessment when preparing parish scale information. The Review Report also recommended that the area identified as area C in figure 4 is retained and protected up to the parish boundary. The proposed safeguarding of this green space would ensure that:

- The countryside/rural setting to the settlement would remain intact. The visual and physical continuity of green space with the wider countryside beyond, to the north of the parish, towards the parish and settlement of Kington Langley would also be maintained. Thus limiting the potential for coalescence with the settlement of Kington Langley to the north.
- The countryside/rural setting would be preserved
- The rural approach to Chippenham along B4069 would be preserved
- Heritage assets would be protected
- Key habitats e.g. Ancient Woodland at Birds Marsh would be protected
- Continuity of Green Space and GBI networks would be protected
- The visual amenity of a variety of users and their Key Views would be protected.

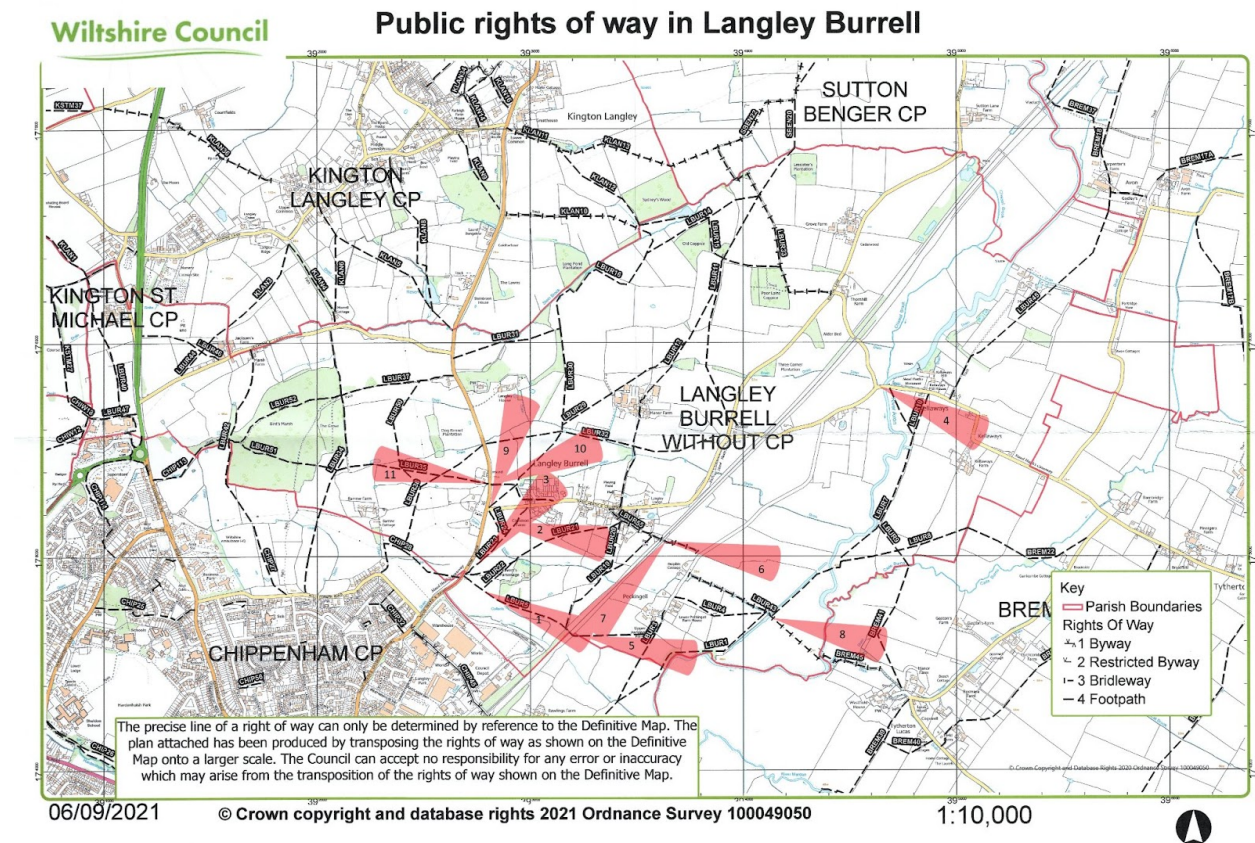
Landscape Policy 3 (LP 3) – Important Views

1. The Neighbourhood Plan identifies the following important views as set out below and in figure 5:
 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)
 4. East towards St Giles and raised Causeway from the meadow on the east side of the River Avon from LBUR7
 5. East North East towards Tytherton Lucas/Kellaways across River Avon - from Green Bridge Footpath LBUR 5
 6. East across the Avon valley from the Crossing Lane footbridge, from Footpath LBUR55
 7. The view of the parish from the Great Western Railway, when entering or exiting by train (taken from the Crossing Lane footbridge, from Footpath LBUR55 for practical reasons).
 8. East towards the river Avon and across the Avon Valley from the intersection of Footpaths LBUR1, LBUR4, LBUR43 and BREM45
 9. North towards Langley House from the intersection of Footpath LBUR30 and Maud Heath's Causeway
 10. East North East towards Manor Farm from the intersection of the B4069 and Footpath LBUR35
 11. West towards Birds Marsh Wood from the intersection of the B4069 and Footpath LBUR35
2. Proposals should not diminish the important views across the open countryside and should respond positively to the identified views and demonstrate consideration of matters relating to design, height and massing either individually or cumulatively. Development proposals which would have a significant adverse impact on an identified Important View identified in this Plan, will not be supported.

Why we need this policy

75. Key views that are considered 'definitive' of the village setting in the wider context of the Avon Valley and Hullavington Rolling Lowlands, particularly across to Bird's Marsh are identified and referenced in this policy. 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. The views demonstrate the landscape qualities within the parish and the continuity of these within its setting, as identified in published landscape character appraisals¹⁵. Key characteristic elements, such as the rural picturesque floodplain along the River Avon Corridor, raised Causeway, Listed buildings and setting to Langley Burrell Conservation Area, meadow pasture, and Ancient Woodland at Birds Marsh are evident.

Figure 5 - Important views within the Parish (see representative photos on the next page)



¹⁵ ADD Reference for the Chippenham setting study

View 1- Eastwards towards the Green Bridge and Bencroft Hill across the Avon Valley from land on the east side of the B4069 near Kilvert's 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 Kilvert's Parsonage driveway bordering the B4069 (from footpaths LBUR21 or LBUR23)



View 4 - East towards St Giles and the raised Causeway from the meadow on the east side of the River Avon from LBUR7



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



View 6 - East across the Avon valley from the Crossing Lane footbridge, from Footpath LBUR55



View 7 - The view of the parish from the Great Western Railway, when entering or exiting by train (taken from the Crossing Lane footbridge, from Footpath LBUR55 for practical reasons).



View 8 - East towards the river Avon and across the Avon Valley from the intersection of Footpaths LBUR1, LBUR4, LBUR43 and BREM45



View 9 - North towards Langley House from the intersection of Footpath LBUR30 and Maud Heath's Causeway



View 10 - East North East towards Manor Farm from the intersection of the B4069 and Footpath LBUR35



View 11 - West towards Birds Marsh Wood from the intersection of the B4069 and Footpath LBUR35



76. All of the views have been suggested by local residents and are visible from popular public footpaths in the Parish. Views 1 - 5 (previously labelled 1-4 and 6) are as were included in the first Plan. Views 6 - 11 have been added as part of the review and update of the Plan. View 4 from the previous Neighborhood Plan has been removed. View 4 was "West and North West towards Bird's Marsh Wood across open farmland from B4069." This view, while currently still visible, is expected to disappear in the very near future as planning application PL/2024/05355 seeks to build 230 homes that will obscure the entirety of this view.
77. The views 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 floodplain and the accessible open countryside adjacent to Birds Marsh Wood with its network of popular rural footpaths.

Implementing this policy

78. All of the key views have been reviewed and are considered to have high value at a local level in the Landscape and Visual Review Report. The features concerned figure prominently in landscape assessments and heritage documentation. The following extracts from Chippenham Landscape Setting evidence paper 4¹⁶, prepared for Wiltshire Council in 2014 illustrate key features in the local landscape:

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.

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.

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 Chippenham 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.

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

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.

6: The land east of the B4069 section of Maud Heath's Causeway is characterised by pasture and woodland around the grade II Listed Kilvert's Parsonage. 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.*

¹⁶ Chippenham Landscape Setting Assessment – Report 2014' prepared by 'The Environment Partnership (TEP) on behalf of Wiltshire Council

7: The landscape on the eastern edge of Chippenham provides the transition from higher ground to the expansive River Avon flood plain 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.

The table below shows the relevance of each of these seven key landscape features to the selected views:

| View | Key landscape feature | | | | | | |
|------|-----------------------|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 1 | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ |
| 2 | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ |
| 3 | ✓ | ✓ | | | ✓ | ✓ | |
| 4 | ✓ | ✓ | ✓ | ✓ | | | ✓ |
| 5 | ✓ | ✓ | ✓ | ✓ | | | ✓ |
| 6 | ✓ | ✓ | | ✓ | | | ✓ |
| 7 | ✓ | ✓ | ✓ | ✓ | | | ✓ |
| 8 | ✓ | ✓ | ✓ | ✓ | | | ✓ |
| 9 | ✓ | ✓ | | | ✓ | ✓ | |
| 10 | ✓ | ✓ | | | ✓ | ✓ | |
| 11 | ✓ | ✓ | | | ✓ | | |

8. Policies: Heritage

"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

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

Background

79. The immediate area harbours a wealth of evidence of human usage going back to Palaeolithic times.
80. 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".
81. 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".
82. A project has recently been completed creating The Kilvert Trail, 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 audio excerpts from Kilvert's Diaries. A Heritage Trail has also been created, with walks passing by all listed buildings and monuments in the Parish, with photographs and history of each. All details can be found on the website langleyburrell.org

Contemporary Position

83. The relationship between the historic built environment and its surroundings throughout Langley Burrell Without Parish exemplifies the essential qualities of an English rural community.
84. The historic environment and heritage assets are an irreplaceable resource. As such, great weight is given to the conservation of heritage assets at a national and local level in considering proposals for their alteration or development or development in their setting, proportionate to their significance¹⁷.
85. A heritage asset is a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets are of two types: 'designated heritage assets', and 'non-designated heritage assets'.
86. Designated heritage assets are largely designated nationally and include listed buildings and scheduled monuments, registered historic parks and gardens and registered battlefields), in our Parish, much of the village of Langley Burrell is a Conservation Area, which are designated locally. The most up to date list of heritage assets, both designated and non-designated, can be found on the Wiltshire Historic Environment Record¹⁸.
87. Key listed buildings in the Parish include:
- 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.
 - Langley House, listed Grade II* was built in c. 1780 for Robert Ashe, replacing an earlier house.
 - Kellaways Farmhouse, also Grade II* listed, was built before 1674 in the local vernacular of stone rubble and was the manor house of the Kellaways estate.
 - 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, listed Grade II*. 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.

¹⁷ NPPF (December 2023) Paragraph 205

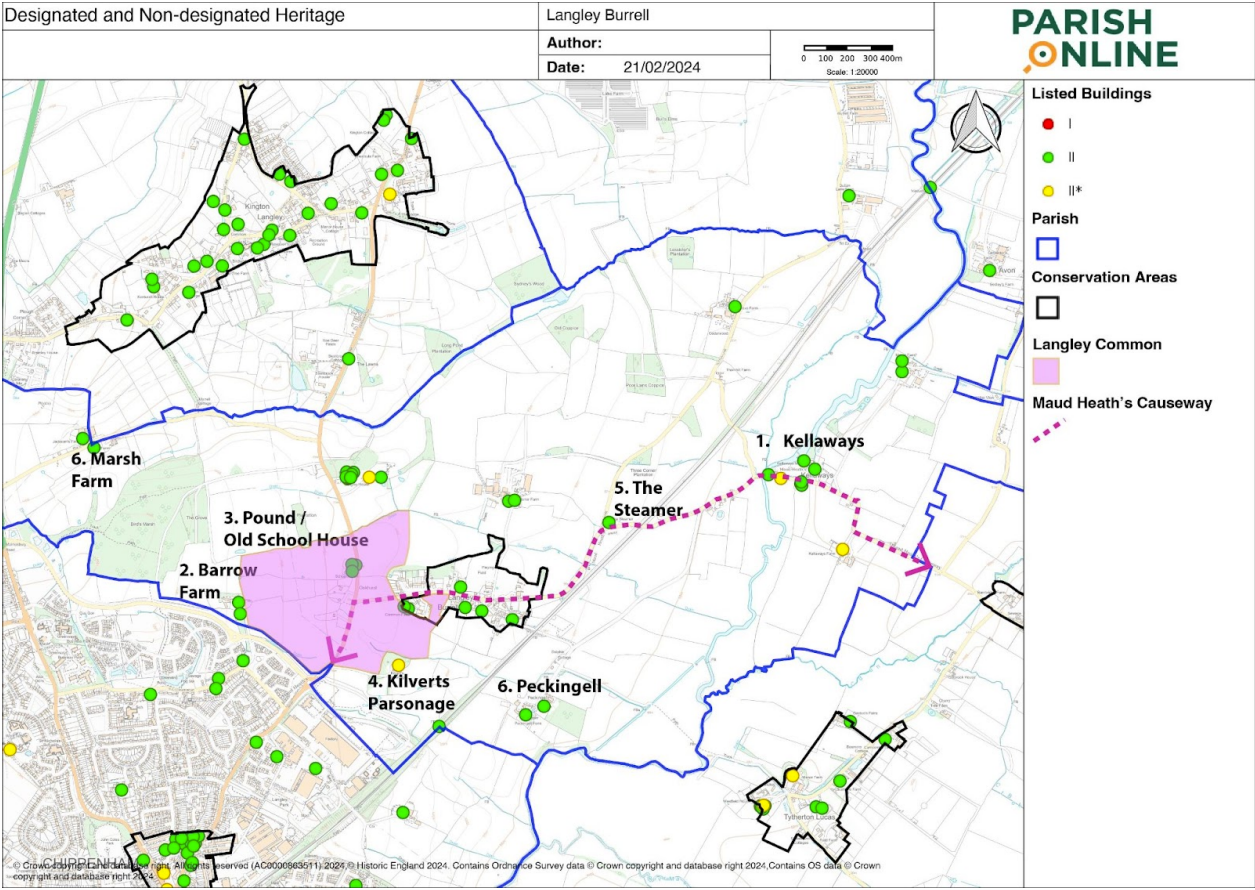
¹⁸ <https://www.wiltshire.gov.uk/article/889/Archaeology-and-historicenvironment-record>

88. The remaining 26 listed buildings and 12 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.
89. Non-designated heritage assets are locally-identified buildings, monuments, sites, places, areas or landscapes identified by planmaking bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

Future Concerns

90. 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.
91. 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.

Figure 6 - Designated and locally valued non-designated heritage assets in the Parish



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

Update (combining former policies HP1, 2 and 3)

1. Designated and non-designated historic heritage assets and their settings, both above and below ground, including archaeological sites, shall be protected, conserved and, where possible, enhanced for their historic significance and their important contribution to local distinctiveness, character, history and sense of place for the whole Parish of Langley Burrell Without.
2. Locally valued non-designated heritage features which contribute to the distinct identity of the parish as shown on figure 6 are:
 - a. Maud's Heath Causeway (which includes the Grade II* listed raised section either side of Kellaway's Bridge).
 - b. Langley Common
3. Where heritage assets are affected, proposals shall provide a proportionate heritage statement which should include:
 - a. identification of heritage asset(s);
 - b. information of significance of the asset, including its setting assessment of impact of proposed development on the asset and its setting;
 - c. measures to mitigate any such effects; and,
 - d. for archaeological remains, development proposals will be expected to demonstrate, by a thorough understanding of the significance of the asset, how any change proposed would preserve and, where appropriate, enhance their significance. If there is any perceived harm, this harm will need to be fully justified and weighed against any public benefits of the overall development scheme within the final planning balance.

Why we need this policy

92. 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.

93. Archaeological evidence is recorded in the Parish relating to settlements from the Mesolithic (mid-Stone Age) period. A Bronze Age barrow (now ploughed over) has been identified south of Bird's Marsh and west of Barrow Farm. The nearby barrow is likely one mentioned in an Anglo-Saxon charter of 854, which also references an adjacent spring. Elsewhere in the parish, there is evidence of occupation during the Iron Age east of Kellaways, in the form of an enclosure settlement likely dating from 400-100 BC.
94. Maud Heath's Causeway is a pavement which runs from Chippenham Cliff, 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. The upkeep is still the responsibility of the Trustees, one of the oldest charities in Britain.
95. 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. 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.



Langley Common

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.

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 5 shows its approximate extent.

This area affords a 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 eight grade II or II* listed properties on or neighbouring Langley Common.



Implementing this policy

96. The significance and importance of historic buildings can be seriously devalued by inappropriate neighbouring developments and uses. Wiltshire Council, as the Local Planning Authority will protect the setting of a listed building when considering proposals either in its curtilage or on adjacent properties. Applicants will be expected to provide sufficient information about the proposed development and its relationship to its setting as part of a heritage statement, and/or design and access statement.
97. Planning applications, on sites where there is or is the potential for an archaeological heritage asset, must include an appropriate desk-based assessment of the asset.
98. Although Locally Important Heritage Assets do not enjoy the protection of statutory listing, appropriate weight to the desirability of conserving and enhancing buildings or structures will be accorded by the Wiltshire Council. The applicant should use existing available evidence including Historic Environment Records, historic maps and other evidence to inform their proposal.

Heritage Policy 2 (HP2) – Preservation of the heritage setting of hamlets and isolated listed buildings

MINOR UPDATE

Development at the Parish's hamlets and groups of buildings will be strictly controlled and normally limited to very small scale development that rounds off the built form, constitutes infill or utilises previously developed land or buildings. Development that clearly extends the built form of a hamlet into the open countryside or erodes the open countryside in which it is situated will not therefore normally be supported.

Hamlets or groups of buildings are listed below and shown in Figure 6:

1. The hamlet at Kellaways
2. The hamlet at the former farmstead at Barrow Farm
3. The cluster of buildings at Pound/Old School House
4. Kilvert's Parsonage
5. The Steamer
6. Marsh Farm – Jacksom's Lane
7. The hamlet at Peckingell

Why we need this policy

99. 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 House, Manor Farmhouse the barn at Manor Farm (Kellaways), the barn at Jacksom's Farm, Lower Peckingell Farmhouse and Upper Peckingell Farmhouse. The main settlement contains several Grade II buildings including Pinchloafe House and Cottage (now renamed as Home Farm), Langley Cottage, Common Farmhouse and the Old Brewery. Other Grade II listed buildings elsewhere in the Parish include Barrow Farm, 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.

Implementing this policy

100. The hamlets and isolated buildings are located in the countryside, where a more restrictive approach to development will be taken as set out in the Wiltshire Local Plan.

9. Policies: Environment and Climate

'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

Objective 4 - To protect and enhance the natural environment

Objective 5 - to support local climate change resilience

Contemporary Position

101. 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.
102. 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 is home to a variety of wildlife including swans, kingfishers, herons, mallard, coots and great crested newts, hedgehogs, 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 and is a Site of Special Scientific Interest (SSSI).
103. As highlighted in section 7 landscape, the network of multifunctional Green and Blue Infrastructure (GBI) in the parish, and beyond, enables the movement of wildlife and people. The network includes road and rail corridors, cycling routes, pedestrian paths and rights of way, as well as blue infrastructure such as rivers, streams, canals and ponds. Green spaces that connect to form a network of green corridors provide multi-functional benefits for landscape, heritage, wildlife, biodiversity, flood protection, leisure opportunities, climate change mitigation and agriculture. The proposed Landscape Gaps of this Plan are key elements of our local GBI network.

Future Concerns

104. 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.

105. 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.



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

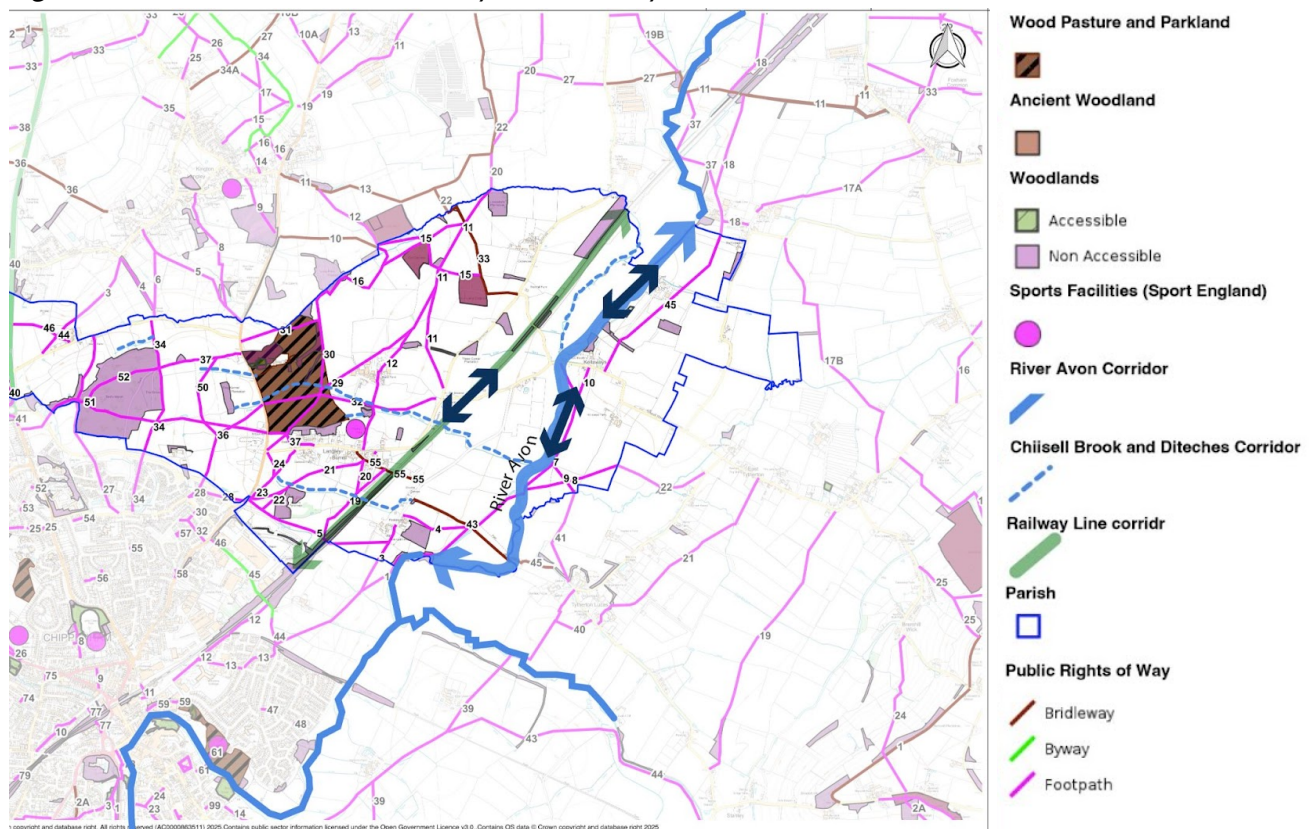
1. Development proposals in Langley Burrell Without must assess and address their impact on nature conservation. Those that go further than measures of mitigation and look to make a positive contribution to the conservation of wildlife and biodiversity to benefit future generations, will be supported.
2. Proposals that are required to provide biodiversity net gain shall do so as calculated to reflect the latest local or national policy and advice through planning conditions or planning obligations. Wherever practicable proposals should go beyond the current national minimum of 10% and achieve any higher requirement which may be included in a future adopted Local Plan.
3. Habitats should be functionally linked to the wider habitat network creating coherent ecological networks. Consideration should be given to the Wiltshire Local Nature Recovery Strategy to ensure that biodiversity net gain is delivered within this context. Features of significant biodiversity value in the Parish that should be retained and enhanced are as follows:
 - a. River Avon Tributaries Corridor
 - b. Chisell Brook Corridor and numerous ditches and streams
 - c. Railway Line Corridor
 - d. The strong network of hedgerows and hedgerow trees
 - e. Ancient woodland and isolated mature trees
4. Development proposals on sites which are located adjacent to existing green spaces and/or open countryside will demonstrate, through their layout and/or landscape design, that they provide an appropriate and sensitive interface to existing adjoining habitats.

Why we need this policy

106. 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.

107. The Landscape and Visual Review sets out that the parish has a relatively good local GBI network, performing a variety of highly important GBI functions. As highlighted in section 7 landscape, the network of multifunctional GBI in the parish, and beyond, enables the movement of wildlife and people. The network includes road and rail corridors, cycling routes, pedestrian paths and rights of way, as well as blue infrastructure such as rivers, streams, canals and ponds. Green spaces that connect to form a network of green corridors provide multi-functional benefits for landscape, heritage, wildlife, biodiversity, flood protection, leisure opportunities, climate change mitigation and agriculture. The proposed Landscape Gaps of this Plan are key elements of our local GBI network.

Figure 7 - Green Corridors and Key Biodiversity Features



108. The residents of the Parish are very keen to maintain some form of living landscape. The creation of a small nature reserve is a local aspiration to preserve the diverse wildlife, flora and fauna and ensure continued and improved wellbeing for all in the process. There are various species of healthy bat colonies, Roe Deer, Munt Jack, Badgers, Foxes, Hedgehogs away from badger areas, Great Crested Newts, a wide variety of birds, butterflies, orchids, and other native wildflowers. It would connect with the green corridors outlined in the Chippenham Neighbourhood Plan, with Birds Marsh Woods and with the wider countryside, and would not only enhance the connectivity and biodiversity of green spaces and corridors in the area but help mitigate the environmental damage that will

occur because of the planned Development. The addition of a small field study area will benefit children, as well as adults, within the Parish.

109. This policy also directly links into our neighbour Chippenham's Neighbourhood Plan¹⁹, policy GI4 - Green Corridors, which identifies corridors that also run through our Parish.

Implementing this policy

110. The aim is to ensure nature conservation and the protection and enhancement of wildlife and habitats. A key way to achieve this in relation to development proposals is through a 'net gain' for biodiversity by ensuring all opportunities to enhance and conserve biodiversity through the development process are taken. Opportunities to improve and expand ecological connections between important habitats and designated sites will be sought as well as relevant measures to allow biodiversity to respond and adapt to the impacts of climate change. Development should avoid the loss, fragmentation, severance or other significant impacts on the functioning of the green and blue infrastructure network.
111. Input into the design of biodiversity enhancements should be sought from Wiltshire Wildlife Trust or other accredited Ecologists, and through consultation with the local community.
112. Local nature recovery strategies (LNRS) a statutory requirement introduced in the Environment Act 2021. LNRSs are a key part of the Nature Recovery Network (NRN), which is a nationwide network of strategies that aim to reverse the decline in biodiversity. Wiltshire Council are working with Swindon Borough Council to prepare the LNRS that will cover Langley Burrell Without Parish. At the time of preparing the Plan a draft LNRS has been published in the form of an online map that enables people to see land identified as a priority for nature recovery. Where biodiversity net gain is a requirement development proposals should demonstrate through planning applications that biodiversity net gain and local nature recovery has been fully considered in scheme design whether onsite or offsite.
113. Accreditation of proposals as meeting Building with Nature standards will greatly assist their assessment against this Policy. Building with Nature is the UK's first green infrastructure benchmark. It is a voluntary accreditation scheme that enables developers to create places that deliver multifunctional benefits including for people and wildlife.

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https://chippenhamneighbourhoodplan.org.uk/wp-content/uploads/2024/05/Chippenham_Neighbourhood_Plan_July_2024updateV2.pdf

Natural Environment Policy 2 (NE2) – Environmental Impact Reduction **NEW**

All new development proposals should be submitted with a proportionate Sustainable Energy Strategy that sets out a low-carbon approach to the development having regard to the following factors:

1. Development should be designed to reduce greenhouse gas emissions in their operation through the Energy Hierarchy. Wherever practicable and commercially-viable, development proposals should be designed to achieve net zero carbon in operation.
2. Development proposals for retrofitting measures to existing buildings to address climate change will be supported where the impact of the proposals responds positively to the character of the immediate area and the building concerned, including where appropriate, its significance as a heritage asset.
3. Micro-scale, low impact renewable energy generation proposals that would help to meet carbon reduction targets and promote energy self-sufficiency will be supported so long as they do not affect the rural setting, local character and dark skies of the parish.
4. As appropriate to their scale, nature and location, development proposals should incorporate measures to adapt to climate change impacts such as overheating, flood risk and water scarcity. Nature-based solutions will be particularly supported.

Why we need this policy

114. Environmental impact is important to the residents of Langley Burrell Without, as is the local connection to nature, visually unspoilt landscapes and fantastic dark skies at night, all offering a large amenity value to the Parish.
115. The parish is keen to reduce its impact on the environment and allow sympathetic development on a small scale, in-keeping with the expected population growth of a small rural parish and its housing needs.
116. The Parish is a centrepiece for people from local towns, especially Chippenham, to interact with nature and share the unspoilt, rural landscapes. The village pub

offers a haven in this idyllic tranquillity to those visiting and the local guest houses provide accommodation for those from further afield. Others come to cycle, walk and ride among some of the many ancient paths and classically British wildlife.

117. The Parish is keen to share this space with visitors and show them that it is possible to reduce the environmental impact of a building without detrimentally affecting its local environment, maintaining the distinctive character and wildlife that offers such welcome relief for all those that come. Proving that a rural way of life can showcase self sufficiency and sustainability from an energy and resource perspective, as it has been through history.
118. As well as the local environment, Langley Burrell Without residents are keen to reduce their impact on the wider, global environment and feel that this can be achieved in a careful, dwelling by dwelling approach, to help ensure that it happens without harming any wildlife/ecology in the local area. A broad brush approach would likely not offer the same wide ranging benefits as something more deliberate and the community are excited to help encourage that.

Implementing this policy

119. Through a Sustainability Energy Strategy, applicants should 'tell the story' of how their proposals have been influenced by the policy's requirements and how the climate emergency has been appropriately considered, and are proportionate to the scale and location of development.
120. The Energy Hierarchy should inform the approach to development: Firstly, development should seek to reduce energy demand through passive measures such as orientation and fenestration arrangements. Then low-carbon, electrified solutions for space and water heating are encouraged that are highly efficient such as heat-pumps. Finally, renewable technologies such as roof mounted solar PV is supported to help meet regulated and unregulated energy demand.
121. Micro scale renewable energy will likely take the form of a few single pieces of infrastructure per dwelling. This will allow them to be sympathetically integrated within the boundary of that property, maintaining the important rural views that are so important to the Parish.
122. New developments should ensure they have space around them, perhaps larger than average gardens that are connected with hedges rather than fences, and include areas that are left permanently wild for the orchids and native wildflowers that are seen across the Parish . This will help maintain the rural feel of the Parish but more importantly it will help support wildlife.
123. Due to the common nature of flooding across the parish, nature based flood mitigation should be included, such as the planting of a wide variety of water

loving trees and the creation of natural ponds as well as reducing the density of any built environment that may add to water runoff.

Natural Environment Policy 3 (NE3) – Promoting countryside amenity and the rural footpath network **UPDATED**

Support will be given to proposals for the rights of way network and cycle routes in the Parish that:

- a. improve and safeguard existing rights of way (including signage);
- b. increase and enhance existing Public Rights of Way; and,
- c. extend or create cycle routes, bridleways and multi-use trails across the parish, together with facilities that enable people to access and enjoy the rural footpath network, provided such proposals are safe, convenient and attractive and do not adversely affect the character of the area nor have an adverse effect on other land uses in the vicinity.

Why we need this policy

124. 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 with a wide variety of suggested routes on langleyburrell.org, which afford the opportunity to explore or 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". This is a key element of our Green Infrastructure network that contributes to health and wellbeing and is highly valued by local communities as such.



Implementing this policy

125. This policy highlights the local importance placed on preserving or enhancing the public footpath network. In particular, where a development results in the line of a path passing through the development or seeks to divert the path through the

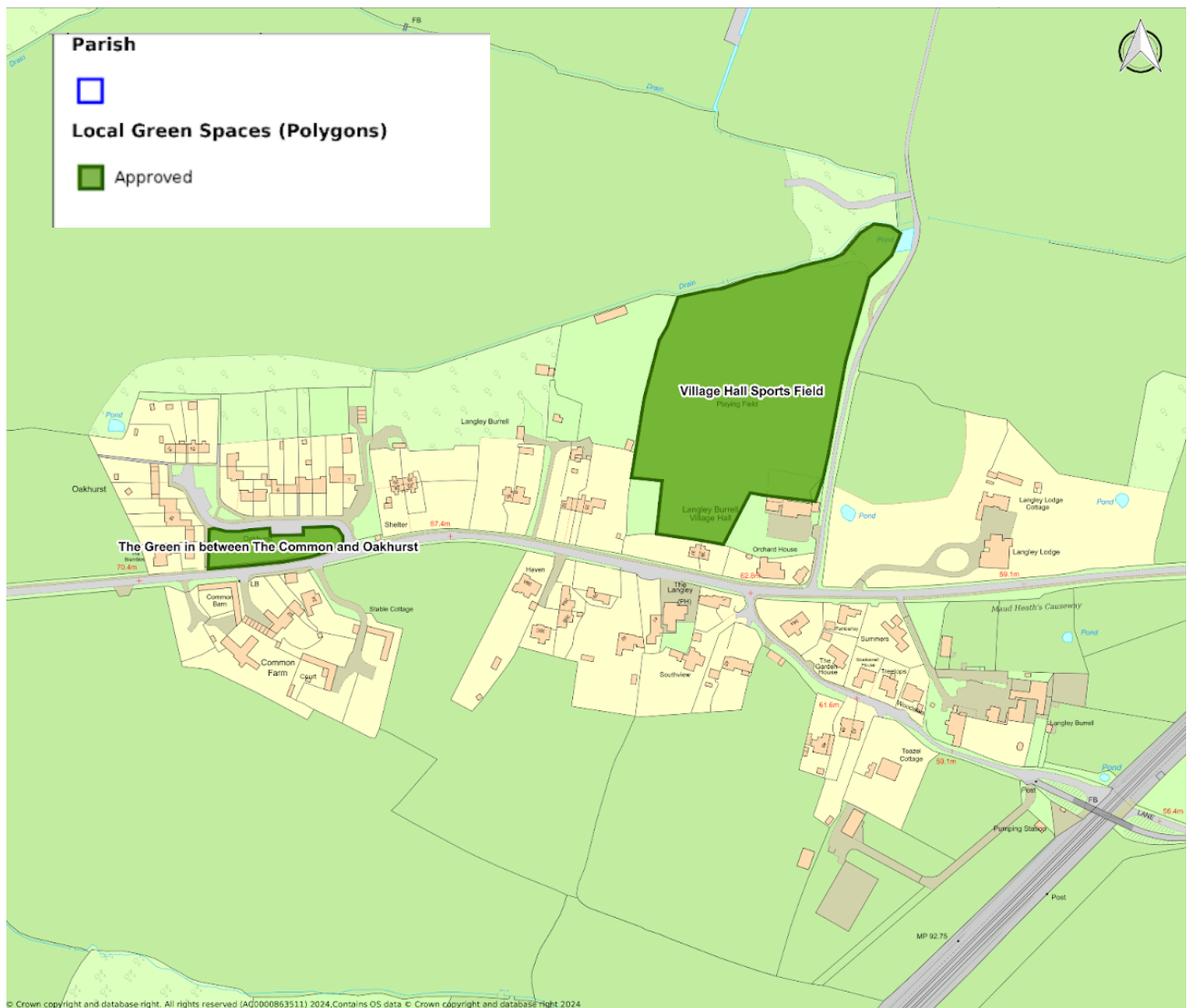
development, the developer will be required to give priority to compensating or mitigating measures whereby the path is re-routed through open countryside or a new local path is established in open countryside.

Natural Environment Policy 3 (NE4) – Designated Local Green Space (No Update)

This plan designates the following areas as Local Green Space as shown on Figure 9:

1. The Village Hall Sports Field
2. The Green in between The Common and Oakhurst

Figure 8 - Local Green Spaces



Why we need this policy

126. 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. There are two green spaces that meet the criteria for designation in Langley Burrell village and which are included in this Plan (and were designated in the first edition of the Plan). Accordingly, they are afforded strong protection from new 'inappropriate development' which National Planning Policy sets out should not be approved except in 'very special circumstances'²⁰.
127. These two spaces are important principally for the significant quality of life benefits to residents, for example through encouraging recreation, and as spaces to enjoy beauty and tranquility.

Implementing this policy

128. National Planning Policy enables the designation of Local Green Space through local and neighbourhood plans and allows communities to identify and protect green areas of particular importance to them²¹.
129. Once designated as a Local Green Space, these spaces are protected from inappropriate development. Appropriate development on a Local Green Space in Langley Burrell would likely be linked to improvements to the Village Hall facilities. More information on these spaces and how they meet the criteria for designation is set out in the tables on the next page.

²⁰ NPPF (December 2024) Paragraph 153

²¹ NPPF (December 2024) Paragraph 106

| | | | |
|---|--|---|--|
| Name | 1. Village Hall Sports Field | | |
| Description | This is a valued area for outdoor sports such as football, rugby, cricket, archery, athletics, and also used for large outdoor gatherings. | | |
| Planning Context | Within the Conservation Area. Designated as part of the first edition of the Neighbourhood Plan (2017). | | |
| Close proximity to the community? | Yes – the sports field is adjacent to the village hall in the centre of the village. | Capable of enduring beyond plan period? | |
| Local in character / not extensive | Approximately 2.1 Hectares | Yes. Valued green space within the Conservation Area. | |
| Demonstrably Special | Beauty | ✓ | <ul style="list-style-type: none"> It is at the heart of our community, and is also used by the wider community of Chippenham and beyond. It is a multifunctional space and demonstrably special in a range of ways. |
| | History | ✓ | |
| | Recreation | ✓ | |
| | Tranquillity | ✓ | |
| | Wildlife | | |



| | | | |
|---|---|--|--|
| Name | 2. The Green in between The Common and Oakhurst | | |
| Description | This is widely used by village children as an informal play area and for football games. It provides the setting for a large oak tree from which the road takes its name. | | |
| Planning Context | Within the Conservation Area. Designated as part of the first edition of the Neighbourhood Plan | | |
| Close proximity to the community? | Yes – within the village | Capable of enduring beyond plan period? | |
| Local in character / not extensive | Approximately 0.2 Hectares | Yes - this is a valued green space within the Conservation Area. | |
| Demonstrably Special | Beauty | | <ul style="list-style-type: none"> It contributes to the open, loose knit character of the village which is valued by residents. This green area is used by local children to play games, who have collected money to buy their own goal posts for use of the land. It also provides a meeting point for groups during the Chippenham folk festival. It provides a setting for the large and ancient tree at the western end of Oakhurst. |
| | History | ✓ | |
| | Recreation | ✓ | |
| | Tranquillity | | |
| | Wildlife | ✓ | |



Appendix 1

Community (Non planning) Projects

'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

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 the 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.

This chapter presents the evidence and the policies that derive from that evidence, to support Objective 6 - To pursue improvements not directly related to development, but to community and local economic well-being.

1. Nature Reserve

The residents of the Parish are very keen to maintain some form of living landscape. A small nature reserve is needed to preserve the diverse wildlife, flora and fauna and ensure continued and improved wellbeing for all in the process. There are various species of healthy bat colonies, Roe Deer, Munt Jack, Badgers, Foxes, Hedgehogs away from badger areas, Great Crested Newts, a wide variety of birds, butterflies, orchids, and other native wildflowers. It would connect with the green corridors outlined in the Chippenham Neighbourhood Plan, with Birds Marsh Woods and with the wider countryside, and would not only enhance the connectivity and biodiversity of green spaces and corridors in the area but help mitigate the environmental damage that will occur because of the planned Development. The addition of a small field study area will benefit children, as well as adults, within the Parish.

2. Support small businesses

We want to support small businesses, subject to not impacting the wider enjoyment and rural feel of the parish, as that has a greater importance.

- 3. Reduce verge erosion**
- 4. Reduce HGV traffic through the village, on the Causeway and the B4069**
- 5. Encourage Landowners/developers to follow certain hedgerow maintenance plans to recreate the many hedges beside roads in the Parish**