



# DILTON MARSH NEIGHBOURHOOD DEVELOPMENT PLAN 2020-2038

REFERENDUM VERSION

# FOREWORD



“Dilton Marsh is a Wiltshire village sitting on the border of Wiltshire and Somerset. The market towns of Warminster and Trowbridge and Frome in Somerset are all approximately 5-6 miles away and Westbury is less than two miles.

The village consists of the ancient hamlets of Clivey, Clearwood, Stormore and Penleigh in a rural setting of farmland with a large area of scattered dwellings at the edges and has a population of approximately 2000 and 830 houses.

The Parish Council was very supportive of creating a Neighbourhood Plan as it was increasingly becoming obvious that the village was facing many challenges in the future with developers wanting to build houses wherever possible. The town of Westbury has seen massive growth in the last 30 years and the green spaces between Dilton and Westbury were fast disappearing.

Dilton Marsh has grown organically over many years by infill development and small-scale estates and the people of Dilton Marsh want this kind of development to continue rather than large scale developments.

The Parish Council is also keen that any development delivers improvements for active travel in and around the parish and that new dwellings are sustainable and low carbon. For the environment we want to see development delivering on the national requirements for biodiversity gain in our parish rather than elsewhere, where no real benefit to our community would be felt.

Dilton Marsh has a thriving community with many organisations and activities and a distinct individuality, all of which it is important to preserve. There are also good road and transport links, with a bus service to Westbury and to Frome and a railway halt which was immortalised by John Betjeman his poem “Dilton Marsh Halt”, all of which makes the village attractive to all demographics and commuters.

The Parish Council has always supported the preparation of this Neighbourhood Plan and recognises the enormous amount of work put in by the steering group and the Parishioners and thanks them for all they have done.”

*Alison Irving*

Chair of the Parish Council

**'DILTON MARSH HALT' BY SIR JOHN BETJEMAN**

Was it worth keeping the Halt open,  
We thought as we looked at the sky  
Red through the spread of the cedar-tree,  
With the evening train gone by?  
Yes, we said, for in summer the anglers use it,  
Two and sometimes three  
Will bring their catches of rods and poles and perches  
To Westbury, home for tea.  
There isn't a porter. The platform is made of sleepers.  
The guard of the last train puts out the light  
And high over lorries and cattle the Halt unwinking  
Waits through the Wiltshire night.  
O housewife safe in the comprehensive churning  
Of the Warminster launderette!  
O husband down at the depot with car in car-park!  
The Halt is waiting yet.  
And when all the horrible roads are finally done for,  
And there's no more petrol left in the world to burn,  
Here to the Halt from Salisbury and from Bristol  
Steam trains will return

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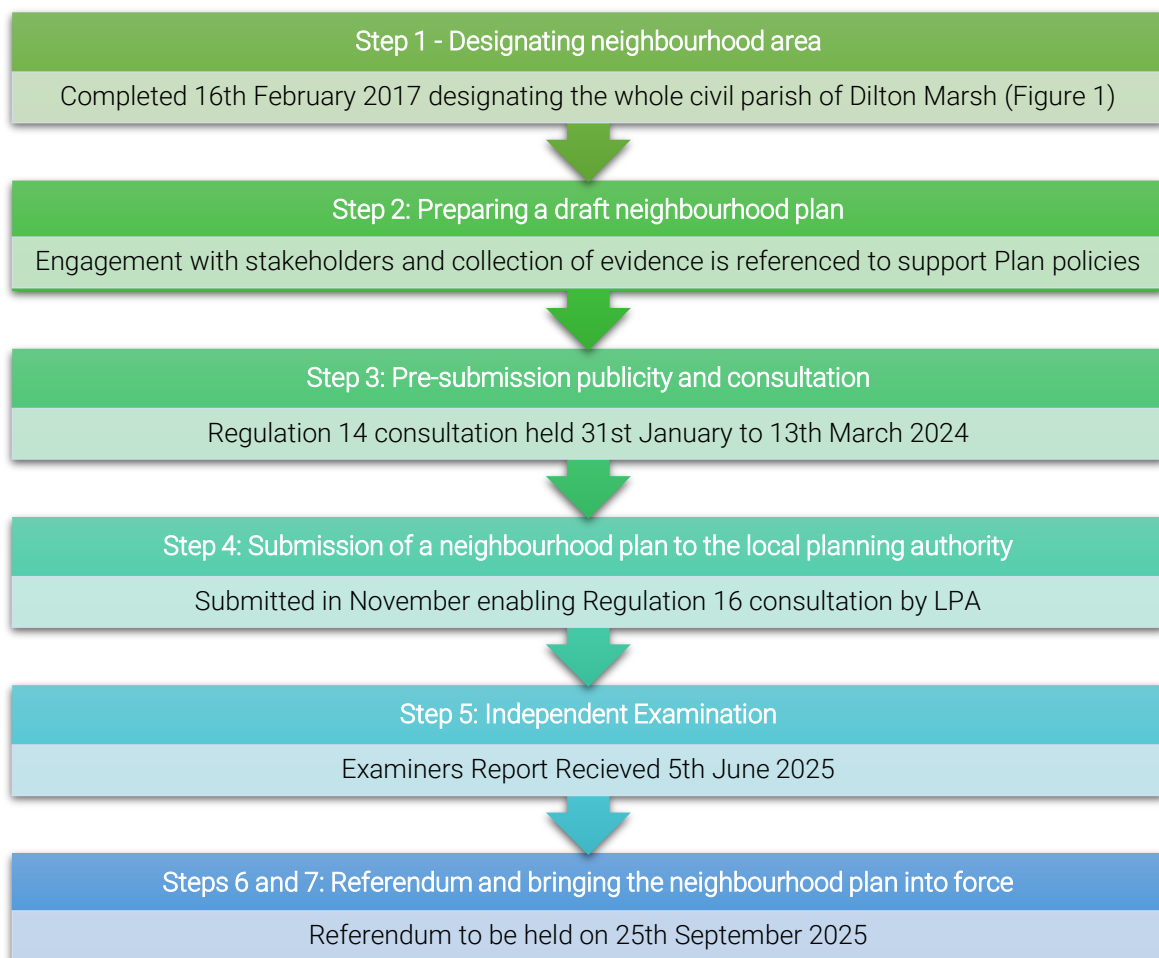
# LIST OF ABBREVIATIONS

AQMA	Air Quality Management Area
BMV	Best and Most Versatile (Agricultural Land)
BNG	Biodiversity Net Gain
CIL	Community Infrastructure Levy
Class B2	General industrial use
Class B8	Storage or Distribution use
DPD	Development Plan Document
EV	Electric Vehicle
FRA	Flood Risk Assessment
GBI	Green and Blue Infrastructure
HER	Historic Environment Record
HNS	Housing Needs Survey
HRA	Habitat Regulations Assessment
LGS	Local Green Space
LP	Local Plan (Wiltshire)
PPG	Planning Practice Guidance
PRoW	Public Right of Way
SAC	Special Area of Conservation
SAR	Site Assessment Report
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SHELAA	Strategic Housing and Economic Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SOA	Site Options Assessment
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
SuDs	Sustainable Urban Drainage Systems
NDG	National Design Guide
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
WCS	Wiltshire Core Strategy
WLCA	Wiltshire Landscape Character Assessment (2005)
WWLCA	West Wiltshire Landscape Character Assessment (2006)

# 1. INTRODUCTION AND BACKGROUND

## *What is a Neighbourhood Plan?*

- 1.1. The Localism Act 2011 enabled communities to shape new development and promote better land use in their community by preparing Neighbourhood Development Plans (NDPs). The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area.
- 1.2. A NDP can set out a vision for an area and planning policies for the use and development of land. The plan must be in conformity with the government’s National Planning Policy Framework 2023 (NPPF), as well as the Wiltshire Core Strategy/Local Plan (currently under review) and must also satisfy the legally required Basic Conditions.
- 1.3. The Regulations set out the steps that must be taken in preparing an NDP, including formal consultation, examination and a parish referendum to approve it. Once adopted – the formal term is ‘made’ - the NDP becomes part of the Wiltshire Development Plan and forms the basis for determining planning applications in Dilton Marsh Parish.



## *Why produce a NDP for Dilton Marsh?*

- 1.4. The NDP covers the whole of the civil parish of Dilton Marsh as defined at Figure 1. The NDP has been prepared by residents and members of the Parish Council, working as part of the Steering Group and supported by independent consultants.
- 1.5. The overarching aim of preparing the Dilton Marsh NDP is to involve the local residents, through consultation, in decisions about how their village and rural setting will develop. The NDP provides a significant opportunity for local people to influence planning decisions, as planning applications are determined by Wiltshire Council *'in accordance with the Development Plan unless material considerations indicate otherwise'*.

Figure 1 - Designated Dilton Marsh Neighbourhood Area



**What is the Plan period?**

- 1.6. The NDP looks ahead to 2038, to coincide with the emerging Wiltshire Local Plan (2020-2038), which it shares its evidence-base with. The NDP will be reviewed following adoption of the Local Plan to ensure that it remains up to date, taking into account the updated Local Plan evidence base and any additional housing requirements.

**How does our NDP reflect views of the local community?**

- 1.7. Through our NDP, we have set out what the community expects from any new development, the assets and areas defined for protection, and what we need more of to help us prosper. In order to ensure that our NDP reflects a community-shared long-term vision, a range of community engagement activities were undertaken:

- Regular engagement within the White Horse News and social media channels

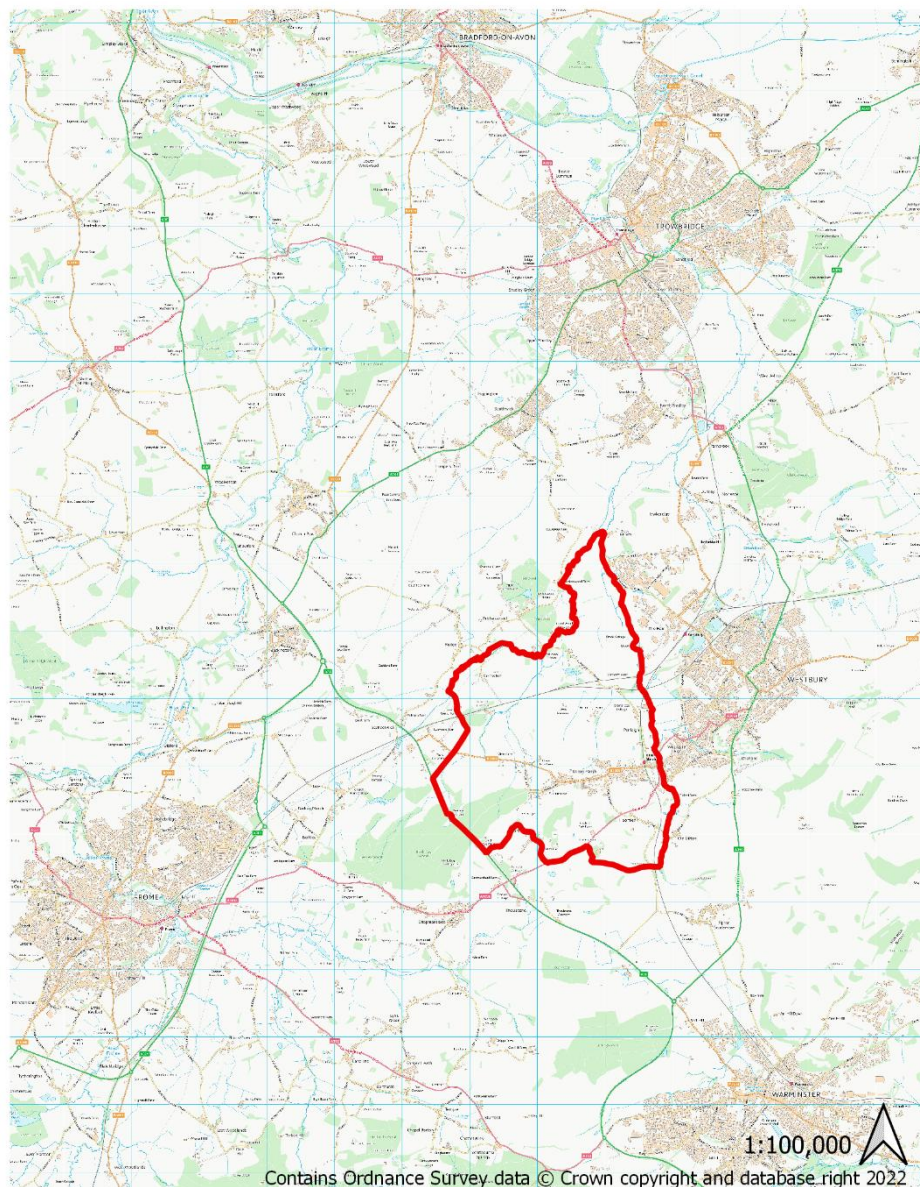
- Public meetings in September 2017 with 'love it / hate it' questions
  - Housing Needs Survey April 2018
  - Attendance and presentation at 'Village Day' June 2019
  - Residents Questionnaire June 2019
  - Business Questionnaire September 2019
  - Residents Questionnaire Report of Results presentation December 2019
  - Call-for-Sites July 2022
  - Site Assessment Report March 2023
  - Local Green Space consultation and survey March 2023
  - Heritage consultation and survey March 2023
  - Key Views consultation and survey March 2023
  - Site Options consultation March 2023
  - Regulation 14 Pre-Submission Consultation on the Draft Plan 31<sup>st</sup> January to 13<sup>th</sup> March 2024
- 1.8. A full explanation of the engagement with all stakeholders is provided within the accompanying Consultation Statement.
- 1.9. The accompanying Consultation Report of the Regulation 14 consultation explains how the representations have been taken into account and modifications made to the Plan.
- 1.10. The NDP will only be 'made' following a successful referendum thereby ensuring the Plan has a mandate from the local community.

## 2. A PORTRAIT OF DILTON MARSH

### Location

- 2.1 The civil parish of Dilton Marsh covers an area of 1,013 hectares and lies in southwest Wiltshire, 2.5km west of the Salisbury Plain and close to the Wiltshire/Somerset border. The parish lies on greensand in the southeast and clay in the north and west. It is generally low-lying, with the area south of the village dominated by the Chalcot Estate on the higher greensand ridge.
- 2.2 The parish of Dilton lies about 1.6km west of Westbury town centre. Dilton Marsh remains a distinct settlement with its own character and community, bounded and separated from Westbury Leigh to the east by the Biss Brook. The parish includes the small settlements of Penknapp (east of Dilton Marsh village); Penleigh (northeast); Stormore (now contiguous with the west of the village); Clearwood (a little further west); and the rural hamlets of Fairwood (north) and Hisomley (southwest). The hamlet of Old Dilton is located to the southeast and partly lies within Westbury civil parish.

*Figure 2 – Geographical context of the designated neighbourhood area*



### A brief history of Dilton Marsh

- 2.3 Dilton Marsh was a tithing of the ancient parish of Westbury, and the church at Dilton (now Old Dilton) was a chapelry of the parish church at Westbury. Dilton Marsh civil parish was created in 1894, bounded on the east by the Biss Brook and on the west by the county boundary; the southern extent of the new parish was reduced in 1934 when Chapmanslade civil parish was created.
- 2.4 The original settlement, Old Dilton, is some 1.2 km southeast of the present village, on the banks of the Biss Brook. It now consists of a couple of farmhouses and the ancient St Mary's Church. As fewer workers were needed in the local water powered woollen industry (with mills at Penknapp and Penleigh) after the introduction of greater mechanisation, many moved to the common land of the drained marsh (called Dilton's marsh) on the northern side of the greensand ridge. The new village became larger than Old Dilton in the early 19<sup>th</sup> century.
- 2.5 Formerly there was a brick and tile works in the east of the parish, and this has influenced the overall appearance of homes in the village. Many of the houses are brick, but others are of stone rubble with red brick dressings, and in some instances the front walls only are brick.
- 2.6 The Great Western Railway opened the station as Dilton Marsh Halt on 1 June 1937, on a curved embankment next to the bridge where the line crosses the eastern end of Dilton Marsh High Street, on the southwestern outskirts of Westbury. Since it was a halt, there were no staff to sell tickets; instead, a sign directed passengers to the "7th house up the hill", where Mrs H. Roberts sold tickets, on a commission basis, from her home until 1947. The platforms are staggered either side of the road underbridge and are about 100m apart, approached by ramps from either side of the rail bridge. In 1969 the station was renamed as just "Dilton Marsh." Platforms were reduced to the length of one coach.



## The Parish today

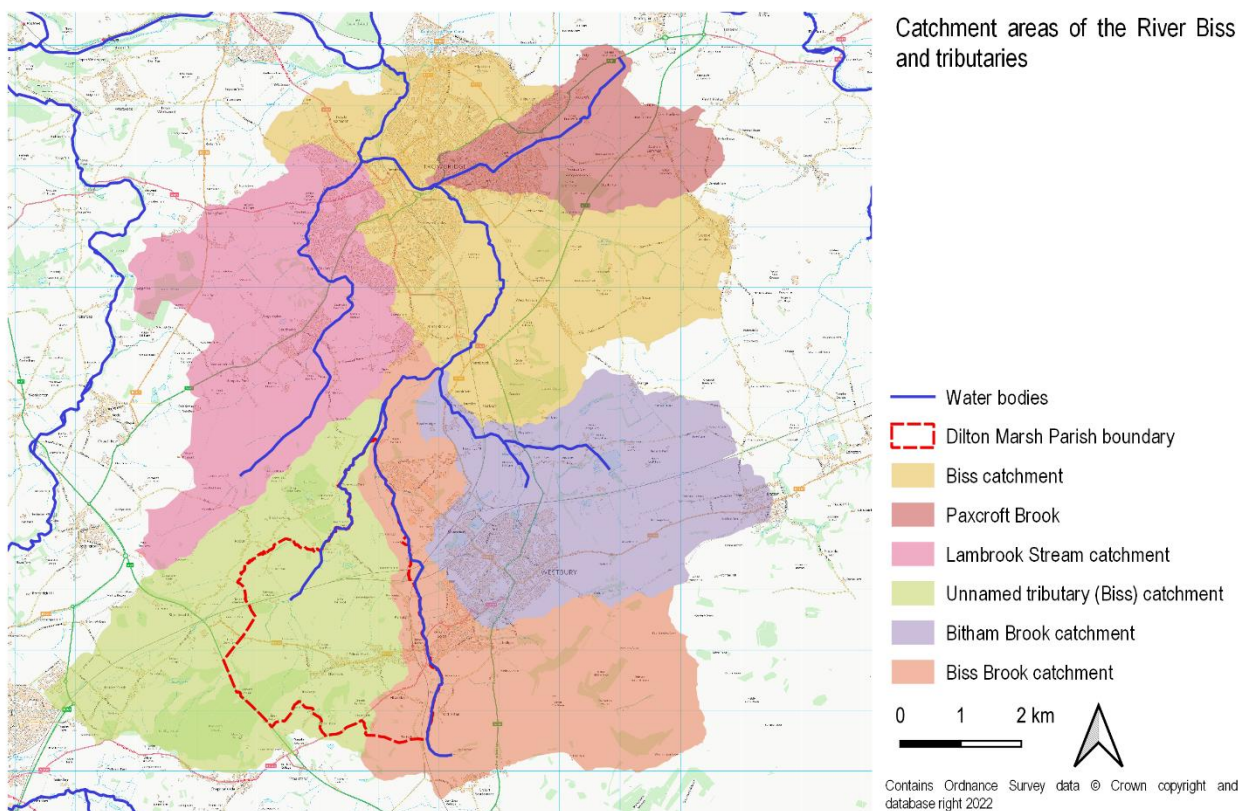
### Population

- 2.7 The population of the civil parish was approximately 2000<sup>1</sup> persons living in 830 households according to the 2021 census.

### Drainage and Flooding

- 2.8 The River Biss forms the eastern edge of the civil parish. From its source near Upton Scudamore to the joining of the Bitham Brook at Yarnbrook, the River Biss is referred to as the Biss Brook. An un-named tributary acts as the western arm of the Biss Brook joining the brook before it joins the Bitham Brook and becomes the River Biss.
- 2.9 The Biss Brook and its tributaries are areas of flood risk and define the extents of the Parish. Although low-lying, the village of Dilton Marsh is not vulnerable to fluvial flooding but the low areas where St Mary’s Lane crosses the stream, and a section of the High Street just west of the main entrance to Fairfield College, have been subject to surface water flooding in the recent past. There is a sewage system which dates mainly from the mid-1960s with a wastewater treatment works located to the northwest of the village.

Figure 3 – Catchment areas of the River Biss and tributaries



<sup>1</sup> Census data rounded to nearest 100 persons.

### Heritage

- 2.10 From agricultural roots, by the beginning of the 19th century Dilton Marsh had become a centre of the handloom weaving industry. Some of the craftsmen were also smallholders and acquired at the time of Westbury's Inclosure Award small plots of land adjoining or in front of their cottages. In 1840 there were about 150 handloom weavers in Dilton Marsh. In some cottages there were two or three looms, and frequently a husband worked by day and a wife by night to augment the family's income. The industrialisation and changes in the cloth industry resulted in a reduction in population from 1,524 in 1801 to 1,282 in 1901. The weavers cottages remain an important reminder of local history.
- 2.11 The 1890s Ordnance Survey editions identified Dilton Marsh was separated from Stormore and Red Pits, however 20<sup>th</sup> century development has joined these two areas of settlement. There remains a degree of limited separation between Dilton Marsh and Clearwood to the west and Penknapp to the southeast. Elsewhere, other settlements of Hisomley, Penleigh, Fairwood and Old Dilton are distinctly remote and enveloped by a rural landscape. While there is no designated conservation area, Dilton Marsh has retained a strong linear form along the High Street, including a substantial section on the north side between Nos.73 to 155 (odds) of frontage development.
- 2.12 There are many buildings, or groups of buildings, of architectural or historic importance in the parish. There are 28 statutory listed buildings designated for their special architectural or historic interest, including one Grade I listed building (The Church of St Mary) and two Grade II\* listed buildings (Church of Holy Trinity and Chalcot House). The remains of a medieval village at Brook Farm to the north of the parish is a Scheduled Monument covering 9.2 hectares. There are 76 sites, buildings and monuments within the Wiltshire and Swindon Historic Environment Record (HER).

### Landscape

- 2.13 The landscape setting of Dilton Marsh village to the south is dominated by the parkland associated (or formerly associated) with Chalcot House that is situated on the greensand ridge and its escarpment. This landscape is locally designated as a Special Landscape Area as forming part of the Corsley Heath to Chapmanslade Greensand Ridge. The Salisbury Plain escarpment dominates views to the east, including views of the Westbury White Horse at Bratton Camp. The parish boundary to the east is defined by the Biss Brook which runs through a small open gap that has been narrowing between the town of Westbury, Westbury Leigh and the Leigh Park urban extension.



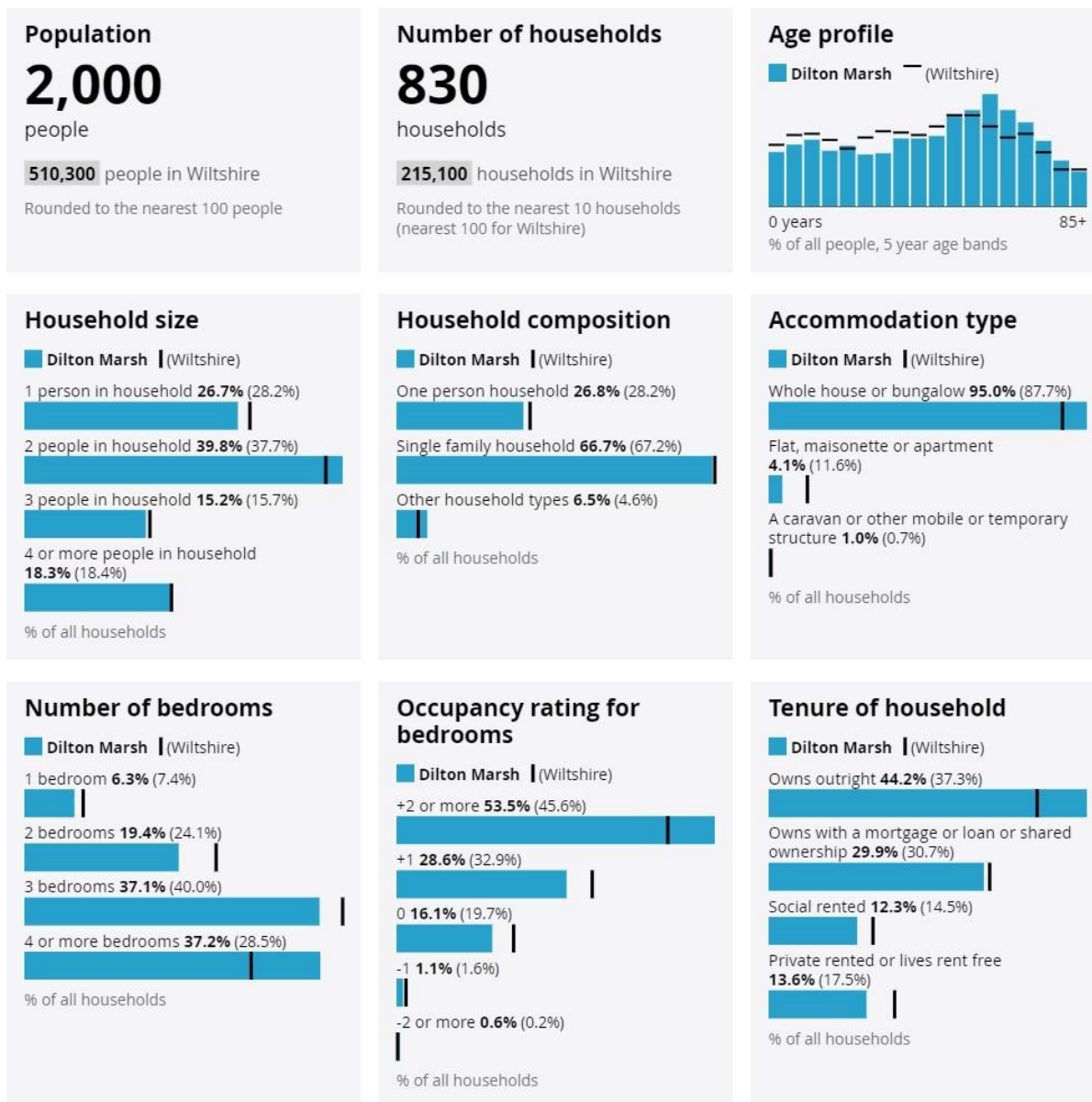
### Biodiversity

- 2.14 The civil parish covers an area of approximately 1,014 hectares (3.7 square miles) and the vast majority is a rural landscape in agricultural use which has a rich network of field hedgerows and trees. There are eight County Wildlife Sites (CWS) comprising a mixed of broadleaved woodland; fen, marsh and swamp; neutral grassland; and calcareous grassland (Appendix B). Ancient woodland exists to the west of the area at Chalcot Wood and Black Dog Wood.
- 2.15 In terms of statutory designations, there is a single SSSI at Westbury Ironstone Quarry off Fairwood Road. A Greater Horseshoe Bat Core Roost is identified between Dilton Marsh and Westbury Leigh and this forms part of the Bath and Bradford-on-Avon Bats SAC Core Roosts – where the species uses the intervening landscape to commute and forage. The parish is also within the 6.4km visitor catchment of the Salisbury Plain SPA where additional recreational pressures associated with new residential development should be mitigated to protect ground nesting Stone Curlew and their habitats.
- 2.16 Because of its rural surroundings, many species of wildlife thrive within the parish and the larger mammalian species - deer, badger, fox, etc. - are often seen in and around the village, as are smaller mammals, reptiles and amphibians, etc. Many species of bird can be seen in the area and many of them nest within in the parish. Aerobatic swifts can be seen above the parish during the summer months.

### Housing

- 2.17 As of 2021, the civil parish comprised approximately 830 households. The majority of 74.1% of homes were owned, either outright or with a mortgage or loan (which includes shared ownership), 12.3% were social rented, and 13.6% were private rented or living rent free. Houses or bungalows make up the majority of the dwellings in Dilton Marsh (95%) with only 4.1% being flats or maisonettes and 1% temporary structures.
- 2.18 Over 37% of the dwellings in Dilton Marsh comprise of 4 or more bedrooms, significantly higher than the Wiltshire average of 28.5%. Therefore 62% of the stock are 1-, 2- or 3-bedroom properties. Compared to the Wiltshire average of 72%. Redressing this imbalance in housing stock is also seen as a priority in community consultation.
- 2.19 There is a high proportion of under-occupancy within the parish, with over 80% having an occupancy rating of at least 1 or more bedrooms, of which two thirds have at least 2 spare bedrooms. Only 16% of households have accommodation with an ideal number of bedrooms to suit the household size.
- 2.20 Predominately a village which is linear in nature with a High St 2km long, Dilton Marsh stretches beyond this in all directions and incorporates a wide range of houses, both old (dating back pre-1860) and new – of differing sizes and designs – with infill houses and small developments in many places. Late 20<sup>th</sup> century developments to the eastern end of the High Street at Lansdowne Close and Clay Close have reflected a distinctly suburban character at odds with the village.

## Dilton Marsh



Source: Office for National Statistics - Census 2021

2.21 In February 2018, Wiltshire Council’s Development Officers discussed carrying out a rural housing needs survey with Dilton Marsh Parish Council, to establish if there was a proven need for affordable housing in the parish and to use the findings of the survey to inform a future neighbourhood plan. The subsequent housing need survey was undertaken April to May 2018. The key findings were:

- In July 2018, there were three households on the Wiltshire Council Housing Register seeking affordable accommodation in Dilton Marsh parish.
- The 2011 Census recorded 106 social homes in the parish. These properties represent 13.1% of the total housing in Dilton Marsh, which is slightly lower than the Wiltshire affordable housing average of 14.7%.
- The social housing in Dilton Marsh had a 1.9% re-let rate in the past year: between 01 July 2017 and 30 June 2018 only two social homes were re-let in the parish.

- The low levels and turnover of social housing in the parish suggested that very few if any of the households responding to section two of this survey and in need of affordable accommodation could meet their needs through accessing the existing social housing of the parish.
- Only two of the sixteen households assessed as in being in housing need and requiring public assistance for their required accommodation were deemed eligible for shared ownership or discount market homes.
- Instead, there appears to be a clear identified need in the parish for social housing to rent. This indicates that there is unmet housing need amongst households without the required income, savings or equity to access home ownership. The need appears to be for homes of a variety of sizes (see recommendations below).
- One household stated a need for a bungalow or sheltered accommodation for older people.
- The findings indicated a minimum need over the next three years for 16 new affordable homes in the parish of the following tenure mix:
  - Subsidised rented housing
    - 5 x 1 bed
    - 2 x 2 bed
    - 4 x 3 bed
    - 2 x 4 bed (including one with wheelchair access)
  - Shared ownership / discount market homes
    - 2 x 3 beds
  - Sheltered housing for older people
    - 1 x 1 bed

2.22 The above Rural Housing Needs Survey represents a snapshot of the affordable housing need at that time.

2.23 Alongside rural housing needs surveys, Wiltshire Council's Housing Register also provides a key reference point for considering affordable housing based on the number of people who have registered a need for affordable rented housing in each Parish. The Council's Housing Register and its data needs to be considered at the time of any planning application.

### Economy

2.24 The village has a vibrant, albeit discrete, business community with many businesses being run from homes and along the High Street. There are at least 70 businesses covering retail, leisure, general services, building and maintenance, management services, automotive services, agricultural and equestrian. Groups of employment uses can be found at Fairwood Road Industrial Estate, Fairwood Lakes, Clivey. Recent changes include the redevelopment of the former Roger Bullivant site from industrial to housing.

2.25 Fairfield Farm College<sup>2</sup> is a Specialist College for students with learning disabilities and difficulties; it is a registered Charity, with residential, day and weekend courses. It offers teaching and vocational learning

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<sup>2</sup> <https://www.ffc.ac.uk/about/>

(practical skills, enterprise, farming and animal management, equine and stable management and horticulture).

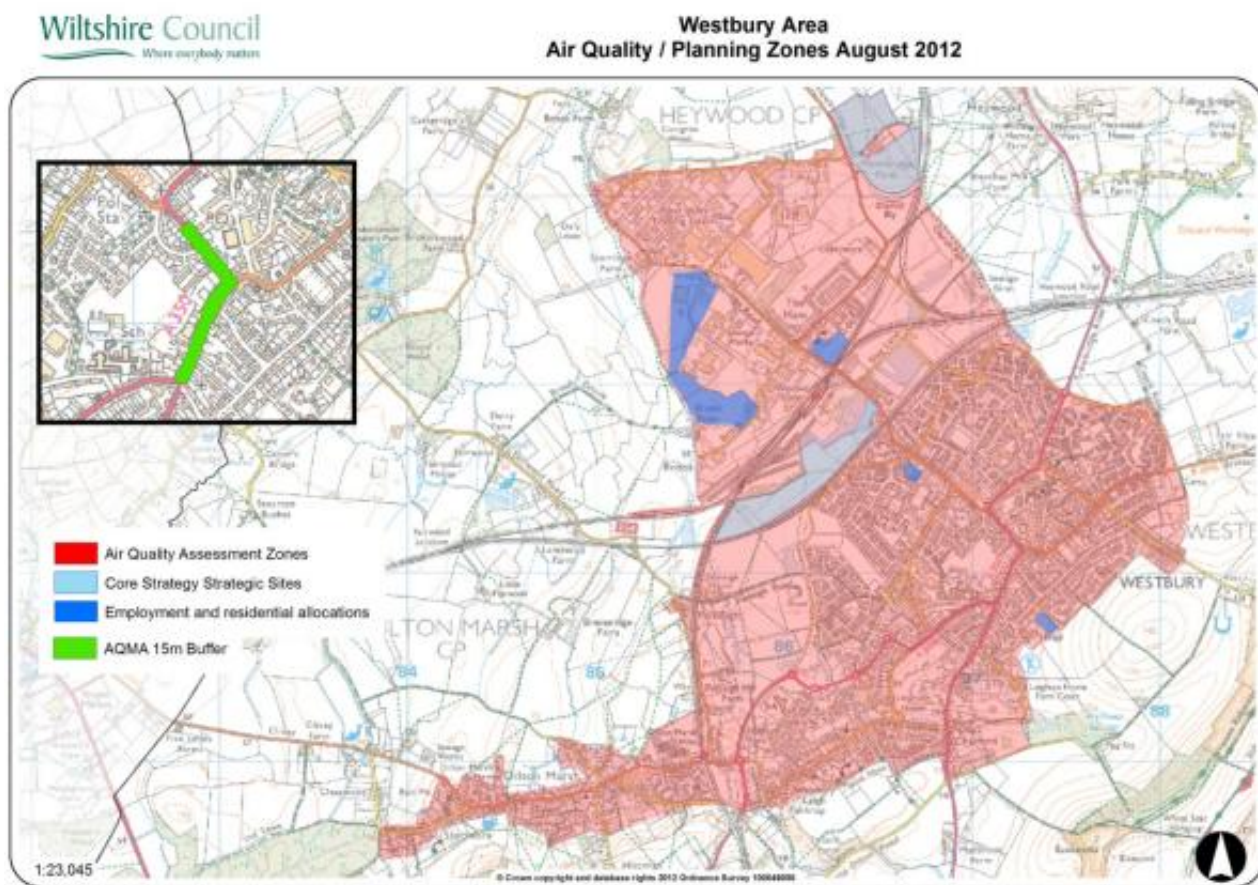
Open Space and Recreation

2.26 The village has a variety of open space including at 'the Pines' and the recreation ground to the west of Alan Powell Lane (football pitch, children's play area and trim trail). Two fishing sites are located at Clivey Lakes and Fairwood Lakes Holiday Park, although these are not freely accessible.

Air Quality

2.27 An Air Quality Management Area (AQMA) has been declared in Westbury for exceedance of annual average nitrogen dioxide. Dilton Marsh is located within the Air Quality Assessment Zone for new development. An increase in vehicle movements from development in Dilton Marsh may contribute towards poor air quality in the AQMA.

Figure 4 – Westbury Area Air Quality / Planning Zones



Accessibility

2.28 A few small businesses are established in the village but most of the working population are employed and commute outside the parish to key employment areas at Westbury, Trowbridge, Warminster and Frome.

2.29 The village remains served by a railway station which was immortalised by John Betjeman in his well-known poem 'Dilton Marsh Halt'. This is one of only 14 railway stations in Wiltshire. Although it is a request

stop and does not benefit from car parking, the station is quite well served with an estimate of 17,004 station users per annum (2018/19)<sup>3</sup>. The 2024 timetable has significantly improved the train service at Dilton Marsh, with 15 trains per day on weekdays southbound and 16 northbound. Saturday service sees 13 trains per day southbound and 6 on Sundays, while northbound there is 16 on Saturdays and 10 on Sundays. Destinations include Warminster, Southampton, Brighton, Bristol Temple Meads, Bath Spa and Gloucester.

- 2.30 Bus services operated by Frome Bus exist on routes 47 and X47 are available at various bus stops on the High Street and Stormore. Bus services (bus 47) between Frome, Dilton Marsh and Westbury are hourly Monday to Saturday, with nine journeys either way, between 9am and 5.30pm. The X47 runs along Dilton Marsh (7.39am return 5.30pm) to Trowbridge Monday to Friday.
- 2.31 The parish contains a number of well-established recreational footpaths and bridleways, many of which radiate from Dilton Marsh village. The public rights of way network are much appreciated by a variety of users.
- 2.32 Wiltshire Connect Cycle Route for Westbury<sup>4</sup> promotes using Petticoat Lane, High Street and Fairwood Road. The Wiltshire Cycleway runs through the High Street. It comes from Bradford on Avon along Fairwood Road and follows the High Street to Penknapp Providence Chapel and up Tower Hill (A3098) towards Maiden Bradley. The Wiltshire Cycleway joins the National Cycle Network route 24 to the south and route 4 to the north.

#### Highways

- 2.33 According to a 2019 Wiltshire Council report, the highest volume of traffic is concentrated in Tower Hill (A3098) and High Street (B3099). These routes provide connections between Westbury and the A350 trunk road towards the A36 and Frome. Vehicle use and recorded speeds have significantly increased following the westward expansion of Westbury at Leigh Park, despite the introduction of traffic calming measures at the eastern end of the High Street.
- 2.34 National Highways has advised that there are concerns with regards to any development which increases turning movements at the A36/Marsh Road junction, noting the existing collision history. Given the existing collision history at the junction, any new development would have the potential to result both individually and cumulatively in an adverse impact on the SRN. It will therefore be important that future proposals are supported by a transport assessment which considers the operation of the SRN, and the Marsh Road junction in particular, in line with national planning practice guidance and DfT Circular 01/2022. Where proposals would result in a severe congestion or unacceptable safety impact, mitigation will be required in line with current policy.
- 2.35 The availability of car parking is frequently an issue for the village. Local services and facilities such as the recreation ground and the Memorial Hall have limited parking spaces, whereas there is no car parking for Dilton Marsh Halt. Local businesses on the High Street rely upon parking on the carriageway, as does school drop off and pick up. Short term car parking is therefore a challenge, particularly for visitors. Inconsiderate parking causes issues for users of the footways, which are not continuous along the High Street that has few designated crossing places.

<sup>3</sup> Wiltshire Local Plan Transport Review Figure F-1

<sup>4</sup> [https://www.connectingwiltshire.co.uk/wp-content/uploads/2019/07/Westbury\\_map\\_FINAL\\_WEB.pdf](https://www.connectingwiltshire.co.uk/wp-content/uploads/2019/07/Westbury_map_FINAL_WEB.pdf)

### Services and Facilities

2.36 The community benefits from the following services and facilities:

- Four churches – Holy Trinity on the High Street, Stormore Baptist at Stormore Road and Penknapp Providence Chapel on Tower Hill. St. Mary's Church in Old Dilton is opened for special seasonal services.
- Two community venues - The Memorial Hall built 1921 and the Social Club est.1948. These support the WI, knitting group, gardening club, pantomime, darts, skittles, billiards, yoga, Zumba, table tennis, cultural events, concerts, handicraft show, village history society and many others.
- One public house 'The Weavers' that was purchased by Fairfield Farm College in April 2021 and designated as an Asset of Community Value.
- Step Up Pre-School a 48-place pre-school for 18-month to 5-year-olds situated within the grounds of the Primary School.
- Dilton Marsh Church of England Primary School a 1-form entry school for 4- to 11-year-olds with 210 places and 185 pupils at the last school roll census which received an Ofsted grading of Good in 2023.
- Other services available at Dilton Motors and Dilton Fish and Chips.

2.37 Until recently, the community also benefited from a village shop, post office and café located at Fairfield Farm College. The shop and café closed in July 2023, and the Post Office was unfortunately closed on 1<sup>st</sup> December 2023.



### Infrastructure

2.38 The mains electricity supply to the village is distributed mainly by a network of overhead cables. 'Natural' gas is distributed to the majority of the village by underground pipes. Those properties which are not connected to the gas mains are heated by mains electricity, or by other combustible fuels – i.e. fuel-oil (delivered to ready-use tanks by road tankers), or LPG gas (delivered in re-useable cylinders), or by solid

fuels. Several properties have installed photovoltaic panels or solar water heating panels on roofs, but there is no evidence of energy being generated by wind or waterpower, nor of geothermal or air-sourced heating installations. The village is served by a telephone/communication network using either overhead wires or an underground fibre-optic cable system.

## 3. PLANNING AND EVIDENCE CONTEXT

### Planning policy context

- 3.1 The NDP has been prepared with regard to the National Planning Policy Framework (NPPF) 2023<sup>5</sup> as well as guidance set out in the National Planning Practice Guidance (PPG)<sup>6</sup>. The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives – economic, social and environmental – which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).
- 3.2 As well as having regard to national policies, the NDP must be in general conformity with strategic policies of the development plan in force, which are the Wiltshire Core Strategy adopted January 2015<sup>7</sup> and Wiltshire Housing Site Allocations Plan DPD adopted February 2020<sup>8</sup>.
- 3.3 The Wiltshire Core Strategy contains policies on how the county will develop through to 2026. Dilton Marsh is within the Westbury Community Area and is designated as a ‘Large Village’ where development will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities. A settlement boundary has been drawn (and last revised in 2020) to define where there is a presumption in favour of sustainable development, whereas in the countryside more restrictive policies apply.
- 3.4 The planning context is evolving as Wiltshire Council is preparing a Local Plan Review 2020-2038 (LP) to replace the Wiltshire Core Strategy. Wiltshire Council submitted their Draft Local Plan for examination in November 2024<sup>9</sup>. The LP proposes to identify Dilton Marsh within the Trowbridge Housing Market Area (HMA) and remain a ‘Large Village’ in the settlement hierarchy. Table 4.16 proposes housing growth of 61 dwellings in the period 2020 to 2038. The residual housing requirement at 1st April 2022 is 41 dwellings after deducting those homes already built and those in the pipeline with either planning permission or estimated to be built on sites already allocated in the development plan. An updated figure was received by Wiltshire Council in June 2024, confirming the residual for Dilton Marsh as 37 dwellings (more information in the Site Selection Topic Paper). The methodology for the housing requirement is set out in the Wiltshire Council Rural Housing Requirements September 2023<sup>10</sup>, which concludes:

*“Overall, while there are some environmental constraints at Dilton Marsh, there are some less constrained areas within and around the settlement which may be capable of accommodating further development over the Local Plan period to 2038. The planned level of growth can be accommodated from an education perspective, and could help support local services and businesses. The Local Plan therefore proposes to set a requirement of 61 homes, with a residual figure of 41 still to be planned for over the remainder of the plan period to 2038.”*

- 3.5 Other key documents include, but not limited to:
- Saved policies of the West Wiltshire Local Plan 1<sup>st</sup> Alteration adopted 2004.

<sup>5</sup> <https://www.gov.uk/guidance/national-planning-policy-framework>

<sup>6</sup> <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>7</sup> <https://www.wiltshire.gov.uk/planning-policy-core-strategy>

<sup>8</sup> <https://www.wiltshire.gov.uk/planning-whsap>

<sup>9</sup> <https://www.wiltshire.gov.uk/planning-policy-local-plan-review>

<sup>10</sup> Available at: <https://www.wiltshire.gov.uk/article/8048/Regulation-19-consultation-autumn-2023>

- Saved policies of the West Wiltshire Local and Recreation DPD adopted 2009.

### **Evidence-base**

- 3.6 The main strands of evidence supporting the Dilton Marsh NDP are:
- The Site Assessment Report (SAR) dated March 2023 by MLP,
  - The scoping research set out in the SEA Scoping Report and subsequent update by AECOM,
  - The wishes of the community as expressed through community engagement.
- 3.7 The overall approach has been that both evidence and community wishes should align or at least have good overlap, before draft policy is created. It was also felt wise to create the Vision and Objectives first and then let policy be checked against and conform with those, since the policies are intended to bring about both Vision and Objectives.
- 3.8 A range of Topic Papers have been prepared to guide the development of policies where a methodology and rationale were locally defined.
- Heritage Topic Paper
  - Site Selection Topic Paper
  - Key Views Topic Paper
  - Local Green Space Topic Paper
- 3.9 Locally specific housing evidence has been prepared to guide plan-making decisions regarding the allocation of land within the Housing Needs Survey (HNS) (July 2018), the Wiltshire Council Strategic Housing Land Availability Assessment (July 2017), Dilton Marsh Call-for-Sites (July 2022) and the Site Options Assessment (SOA) (2023) as well as inputs from the community.
- 3.10 The Site Selection Topic Paper has been updated following the Regulation 14 consultation with an explanation of the modifications made to proposed site allocations in response to the HRA undertaken by Wiltshire Council.
- 3.11 AECOM has also been commissioned to lead on Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) in support of the NDP. SEA is a mechanism for considering and communicating the likely effects of an emerging plan, and alternatives, with a view to avoiding and mitigating negative effects and maximising positive effects. SEA of the NDP is a legal requirement and should be read in conjunction with the HRA. The SEA has been updated following the Regulation 14 consultation to take account of, and reassess, the modifications made in the plan.
- 3.12 A summary of the relevant evidence base is provided at Appendix A.

## 4. VISION AND OBJECTIVES

### OUR VISION FOR DILTON MARSH

**“ By 2038 Dilton Marsh will be a parish with an enhanced rural environment; a protected and distinct rural landscape setting, protected green spaces and valued assets; and a commitment to the protection and enhancement of wildlife and habitats.**

**Limited and sympathetic development at Dilton Marsh will have been managed to meet the needs of our community ensuring that high quality, beautiful and sustainable buildings and places are created. New housing will have reflected the downsizing and ageing of the community and addressed the need for smaller and affordable homes.**

**All new development will have employed a high level of flood resilient, sustainable design and energy efficiency as we adapt to climate change.**

**Our vibrant small business community will have been supported to develop and grow and more people will be working from home. The village will continue to offer a good range of services and community facilities with existing ones maintained and encouraged to improve to cater for all.**

**To make Dilton Marsh accessible and a safe place for everybody our active transport options, including public transport, footways, cycle routes and bridleway will have been further developed, maintained and enhanced to encourage their use. Measures will have been introduced to improve traffic movements, safety and parking to the benefit of all road users. ”**

- 4.1 The vision and the feedback from the community were incorporated into a set of objectives for the NDP, which state what the Plan aims to achieve through its overall strategy and policies.

### OUR OBJECTIVES TO 2038

1. **Ensure all new development is of high-quality design, in keeping with the local building character, sustainably constructed, energy efficient and reinforcing the parish’s rural landscape, character and appearance.**
2. **Ensure development protects the rural setting of Dilton Marsh, Penleigh, Penknapp, Hisomley, Fairwood, Clearwood and Old Dilton as distinct settlements.**
3. **To celebrate, protect and manage our key views, heritage, local green space and other valued environmental assets so that they can continue to be used and enjoyed by future generations.**
4. **To ensure the conservation of protected sites, species and priority habitats and the delivery of biodiversity net-gain which supports the rich biodiversity across the Parish.**

5. ***To respect and maintain the rural character by delivering new development at a scale no larger than is appropriate to Dilton Marsh's status as a Large Village, in appropriate locations that will enhance and maintain the vitality of the rural community.***
6. ***Provide a limited amount of new housing to meet local needs, including smaller dwellings for young single people, couples, families needing their first home and the elderly wishing to downsize their homes yet stay within the village. A proportion of these will be affordable housing.***
7. ***To address the causes and effects of climate change in Dilton Marsh, including through sustainable energy efficient buildings and appropriate renewable energy installations.***
8. ***To protect the quality of life and amenity of residents in terms of privacy, air quality, noise, light pollution created by new development.***
9. ***Develop, protect and enhance our footways, cycle routes and rights of way network while improving access to our surrounding countryside.***
10. ***To retain and enhance community services and facilities.***
11. ***To retain and enhance local employment and commercial services.***
12. ***To ensure that new development meets the infrastructure needs arising from future residents.***
13. ***Ensure that new developments have sufficient car parking to meet current and future needs in line with Wiltshire Council adopted parking standards.***
14. ***Enable safer pedestrian and cyclist movement around our networks.***

# 5. POLICIES

- 5.1 This chapter sets out 24 policies for the development and use of land in the Parish and how they will be used by planning officers in Wiltshire to help determine planning applications within the designated neighbourhood area. The policies have been pulled together into seven themes as listed below.
- 5.2 Policies are shown within a box and in bold text, to clearly distinguish them from explanatory supporting text which describes the reason for the policy. Each policy is defined by how it links back to the NDP Objectives in Section 4.

## Index of Policies

<b>Protecting our Rural Landscape</b>	DM01 - Landscape Character DM02 - The Biss Catchment DM03 - Key Views DM04 - Local Green Space
<b>Protecting our Natural Landscape</b>	DM05 - Biodiversity DM06 - Trees
<b>Protecting our Historic Environment</b>	DM07 - Local Heritage
<b>Setting our Design Vision and Expectations</b>	DM08 - High-Quality Design DM09 - Zero Carbon Design and Energy DM10 - Retrofitting Existing Buildings
<b>Delivering our Housing Requirement</b>	DM11 - Housing Strategy DM12 - Meeting Housing Needs DM13 - Housing Allocation: Land at 34 Petticoat Lane DM14 - Housing Allocation: Land at Five Farthings Farm DM15 - Housing Allocation: Land to the rear of 14 St Marys Lane
<b>Protecting our Community and Rural Economy</b>	DM16 - Community Facilities DM17 - Dilton Marsh Allotments DM18 - Business Strategy DM19 - Fairwood Industrial Estate
<b>Helping us to move around</b>	DM20 - Parking DM21 - Traffic Management DM22 - Footpaths, Bridleways and Cycleways DM23 - Infrastructure

# PROTECTING OUR RURAL LANDSCAPE

## Policy DM01: Landscape Character

**As appropriate to their scale, nature, and location, development proposals should:**

- i. Conserve and, where possible enhance the natural landscape and local character of the parish, including the high-quality and valued landscape of the Chapmanslade Greensand Hills / Longleat-Stourhead Greensand Hills in the south and south-west of the parish.**
- ii. Maintain the rural character and separate identity of Dilton Marsh, Penleigh, Penknapp, Hisomley, Fairwood, Clearwood and Old Dilton as distinct settlements.**

Objectives supported: 1, 2 and 5

- 5.3 The central and north of the parish is part of the ‘North Bradley Rolling Clay Lowland’ of gently rolling farmland based on clay, with extensive views. Within this landscape the West Wiltshire Landscape Character Assessment (WWLCA) Area E3 states any major development should respect the scale of the character area and not adversely affect the open views.
- 5.4 The south of the parish is formed by the ‘Chapmanslade Greensand Hills’ under WWLCA Area F3. This fairly small-scale landscape of farmland, farmsteads and parkland is dominated by ancient woodland. The northwest corner of the area is covered by Black Dog Woods, whilst smaller tracts are distributed over the rest of the area. Chalcot Park with its scattering of trees adds to the wooded character of the area. Apart from several farms and Chalcot estate there are two linear settlements, Dilton Marsh along the B3099 in the north and Chapmanslade along the A3098 in the south. This landscape forms part of the wider Wiltshire Landscape Character Assessment (2005) (WLCA) Longleat-Stourhead Greensand Hills Character Area 7A where the overall strategy is to conserve the woodland, parkland and the mosaic of pastures and meadows that characterise the landscape. The importance of the landscape to the south and west of Dilton Marsh is recognised as a ‘Special Landscape Area’ in the saved policies of the West Wiltshire Local Plan (Policy C3). These landscape character areas are shown on figure 5.1 below.
- 5.5 Public consultation has consistently identified the separation of settlements within the parish as an important characteristic for protection and management. The village of Dilton Marsh has long expanded to include the historically separate hamlets of Red Pits and Stormore to the west, however Clearwood maintains a distinct rural feel and separation formed by the openness of the gardens on the corner.
- 5.6 The physical separation of Dilton Marsh to Westbury, Westbury Leigh, Leigh Park, the West Wiltshire Trading Estate and Brook Lane Trading Estate to the east and northeast has been steadily eroded by urbanisation, particularly along the A3098. The functional flood plain of the Biss Brook provides an important Green and Blue Infrastructure (GBI) corridor defining the eastern edge of the parish and ensuring a degree of separation. Adjoining this flood plain are the settlements of Dilton Marsh, Old Dilton (part), Penleigh and Penknapp, as well as the Brook Farm scheduled monument, which all retain a distinct rural character and many of our oldest designated heritage assets. Many well-used Public Rights of Way traverse this corridor linking these historic settlements.

Figure 5 – Extract from West Wilts Landscape Character Assessment



**West Wiltshire Landscape Character Assessment Key**

North lies within:

- Landscape Character Type – Rolling Clay Lowland.
- Landscape Character Area – E3 North Bradley Rolling Clay Lowland.

Middle lies within:

- Landscape Character Type – Wooded Greensand Hills.
- Landscape Character Area – F3: Chapmanslade Greensand Hills.

South lies within:

- Landscape Character Type – Greensand Terrace.
- Landscape Character Area – G2: Westbury Greensand Terrace.

## Policy DMO2: The Biss Catchment

**The Biss Brook and its tributaries will be protected in accordance with the priorities for improving management of the Bristol Avon Strategic Green and Blue Infrastructure Corridor. Development proposals within the catchment will be supported where, as appropriate to their scale and nature, they improve:**

- **Public understanding about the value and services provided to society and the local economy by the river catchment and its wildlife;**
- **Water and flood risk management to reduce and slow run-off from rural and urban land, to increase water capture and to increase aquifer recharge;**
- **Land management and sustainable agriculture to reduce soil erosion and nutrient and pesticide loss, and to provide better links between habitats for wildlife;**
- **Wastewater management to reduce nutrients in watercourses from public and private wastewater;**
- **River management to increase connectivity between habitats and reduce barriers to fish migration;**
- **Retention and enhancement of the riparian vegetation surrounding the Biss Brook as part of the green and blue infrastructure, ensuring a buffer of least 8m from any development to the watercourse;**
- **Recreation management to increase access and recreational use of water and the wider environment, delivering wide ranging physical and mental health benefits; and**
- **Investment opportunities for partnership led projects that deliver multiple benefits within the catchment.**

**Development proposals that would unacceptably harm the operational catchment will not be supported unless they incorporate appropriate mitigation measures.**

Objectives supported: 3 and 4

- 5.7 The Biss Catchment predominately drains land south of Trowbridge, out towards Westbury and the very edge of Salisbury Plain. Made up of the River Biss and its tributaries it provides important habitat for a whole host of aquatic and terrestrial species; it also provides incredibly valuable green corridors. There is also a rich history of milling locally on the Biss Brook at Penleigh and Penknap. The Biss Brook defines the eastern edge of the parish boundary to Westbury. The Mudstone of the Oxford Clay formation to the north of the Greensand ridge provides fertile farmland and good quality grazing and is served by a system of traditional drainage ditches of a drained marsh 'Dilton's Marsh'. These drainage ditches are unnamed tributaries of the Biss Brook flowing in a northerly direction before converging with the Bitham Brook. The flows and extent of this network are illustrated by the Environment Agency's River (fluvial) and surface water (pluvial) flood maps.
- 5.8 The Biss Catchment forms part of the Bristol Avon Strategy Green and Blue Infrastructure (GBI) Corridor in north-west Wiltshire. The Water Framework Directive 2019 rating<sup>11</sup> is ecologically 'poor' for the Biss Brook and the unnamed tributary to the west. In response, the Bristol Avon Catchment Partnership's vision is that by 2027 the Bristol Avon Catchment is in good health, has Good Ecological Status and is recognised as a valuable asset to society and the local economy. The Wiltshire Wildlife Trust's A Better Biss Approach (ABBA)<sup>12</sup> project is currently delivering physical restoration and the river to provide natural capita benefits and is funded by Wessex Water.

<sup>11</sup> <https://environment.data.gov.uk/catchment-planning/OperationalCatchment/3045>

<sup>12</sup> <https://www.wiltshirewildlife.org/better-biss-approach-abba>

- 5.9 The objective of Policy DM02 is that the Biss Catchment will be protected and managed in accordance with the Priorities for improving management of the Bristol Avon Strategic GBI Corridor and Bristol Avon Catchment Plan. Development proposals that harm the operational catchment will not be supported.

**Policy DM03: Key Views**

**The following Key Views are identified on Map A and in Appendix C:**

- 1. View South from Fairwood Rd across Local Green Space and towards Providence Chapel**
- 2. View South from Petticoat Lane (near 14 Petticoat Lane) towards hill**
- 3. Long distance view north-east from junction of footpath DMAR23 and DMAR24 towards White Horse**
- 4. View north-west and north-east from stile on footpath DMAR22 towards the village**
- 5. View north and north-east from footpath DMAR12 at the Dutts across agricultural fields behind Fairfield Farm**
- 6. View south-east from footpath DMAR5 across Horse Field towards High Street and Holy Trinity Church**
- 7. Long Distance View west from footpath DMAR4**
- 8. View south from B3099 across the Deer Field to Stormore**
- 9. View south-west from northern end of Clearwood towards the Deer Field**
- 10. View south from footpath DMAR32 across agricultural fields**
- 11. View north from footpath DMAR32 towards Stormore**
- 12. View west from footpath DMAR27 towards woods**
- 13. View north from footpath DMAR26 across Chalcot park towards village**
- 14. View south from DMAR26 across Chalcot Park**
- 15. View west from junction between High Street and St Marys Lane towards Holy Trinity Church and High Street**
- 16. View north from junction between High Street and St Marys Lane looking across land at 73-75 High Street**
- 17. View south-west from edge of footpath DMAR12 at St Marys Lane looking towards the Holy Trinity Church**
- 18. View east from before the junction of High Street and Park Road towards the church**

**Development proposals that would affect a Key View should demonstrate that their design, layout, and massing respond positively to the view concerned, and that the features and values of the view can continue to be enjoyed. Development proposals which would have an unacceptable visual impact on a Key View, unless suitably mitigated, will not be supported.**

Objectives supported: 3 and 4

- 5.10 The parish of Dilton Marsh is set within a rural landscape. From most of the village and settlement across the parish, there are many valued views into the surrounding agricultural land and countryside that contribute towards local character. A Key View is defined as a publicly accessible viewpoint in the Dilton Marsh Neighbourhood Area that is reflective of what makes our settlements distinct as a rural community. The views are memorable and appreciated. They provide an attractive setting or backdrop, encompassing an important feature of settlement history and the way the built and natural landscape has been shaped by those living within, worked in it, and by nature.

- 5.11 A Key View merits at least one of the following values: aesthetic, biodiversity, cultural heritage, functional, recreational, or tranquillity. Key Views must be accessible by the public and visible from the public highway, the rights of way network, open spaces, or proposed / designated local green space. Key Views should show a range of physical (natural or man-made) features and an expanse of the parish, not one particular object unless this is a building or feature of particular cultural heritage.

5.12 Key Views were identified according to the above criteria and described within the Key Views Topic Paper. The policy requires that proposals recognise and take account of these Key Views in their design and layout. A summary of the Key Views and their qualities is provided at Appendix C.

**Policy DM04: Local Green Space**

**The green spaces as shown on Maps B1-3 and listed below are designated as Local Green Spaces in accordance with the provision of paragraphs 105, 106 and 107 of the National Planning Policy Framework (NPPF, 2023). All new development will be managed consistent with national policy for Green Belts.**

- 1. Dilton Marsh Playing Fields and The Firs, Alan Powell Lane**
- 2. Lansdowne Close**
- 3. Chalcot Park (part)**
- 4. Fairwood Road Green**
- 5. Stormore Green**
- 6. North of High Street**
- 7. Shepherds Mead Green**
- 8. Clay Close Green**
- 9. Land north of Tanyard Way**

Objectives supported: 3, 4, 8 and 10

5.13 The NPPF allows communities to identify and protect green areas of particular importance to them as Local Green Space. Such spaces contribute significantly to the overall character and quality of the environment. If they satisfy certain criteria, such spaces can be designated and therefore protected from development in-line with national policies for managing Green Belts.

5.14 Potential Local Green Spaces have been suggested by the community and the Steering Group. Evidence has been defined to demonstrate the special nature of each of space enabling the Local Green Space to be identified and assessed in accordance with national policy criteria, as detailed within the Local Green Space Topic Paper. A total of 16 candidate sites were assessed (see Local Green Space Topic Paper), and Policy DM04 identifies 9 greenspaces meeting the criteria for designation (1) close to the community it serves, (2) demonstrably special to the local community; and (3) local in character and not an extensive tract.



# PROTECTING OUR NATURAL ENVIRONMENT

## Policy DM05: Biodiversity

**Development proposals should retain and where possible, enhance, features of biodiversity value including mature trees, species rich hedgerows, ponds, streams and existing areas of woodland.**

**Development resulting in loss or deterioration of habitats will not be supported, unless the need for, and benefits of, the development in that location clearly outweigh the loss.**

**Development proposals should seek to maximise opportunities to support biodiversity through building design and are also expected to deliver at least 10% net gain in 'biodiversity value' within and, where appropriate, beyond the site in order to deliver tangible benefits for biodiversity.**

**Where relevant, development proposals should provide sufficient information to inform project specific Habitats Regulations Assessment to demonstrate that the development will have no likely significant effect on the Bath and Bradford-on-Avon Bats SAC and the Salisbury Plain Special Protection Area, in line with the Salisbury Plain Mitigation Strategy or any future review of this document. Development proposals must also ensure compliance with the Habitat Regulations through adherence to the Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire (Wiltshire Council and Natural England, 2015) or successor document.**

Objectives supported: 3, 4, and 7

- 5.15 Biodiversity plays an important role within our community as it underpins much of the economic and social value we obtain from nature. It helps to improve air quality, provides resilience to climate change, adds amenity value and supports wellbeing. Policy DM05 requires the delivery of biodiversity net gain at the statutory minimum of 10%. Wiltshire Council's ambitious policy for biodiversity net gain is being considered in the Local Plan review with a view to increasing the minimum net gain to 20%. A Viability Report prepared as part of the Local Plan review demonstrates that where draft policies have cost implications, such as Biodiversity Net Gain, that they are viable, and hence, deliverable and therefore included in the Local Plan. Should this policy be included in the adopted Local Plan it will supersede the requirements in Policy DM05 of this Plan. The Parish Council will assess the need for the neighbourhood plan policy to be reviewed at that time. Biodiversity net gain is defined as development that makes sure the habitat for wildlife is in a better state than it was before development. Net gains will be measured using the latest Biodiversity Metric or its successor. Biodiversity Net Gain delivery should be in accordance with established good practice principles within Biodiversity Net Gain: Good practice principles for development (CIEEM, CIRIA and IEMA) and BS 8683:2021.'
- 5.16 This is also reflective of the community aspiration to see new wildlife habitats throughout the Parish, and to enhance existing habitats which are home to a wide range of species which thrive here, including deer, badger, fox, reptiles, and swifts. DM05 also seeks to ensure that developments maximise on the opportunities to support and increase biodiversity within the design of buildings through the use of features such as green roofs, bat and bird boxes or bricks, wildflower planting and hedgehog tracks.
- 5.17 The whole of Dilton Marsh CP lies within the 6.4km buffer zone for the Salisbury Plain Special Protection Area (SPA). The SPA was designated in 1993 as it contains the largest expanse of unimproved chalk downland in north-west Europe, and provides important habitat for Wild Birds, including Stone Curlew and wintering Hen Harrier. Wiltshire Council has produced a Salisbury Plain HRA and Mitigation Strategy (2024) to identify a strategy to secure the conservation status of the Stone Curlew populations, and which ensures planned growth of the area would not have an adverse effect on the integrity of the SPA.

5.18 The area also falls within the Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC) consultation zone, being a core area for the Greater Horseshoe species. The Bat SAC Planning Guidance for Wiltshire (2015) requires that for development within a core area, potential impacts should be considered at an early stage in regard to physical changes, lighting, noise and vibration, recreational disturbance, and pollution. Where development may affect sensitive features such as roosts, foraging areas and commuting corridors, the potential impacts should be considered at an early stage, including surveys by a suitable ecologist in accordance with published best practice. Where survey work has confirmed that a sensitive feature used by a SAC species is likely to be affected, a mitigation strategy will need to be submitted with the planning application.

### Policy DM06: Trees

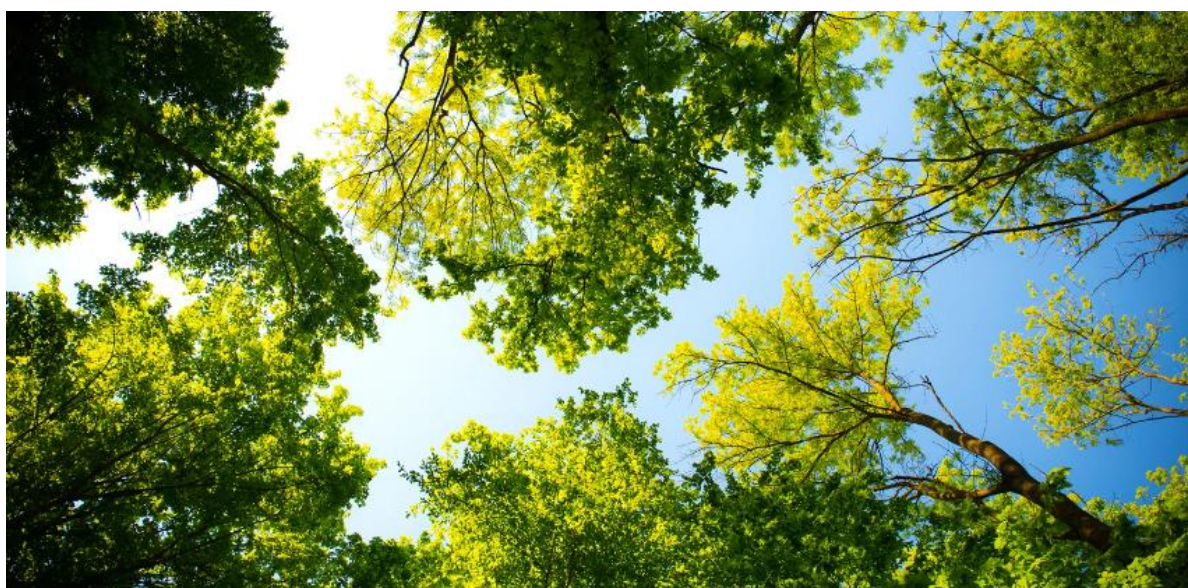
**Development proposals should seek to protect existing trees and hedgerows that are of good health, and which have amenity, arboricultural, ecological, or historical value or perform wider ecological functions within the Green Infrastructure network of the parish.**

**As appropriate to their scale, nature and location, development proposals should take opportunities for planting trees, including street trees, for carbon capture, climate change adaptation (such as addressing flood risk and overheating) and ensure that the trees are appropriately managed in perpetuity.**

Objectives supported: 3, 4, and 7

5.19 The protection of trees and hedgerows throughout the parish is considered to be of great concern to the community, for their aesthetic landscape qualities, biodiversity benefits, as well as their role in regulating temperatures, and providing a source of carbon capture. Trees and Hedgerows contribute to the rural distinctiveness and qualities of the parish, and they should be protected and integrated into new development. Policy DM06 therefore seeks to ensure the protection of the existing green network of trees and hedgerows.

5.20 The policy also reflects the aspirations of National Policy which recognises that trees make an important contribution to the character and quality of urban environments. As such, there is a national drive to increase the provision of trees or orchards in public places and for developments to include provision of tree-lined streets.



# PROTECTING OUR HISTORIC ENVIRONMENT

## Policy DM07: Local Heritage

**Development proposals should conserve and, where practicable enhance the historic environment, including through the safeguarding of heritage assets and their setting in a manner consistent with their significance.**

**Development proposals affecting non-designated heritage assets, including those identified in the Dilton Marsh Locally Valued Heritage Assets Report, or successor document, and shown on Map C1-4, should have regard to the scale of any harm and will be required to conserve and enhance the significance and setting of the heritage asset.**

Objectives supported: 3

- 5.21 Dilton Marsh has a rich built heritage from the magnificent Grade II\* Church of the Holy Trinity to the many former weavers’ cottages throughout the High Street and Petticoat Lane. While the National Heritage List for England designates assets of national significance in the parish, there are also a number of local assets that have been identified as being locally important to the architectural and historic heritage of the parish. These assets are not only important due to their contribution to the parish’s agricultural and weaver history, but also because of their significant contribution to the local character of the parish.
- 5.22 These assets do not have statutory protection and are therefore referred to as ‘non-designated’. Identification of these buildings, structures and sites as part of our NDP ensures that the effect of a development proposal on their significance is taken into account, to ensure their preservation and enhancement into the future.
- 5.23 The reasons for why these local heritage assets are important to the community is varied, and it often going beyond only historical or architectural interest to demonstrate a range of values that all contribute to the distinctiveness and heritage of Dilton Marsh Parish. The Dilton Marsh Heritage Topic Paper provides an assessment of nominated assets and their significance. These non-designated heritage assets are identified on Map F. In all proposals, applicants should describe, via a heritage statement, the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.24 Whilst the built environment of the parish holds significant historical value to the community, it is also important to recognise the value of any potential buried archaeological resources, many of which remain undesignated and unprotected by law. It is noted that there have been some recent archaeological finds nearby, such as the Bronze Age finds in Westbury (land n. of Bitham Park). All developments would therefore be expected to consider archaeological impacts, including where necessary to identify the presence and significance of unknown archaeological remains in line with Wiltshire’s Policy in the Development Plan. Following consultation with the Wiltshire Council Archaeology Service, further work may be required to be carried out to mitigate any potential impacts that have been identified. This work may be carried out either prior to the determination of an application or be secured via a condition attached to any planning permission that may be granted by Wiltshire Council.



# SETTING OUR DESIGN VISION AND EXPECTATIONS

## Policy DM08: High-Quality Design

**In order to create high quality buildings and places that are beautiful and enduring and meet the challenges of climate change development proposals should respond positively and distinctively to the National Design Guide, the National Model Design Code, the Wiltshire Design Guide and the Dilton Marsh Character Assessment (Appendix D) as appropriate to their scale, nature and location.**

**In particular, development proposals should be designed in a way which has regard to the general linear form of the village and takes account of their surroundings in their siting, built form, height, materials, historic character and boundary treatments.**

Objectives supported: 1, 3, 6 and 8

- 5.25 The quality of design is a national issue, with the NPPF highlighting how the *“the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.”*<sup>13</sup> The Wiltshire Design Guide<sup>14</sup> advises that neighbourhood plans shall be the mechanism by which local preferences and priorities are factored into decision making.
- 5.26 The community consider it to be important that new residential development is designed to the highest standard of architecture and village design to ensure that it is in keeping with the design quality that can be seen in the village. Of key concern is that new developments should complement the village, whilst seeking to create a unique sense of place with its own distinct identity and character. A traditional or modern aesthetic style could be used, but in both instances, high quality natural materials should be used to construct buildings. Consideration should be taken towards the detail, height, scale, and massing to ensure development adds value to the street scene and wider environment. The village has a distinctive settlement pattern, with a prominent linear form of development along main roads including the High Street, Stormore, Clearwood, Petticoat Lane and St. Marys Lane. Policy DM08 seeks to ensure that this distinctive character and pattern is maintained.
- 5.27 The Dilton Marsh Character Assessment at Appendix D distinguishes between a number of different character areas to address the importance of high-quality design and the need for new development to acknowledge and respond to the special qualities, local distinctiveness and countryside character of Dilton Marsh. Adopting such an approach is intended to ensure that new development is well grounded to create a ‘positive sense of place’ in its context and is more likely to be acceptable to our community. The Assessment identifies the characteristics of each area to ensure new developments are sympathetic to local character and history, as required by NPPF paragraph 130.
- 5.28 Early engagement with the local community can help the delivery of successful design in new developments, therefore Appendix E includes recommendations for pre-application engagement with the community for all new development, including any planning applications at the Site Allocations.

<sup>13</sup> NPPF, Paragraph 126

<sup>14</sup> <https://www.wiltshire.gov.uk/planning-building-control-wiltshire-design-guide>

## Policy DM09: Zero Carbon Design and Energy Production

**Residential and commercial development proposals should aim to achieve net zero operational carbon emissions by incorporating energy efficient design and construction to minimise the heat, power and water demand of the building and increase energy efficiency.**

**Proposals for off-site renewable and low carbon energy generation will be supported if they:**

- a) **have an acceptable visual impact on the immediate locality and the wider landscape area; and**
- b) **have an acceptable effect on the living conditions of nearby residents; and**
- c) **can satisfactorily mitigate against any other environmental impact.**

**Where any adverse impact are identified, development proposals will only be supported where it can be demonstrated that the wider benefits of providing renewable energy, including contributing to the national target for carbon reduction, outweigh the adverse impacts on the local environment or the amenity of residential properties in the immediate locality.**

Objectives supported: 1 and 7

- 5.29 Wiltshire Council has set a target for carbon neutrality by 2030, following their declaration of a Climate Emergency in February 2019. The construction of new homes produces over a quarter of Wiltshire's carbon emissions<sup>15</sup> and across the UK, the heating and powering of buildings accounts for 30% of the total energy use<sup>16</sup>. In order to help achieve the net zero carbon target, it is therefore important that new buildings are built to net zero standards, or better, as soon as possible and use less energy to run. The Committee on Climate Change states that "*the technology exists to deliver homes that are low-carbon, energy efficient and climate- resilient, with safe air quality and moisture levels. The costs are not prohibitive, and getting design right from the outset is vastly cheaper and more feasible than having to retrofit later.*"
- 5.30 Policy DM09 reinforces Wiltshire's commitment to being carbon neutral and the National Policy set out in NPPF Chapter 14 which requires plans to take a proactive approach to mitigating and adapting to climate change through policies that support appropriate measures to ensure future resilience of communities and infrastructure to climate change impacts (para 153). DM09 seeks new development to focus on sustainability and climate change resilience through prioritising efficient design and construction and increasing energy efficiency as far as possible.
- 5.31 In order to minimise energy use at the outset to aspire to zero carbon developments, applications for new residential and commercial buildings should seek to optimise energy demand and increase energy efficiency through building fabric, thermal bridging to minimise heat loss, and carefully considered design, orientation, and innovation. The Governments recent response to the Consultation on Part L of the Buildings Regulations 2020 (conservation of fuel and power) and the Future Homes Standard<sup>17</sup> confirmed that from June 2022, a 31% reduction in carbon emissions is required compared to the current energy standard regulations for all new dwellings. When the Future Homes Standard is adopted in 2025, this will increase to a 75% reduction.
- 5.32 Whenever possible, exploiting local energy resources such as district heating networks, which supply heat to buildings through a network of pipes carrying hot water underground should be used. However, it is recognised this may not always be available and therefore other options for heating must be explored,

<sup>15</sup> [https://www.wiltshire.gov.uk/media/8671/Wiltshire-Council-Climate-Strategy/pdf/Wiltshire\\_Council\\_Climate\\_Strategy\\_2022.pdf?m=637807788064400000](https://www.wiltshire.gov.uk/media/8671/Wiltshire-Council-Climate-Strategy/pdf/Wiltshire_Council_Climate_Strategy_2022.pdf?m=637807788064400000)

<sup>16</sup> <https://www.gov.uk/government/publications/heat-and-buildings-strategy>

<sup>17</sup>

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/956094/Government\\_response\\_to\\_Future\\_Homes\\_Standard\\_consultation.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/956094/Government_response_to_Future_Homes_Standard_consultation.pdf)

such as the use of ground and air source heat pumps. For any remaining energy demands, development proposals should make up the shortfall through renewable sources. There is strong local support for the provision of renewable energy, most notably in the form of Solar PV.

### Policy DM10: Retrofitting Existing Buildings

**Retrofitting measures to existing buildings to address climate change will be encouraged, subject to the significance of any impact on a heritage asset. Regard should be had to the principles of sustainable construction set out in Policy DM09, seeking to reduce operational carbon as far as practically possible in the buildings whilst minimising embodied carbon impacts. Furthermore, development that seeks to address climate change adaptation needs (especially with a focus on nature-based solutions) covering overheating, water scarcity, flood risk, wind and wildfires shall be encouraged.**

**Works that improve sustainable travel options including active travel and electric vehicles shall be supported.**

Objectives supported: 1 and 7

5.33 All buildings also need to be able to cope with the impacts of climate change. New buildings will make up only a very small proportion of all the buildings in Dilton Marsh. This means that it is even more important to encourage existing buildings to be retrofitted so that they are energy efficient, use low carbon sources and are resilient to the impacts of climate change. However, it is recognised that existing buildings may have fewer options for improving energy performance and therefore measures should be sensitive to the constraints and location of the existing building. Proposals for works to historic buildings must take into account the significance and character of the building and its setting. Some examples of how buildings can be retrofitted include the following:

- Introduction of Solar PV and/or Solar thermal renewable energy sources
- Introduction of low carbon heat sources such as air or ground source heat pumps
- Use of loft insulation, cavity or solid wall insulation
- Use of energy efficient lighting and appliances
- Use of underfloor insulation
- Use of double, triple or secondary glazing on windows
- Introduction of passive cooling measures
- Use of water efficient appliances and harvesting of rainwater
- Consideration of solar shading

# DELIVERING OUR HOUSING REQUIREMENT

## Policy DM11: Housing Strategy

**The identified housing requirement for 61 dwellings in the period 2020 to 2038 for the Dilton Marsh designated neighbourhood area will be met by:**

- **completions and existing commitments that have not yet been implemented (24 dwellings at 1<sup>st</sup> April 2023).**
- **windfall development of at least 7 dwellings through the development or redevelopment of suitable sites within the settlement boundary as defined (on Map D) in the Wiltshire Housing Site Allocations Plan or successor.**
- **development in the countryside (including rural conversions and rural exception sites) in accordance with the local plan and National Policy Framework exceptions; and the development of three site allocations detailed in Policy DM13: Land at 34 Petticoat Lane for approximately 16 dwellings; Policy DM14: Land at Five Farthings Farm for approximately 10 dwellings; and in Policy DM15: Land to the rear of 14 St Marys Lane for approximately 4 dwellings**

**Where appropriate, proposals for new residential development should be informed by an appropriate level of survey and assessment in respect of bats, as well as being supported by details of appropriate avoidance and mitigation measures to ensure there is no potential for a significant effect on the Bath and Bradford-on-Avon Bat SAC, where this is necessary**

**Proposals for new residential development that do not accord with the housing strategy in this policy will not be supported.**

Objectives supported: 5 and 6

- 5.34 The indicative housing requirement figure provided by Wiltshire Council in Table 4.16 of the Regulation 19 Local Plan is the basis for NDP housing policies and allocations. The indicative housing requirement of 61 has been reduced by 24 dwellings to 37 dwellings (of 1<sup>st</sup> April 2023) owing to completions since 2020 and other commitments – see Site Selection Topic Paper.
- 5.35 The housing strategy for Dilton Marsh aligns with the Wiltshire Core Strategy and the Draft Local Plan to focus limited development at the Large Village and within the settlement boundary. For the purposes of monitoring the policy, all sources of housing supply within the designated neighbourhood area contribute towards the delivery of the housing requirement so that it is capable of being met by 2038.
- 5.36 Evidence on the availability of land<sup>18</sup> has demonstrated that the housing requirement is not capable of being met within the existing settlement boundary, which continues to offer potential for windfall development. The NDP is a community-led planning framework to determine a sustainable choice of suitable, deliverable and achievable sites to accommodate housing, as informed by the Site Assessment Report and community consultation. The site selection process is explained within the Site Selection Topic Paper. The Topic Paper at Section 5 also demonstrates the continued role of windfall development in meeting the housing requirement in the plan period; with an estimated 12 new dwellings on windfall sites in the first 5-years of the plan.
- 5.37 Three sites are proposed for allocation, which can deliver approximately 30 dwellings. Planning applications for the development of the three sites proposed for housing allocation should be made in

<sup>18</sup> Wiltshire Council Strategic Housing and Economic Land Availability Assessment (2017 as updated) and Dilton Marsh Parish Council Call for Sites (2022)

accordance with Policies DM13 to DM15 and other policies of the development plan, including the provision of affordable housing on-site where required by national or local policy.

5.38 The NDP would meet the housing requirement of 61 dwellings in full through policies and allocations. Allocating three sites, and producing housing policies that promotes windfall development, demonstrates that the neighbourhood plan is planning positively for new homes, and provides greater certainty for developers, infrastructure providers and the community of where development will be located. In turn this also contributes to the local authorities’ housing land supply, ensuring that the right homes are delivered in the right places. As set out in DM11, the allocations are likely to contribute 30 dwellings towards the housing requirement. A windfall allowance of at least 7 dwellings would enable the residual housing requirement of 37 dwellings in the period to 2038 to be met. The potential for windfall development is likely to be greater which will also provide flexibility if circumstances change, such as a reduced quantum of development on allocated sites to address Habitats Regulations under Policy DM05 and allows plans to remain up to date over a longer time scale. For the purposes of Policy DM11 windfall development consists of sites which cannot be specifically identified and include sites in the settlement boundary and other sources of supply in the countryside such as rural conversions, exceptions sites for affordable housing or community-led development. In addition, some elements of permitted development may contribute to housing delivery.

**Policy DM12: Meeting Housing Needs**

**Housing developments that would result in a net gain of two or more dwellings should comply with the following criteria:**

- **demonstrate how they contribute to a sustainable mix of housing in the neighbourhood area informed by the most up-to-date assessment of housing need and demand and the existing housing stock (including approved developments) having regard to commercial viability and the context and character of the site;**
- **the delivery of 50% of the total number of homes as one-, two- and three-bedroom on sites of two to four dwellings and the delivery of at least 80% of the total number of homes as one-, two- and three-bedroom on sites of 5 or more dwellings;**
- **wherever financially viable, all new dwellings should be capable of adaptation under Building Regulations M4(2) and a minimum of 10% as M4(3) to meet changing needs over time and housing for older people;**
- **demonstrate that the development is designed to avoid excessive concentrations of the same size or type of home; and**
- **where appropriate, the delivery of on-site affordable housing of an appropriate mix which reflects the most up to date assessments of housing need.**

Objectives supported: 5 and 6

5.39 All new housing should be of a type and size that meets the changing local needs of residents over their lifetime. The scale of new housing at Dilton Marsh is to be limited and therefore it is important that all new housing developments (of a net gain of two dwellings or more) can contribute towards rebalancing the housing stock, providing suitable accessible and adaptable homes for residents to downsize and (where appropriate) delivering affordable homes.

5.40 The Wiltshire Local Housing Needs Assessment Update Volume Two (February 2023) establishes the need for all types of housing. Over the period to 2038 there will be growth in single person households focused within the over 75 years category; there will be a growing ageing population and significant growth of families with dependent children. The Assessment recommends that housing is provided to meet needs and address any imbalances and identifies an overall need for 78% of all dwellings (affordable

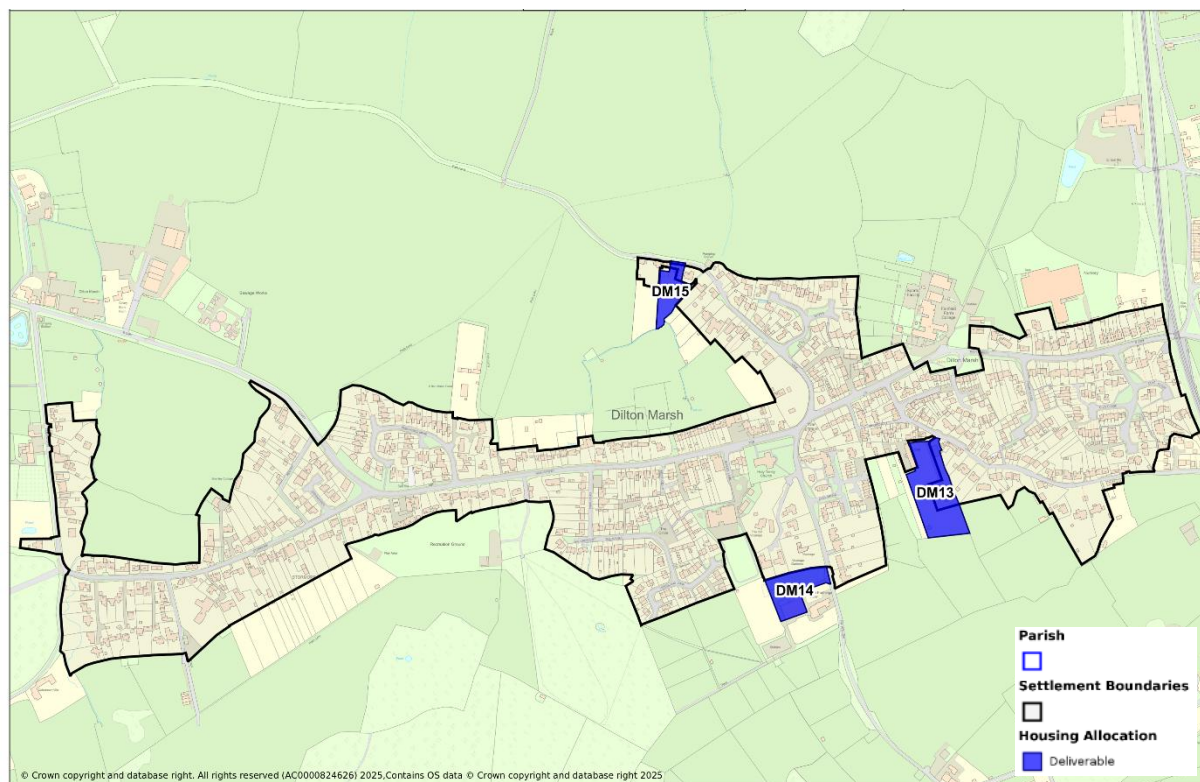
housing and open market) to be 1-, 2- and 3-bedroom homes – with a focus on 2 and 3 bedrooms. These can be attractive to both older people looking to downsize and families. Dilton Marsh contains a high percentage of larger four- and five-bedroom homes than both the Wiltshire and national averages. Many larger homes are defined by the Census to be under-occupied and a lack of supply of suitable smaller homes does not reflect the demographic needs. New supply provides an opportunity to readdress this imbalance so that at least 80% of all new homes should contain one, two or three bedrooms. A mixture of sizes and tenures will be required, and all new housing proposals should be informed by the latest evidence of existing stock, need and demand.

- 5.41 With a local population in the parish that is generally older than the Wiltshire average, all new homes must be able to meet higher accessible and adaptable housing standards in the Building Regulations to reflect how illness or disability affects resident's housing need or will develop within 10 years. The provision of an attractive stock of new housing that is suitable for adaption will also enable residents to stay in their homes for longer and close to family connections.
- 5.42 The Wiltshire Housing Register indicates a continued need for new affordable housing in the area, echoing the results of the Housing Need Survey of 2018 that identified a need for at least 16 affordable homes, at the time. The NDP expects all developments triggering the relevant thresholds for an affordable housing contribution in national or development plan policy, to seek affordable housing on-site, subject to viability. Given the demonstrable need to deliver affordable homes, developments that seek to avoid the requirements of making an affordable housing contribution by failing to make the most efficient use of land or by artificially subdividing land into smaller sites will not be permitted. The full requirement for the cumulative requirement of all the sites must be made.

# Housing Allocations

- 5.43 The NDP allocates sites in Policies DM13 to DM15 for housing development following an appraisal of options and an assessment of individual sites against clearly identified criteria. The delivery of approximately 30 dwellings across the proposed three allocated sites form a key component of future supply to meet the residual indicative housing requirement. The remainder will be met through windfall development in accordance with Policy DM11.
- 5.44 The site selection process and justifications for allocations are set out in the Site Selection Topic Paper accompanying the NDP, with full assessment under the SEA and HRA. The overall objective was to meet local need on a site(s) which met the sustainability objectives by delivering development appropriate to the scale of the village and within the overall context of the Wiltshire Core Strategy (WCS) and the NPPF. The Topic Paper explains modifications made following the Regulation 14 consultation.
- 5.45 The housing allocations are shown on Figure 6 below.

Figure 6 – Map showing Housing Allocations



**Policy DM13: Housing Allocation - Land at 34 Petticoat Lane (Site 23)**

**Land at 34 Petticoat Lane, Dilton Marsh (0.85 hectares, as identified on Map E) is allocated for residential development of approximately 16 (sixteen) dwellings.**

**Proposals should conform with the criteria below and relevant policies within the Development Plan.**

- **The development will deliver approximately 16 dwellings to meet local needs including affordable homes in accordance with local and national policies;**
- **Provides a single point of safe for all users' access to Petticoat Lane;**
- **Delivers improved pedestrian connectivity between the site and High Street;**
- **Considers the operation of the Strategic Road Network, including the A36 Marsh Road Junction through a Transport Statement/ Transport Assessment;**
- **Retains trees of value and delivers a suitable landscape buffer to the south that delivers a transition to the countryside beyond;**
- **Core bat habitat will be protected. Design and layout will be informed by appropriate surveys, impact assessments and the Bat SAC Planning Guidance for Wiltshire.**
- **Achieves an overall net enhancement to biodiversity;**
- **Applicants must undertake and submit a project specific Habitats Regulations Assessment in order to demonstrate that the development will have no likely significant effect on the Salisbury Plain Special Protection Area, in line with the Salisbury Plain Mitigation Strategy or any future review of this document;**
- **The development must assess any risk to groundwater resources and groundwater quality and demonstrate that these would be protected throughout the construction and operational phases of development; and**
- **Includes appropriate noise mitigation measures that protects the amenity of future residents to demonstrate additional dwellings in this location can be integrated effectively with the adjacent Social Club.**

Objectives supported: 2, 4, 5, 6, 8, 13, and 14

- 5.46 Land at 34 Petticoat Lane is located within an area of tightly knit residential properties and is centrally sited in the village, close to amenities. The site is residential garden land and contains an existing dwellinghouse and a small commercial building that are within the existing settlement boundary, offering scope for demolition as part of the development. This small-sized site offers the potential for approximately 16 dwellings, including on-site affordable housing and smaller homes in accordance with Policy DM12.
- 5.47 Petticoat Lane is narrow with a lack of consistent pedestrian facilities in the vicinity of the site as the existing footway terminating less than 30m north of the access. Safe access will be required for all users and pedestrian improvements to mitigate this issue will be required and informed by a Transport Statement in consultation with the Local Highway Authority. It is strongly recommended that connections are explored to the nearby Public Right of Way DMAR22 to the south-west of the site. The expectation is that any improvement works would be implemented prior to first occupation.
- 5.48 The site is situated at the southern edge of the village and contains several mature trees. Trees of value, including those on the southern boundary, should be retained as part of a comprehensive tree planting and landscape strategy for the site that defines a suitable landscape buffer to the south. Ecological surveys will determine how the development will protect core bat habitats.
- 5.49 The EA have advised that a small part of the site at the southern boundary is located on a sensitive principal aquifer; a groundwater resource that is particularly sensitive to contamination. Several settlements within Wiltshire and the surrounding counties rely on Wiltshire's significant groundwater

resources for an adequate supply of fresh, clean drinking water. The Environment Agency (EA) has identified and mapped a number of these resources according to their significance and vulnerability to pollutants, with categories including Source Protection Zones (1-3), Safeguard Zones and Water Protection Zones. The EA advocates a risk-based approach to protection of these groundwater resources, as set out in the document 'The Environment Agency's approach to groundwater protection'<sup>19</sup> and planning should aim to reinforce the application of this approach. Most potential impacts upon groundwater resources can be avoided or mitigated through appropriate land management practices and buffer strips.

5.50 The site is adjacent to the Social Club. It is important that any new development of the site can be integrated effectively with this existing business and community facility so that it should not have unreasonable restrictions placed upon them. As the operation of the Social Club could have a significant adverse effect on new residential development through noise, it is expected that the planning application should properly assess noise impacts and provide suitable mitigation before the occupation of each dwelling affected by noise.

**Policy DM14: Housing Allocation - Land at Five Farthings Farm (Site 9)**

**Land at Five Farthings Farm, Dilton Marsh (0.43 hectares, as identified on Map F) is allocated for residential development of approximately 10 (ten) dwellings following the demolition of the existing buildings.**

**Proposals should conform with the criteria below and relevant policies within the Development Plan.**

- **The development will deliver approximately 10 dwellings to meet local needs including affordable homes in accordance with local and national policies;**
- **Provides a single point of safe vehicular access to The Hollow;**
- **Delivery of improved pedestrian connectivity between the site access and footway to the north on The Hollow;**
- **Core bat habitat will be retained and protected. Design and layout will be informed by appropriate surveys, impact assessments and the Bat SAC Planning Guidance for Wiltshire and will ensure that the existing boundary vegetation does not fall within the curtilage of any residential properties and will be separated by appropriate fencing.**
- **Achieves an overall net enhancement to biodiversity;**
- **Applicants must undertake and submit a project specific Habitats Regulations Assessment in order to demonstrate that the development will have no likely significant effect on the Salisbury Plain Special Protection Area, in line with the Salisbury Plain Mitigation Strategy or any future review of this document;**
- **Delivers a suitable landscape scheme which takes into account the location of the site within the Chapmanslade Greensand Ridge Special Landscape Area; and**
- **Considers the operation of the Strategic Road Network, including the A36 Marsh Road Junction through a Transport Statement/ Transport Assessment.**

Objectives supported: 2, 4, 5, 6, 8, 13, and 14

5.51 Land at Five Farthings Farm extends to 0.9 hectares and is located at the southern end of the village on The Hollow. The site comprises residential garden land and a large equestrian building that is positioned towards the western side of the site. The site adjoins the existing settlement boundary and is well located to local amenities. The southern part of the site contains a large dwelling with a steeply sloping garden, as such this area is excluded from the allocation. The residual 0.43 hectares to the north and west of the

<sup>19</sup> <https://www.gov.uk/government/collections/groundwater-protection>

house is allocated for residential development. This small-sized site offers the potential for approximately 10 dwellings, including on-site affordable housing and smaller homes in accordance with Policy DM12.

- 5.52 The site is situated within the Special Landscape Area. It benefits from some landscape screening and contains various structures that distinguishes the built-up site from the open countryside to the west and south. The final design and layout should be informed by a Landscape and Visual Impact Assessment taking into account viewpoints, including those from public rights of way on higher ground to the south.
- 5.53 Development of the site should retain and protect core bat habitat features including trees and hedgerows, which should remain outside of the curtilage of any residential properties. The capacity and the layout of the development will be informed by ecological surveys which will determine the location and size of necessary buffers and other mitigation to avoid significant effects on the SAC.
- 5.54 The site frontage onto The Hollow is within the national speed limit and visibility is restricted to the south where the carriageway narrows. There is also a lack of consistent pedestrian facilities in the vicinity of the site as the existing footway terminates around 80m north of the access. Safe access will be required for all users and pedestrian improvements to mitigate this issue will be required and informed by a Transport Statement in consultation with the Local Highway Authority.

**Policy DM15: Housing Allocation - Land to the rear of 14 St Mary's Lane (Site 2)**

**Land to the rear of 14 St Mary's Lane (0.3 hectares, as identified on Map G) is allocated for residential development of approximately 4 (four) dwellings.**

**Proposals should conform with the criteria below and relevant policies within the Development Plan.**

- **The development will deliver approximately 4 dwellings to meet local needs;**
- **Provides a single point of safe vehicular access to St Mary's Lane;**
- **Considers the operation of the Strategic Road Network, including the A36 Marsh Road Junction through a Transport Statement/ Transport Assessment;**
- **Allow for the retention of an appropriate garden, and the re-provision of a garage, parking and turning space for No. 14 St Mary's Lane;**
- **Delivers improved pedestrian connectivity between the site and existing footways on St Mary's Lane;**
- **Ensures development is directed away from land at risk from surface water flooding and ensure a drainage scheme meets SuDs principles;**
- **Core bat habitat will be protected. Design and layout will be informed by appropriate surveys, impact assessments and the Bat SAC Planning Guidance for Wiltshire;**
- **Applicants must undertake and submit a project specific Habitats Regulations Assessment in order to demonstrate that the development will have no likely significant effect on the Salisbury Plain Special Protection Area, in line with the Salisbury Plain Mitigation Strategy or any future review of this document; and**
- **Achieves an overall net enhancement to biodiversity.**

Objectives supported: 2, 4, 5, 6, 8, 13, and 14

- 5.55 The 0.3-hectare site is located at the northern end of St Mary's Lane and comprises residential garden land associated with No.14. The existing garage would need to be demolished to facilitate the development of the site and replacement car parking (if required to accord with parking standards). This small-scale site offers the potential for approximately 4 dwellings towards the end of the plan-period with an appropriate dwelling mix in accordance with Policy DM12.
- 5.56 St Mary's Lane is narrow with some passing places. It has a lack of consistent pedestrian facilities in the vicinity of the site as the existing footway terminating less than 120m southeast of the access. Safe access will be required for all users and pedestrian improvements to mitigate this issue will be required and informed by a Transport Statement in consultation with the Local Highway Authority.
- 5.57 A small area of the site to the northeast are identified by the SFRA to be at medium risk of surface water flooding. A Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy should direct development away from areas at risk from flooding.

# PROTECTING OUR COMMUNITY AND RURAL ECONOMY

## Policy DM16: Community Facilities

- (i) Proposals for the development and modernisation of existing valued services and facilities (shown on Map H) will be supported subject to compliance with design, amenity and parking policies so that they are retained for the benefit of the community.**
- (ii) There will be a presumption in favour of safeguarding existing valued services and facilities (shown on Map H) against any proposals that would result in their unnecessary loss. Proposals that would result in loss of any service or facility, including partial loss, will only be supported where it can be demonstrated that it is no longer fit for purpose and not economically viable for its current or alternative community use.**

Objectives supported: 10 and 12

5.58 This policy seeks to retain and protect key community facilities. During the public consultation, it was clear that residents valued the existing community facilities very highly and the Dilton Marsh NDP will seek to protect and enhance these facilities. The NPPF defines community facilities as facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. Policies should plan positively for the provision of these services, to help promote healthy and safe communities, and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to be physically and mentally active and meet its day-to-day needs.

5.59 The existing community facilities in the Plan area are listed below and identified on Map H.

1. Dilton Marsh Playing Field, Alan Powell Lane
2. Dilton Marsh CoE Primary School
3. Dilton Marsh Social Club
4. Holy Trinity Church
5. Memorial Hall
6. Providence Baptist Church, Penknap
7. St Mary’s Church, Old Dilton
8. Stormore Baptist Church
9. The Weavers Public House



## Policy DM17: Dilton Marsh Allotments

**Land south of Whitecroft, Dilton Marsh (as identified on Map I) is to be safeguarded for use as community allotments to widen opportunities for locally grown food production.**

Objectives supported: 10 and 12

- 5.60 Opportunities for growing food on community sites is limited in the area and increased supply of allotments is a priority due to the multiple benefits of social capital, mental well-being, healthy activity, locally grown produce, sense of achievement and contact with nature. The land south of Whitecroft is well-placed to provide a small area for allotments and has been made available for this purpose as part of the Call for Sites. Policy DM17 seeks to safeguard this land for this purpose.



**Policy DM18: Business Strategy**

**Proposals for uses offering local employment opportunities including use for research and development, light industry and small-scale offices will be supported where:**

- **they do not unacceptably harm the residential amenity of dwellings in the immediate locality of the site concerned;**
- **they respect the character, appearance and landscape quality of the area and do not lead to extensive open storage in the countryside;**
- **they do not have an unacceptable impact on, biodiversity, green infrastructure or existing economically viable uses as described in this Plan, and wherever practicable enhance landscape, biodiversity and green infrastructure;**
- **there is sufficient capacity in the local and strategic highway network to accommodate the vehicular traffic generated by the proposed development;**
- **they provide a proportionate transport management plan to ensure sustainable modes of transport are used where possible as well as ensuring that appropriate traffic routing where applicable;**
- **satisfactory access and car parking arrangements can be achieved; and**
- **they accord with the other policies in the Plan, in particular those dealing with the location of development and protection of key views and the setting of the River Biss**

**Insofar as planning permission is required, development proposals to improve the mobile phone coverage and internet connections shall be supported.**

**The provision for working spaces which facilitate homeworking and creative small businesses will be supported where they do not conflict with a residential location.**

Objectives supported: 11 and 12

- 5.61 Dilton Marsh is home to a variety of business establishments throughout the parish, including education, retail, health and beauty, tourism, pet services, car sales, food establishments and pubs, hauliers, photographers, musicians, artists, jewellers, tradesmen, accounting, surveyors, gardening services and agricultural establishments.
- 5.62 The high street is home to many businesses such as the Weavers Public House, Fairfield Farm College, local Garage and car sales, and a fish and chip shop. Offset from the high street is the Dilton Marsh Social Club. Further from the village, is the Fairwood Road Industrial Estate, 'Quality Vans' adjacent to Tanyard Way and Fairwood Lakes.
- 5.63 The majority of the rest of the businesses are home based. with the lack of available rentable space/ shared working spaces cited as a major reason.
- 5.64 As part of the business questionnaire, business owners highlighted a requirement for improved internet speeds, availability of shared working spaces or meeting venues, storage facilities, and a monthly business club to help support business growth in the parish. It is also recognised that all businesses would benefit from an online Parish Business Directory as there are frequent requests for local products and services on the village FB page for example.
- 5.65 Policy DM18 seeks to support the provision of new and improved business and employment space, to help Dilton Marsh retain its position as a vibrant working village.

### Policy DM19: Fairwood Industrial Estate

**Land south of Fairwood Industrial Estate (0.9 hectares, as identified on Map J) is protected and allocated for employment use under Use Classes B2 and B8.**

**Development proposals for the intensification of employment use on this site will be supported where it can be demonstrated there will be no unacceptable impacts on landscape and ecological features in the immediate locality, and where any appropriate access/highway issues are incorporated within the proposal. Where relevant development should submit a suitable assessment of traffic impacts to include consideration of the strategic and local road network.**

**Core bat habitat should be retained and protected. Design and layout should be informed by appropriate surveys, impact assessments and the Bat SAC Planning Guidance for Wiltshire.**

**There is a presumption in favour of safeguarding the employment use. Proposals that would result in loss of employment units on this site will only be supported where it can be sufficiently demonstrated that the unit concerned is no longer fit for purpose and is not economically viable for its current or reasonable alternative employment uses.**

Objectives supported: 10 and 12

5.66 Fairwood Industrial Estate provides an important and longstanding commercial site within the parish. It is home to a number of businesses including car sales and Farriers. The NDP seeks to maintain the use of this land for commercial purposes and support the intensification of its use to ensure an efficient use of land.

5.67 The site is accessed via a narrow bridge under the railway line which leads from Fairwood Road. There is limited scope for improvements to be made along this part of the Highway. Any proposals for the intensification of the site must therefore demonstrate that it can be accommodated without resulting in adverse impacts and highways safety issues. Consultation with National Rail asset protection will be required to agree on the construction and traffic movements in regard to the bridge. Additionally, the site is surrounded by a number of ecological habitats and landscape features including mature trees/hedgerows and a pond, which sits to the south-west corner. Any development proposal must therefore be accompanied by appropriate survey work and mitigation strategies in compliance with Policy DM05.



## HELPING US TO MOVE AROUND

- 5.68 In rural settings such as Dilton Marsh, where travelling is often essential for access to key services such as work, education, healthcare and shops, transport and accessibility is a key issue. The demand for travel must be balanced with the needs to reduce congestion and the impact on the environment.
- 5.69 Transport in this context focuses on the issues that are of concern to the parish, as impacted by the change of use and development of land. However, many traffic and infrastructure matters of concern to the residents fall outside the scope of planning. For example, changes to existing transport networks, traffic lights, traffic volumes, speed limits, signage, traffic circulation etc.

### Policy DM20: Parking

**All parking for new development must, where possible, be provided off-street. The amount of parking provided must be in accordance with the parking standards set by Wiltshire Council.**

**Proposals which result in the loss of off-street parking provision will not be supported unless it can be demonstrated that this will not have an adverse impact on parking issues in the area, or that adequate parking of equivalent or better standard will be provided.**

**The installation of electric vehicle charging points at existing residential or non-residential parking will be supported.**

Objectives supported: 12 and 13

- 5.70 Street parking and other issues around vehicle parking have been a long-standing concern in Dilton Marsh. Many houses in the parish, old and new, have private parking facilities but residents often choose to park on the road, either for convenience or due to having more cars per household than the parking available. There are few restrictions on roadside parking in the Parish.
- 5.71 While it is acknowledged that there is a need for private vehicles due to the village location, increasing car ownership is resulting in additional safety issues both for road users and pedestrians. Parking on the pavements presents a particular obstacle for the visually impaired, mobility scooters, prams, push chairs and wheelchairs. Vehicular movements are a particular issue near School Lane and Alan Powell Lane, where there is limited parking, especially during school drop-off times and when the recreation ground is in use.
- 5.72 Whilst it is not within the scope of the NDP to amend the parking standards set out by Wiltshire Council, policy DM20 seeks to ensure these are provided off-street, and within the residential plots to prevent the situation worsening.
- 5.73 Facilitating the use of low or zero-emission vehicles is also recognised as a key priority and will support the transition to becoming net carbon zero. It is the aim of the Government to phase out the sale of new petrol and diesel cars in 2030. A permissive approach to the installation of charging technology for electric vehicles is therefore required in both new and existing developments, including at non-residential car parks such as the pubs, café, churches, and recreation grounds. Boosting the uptake of non-combustion engine vehicles also responds to the declared AQMA in Westbury and improving air quality.

**Policy DM21: Traffic Management**

**Development proposals which will increase the traffic loading onto the High Street (B3099), Clivey (B3099), The Hollow, Tower Hill, St Mary’s Lane, and Petticoat Lane will be required to make provision for, and contribute to traffic calming and control measures, including making improvement for pedestrian safety and connectivity through the length of the village.**

**These measures should be appropriate to the size of the proposed development and anticipated traffic volumes resulting from the development.**

Objectives supported: 8, 12 and 14

- 5.74 Traffic management has been a key and strongly voiced concern of the community. There is a general concern in the village that the traffic passing through towards the A36 has increased in the last decade, mainly as a result of the new housing developments in the Westbury area, but also the expansion of Fairfield Farm College and the School, with trips made by parents living outside the parish being a big contributor. This has been acknowledged by the school and its Travel Plan (December 2019) aims to reduce car trips, to promote cycling and to improve safety for pedestrians, amongst other things.
- 5.75 While there are already traffic calming measures in the High Street by Fairfield Farm College and the two mini roundabouts at the junction with the Hollow and St Mary's Lane, and at Tower Hill, these do not go far enough to slow the speed of passing traffic on the distributor roads. Residents have expressed a wish to see greater traffic calming, such as the introduction of long humps at gateways and pedestrian crossings, and improvements to existing speed humps.
- 5.76 There are large parts of the parish where the roads don't have a pavement on one or both sides. The residential roads within the village are mainly fairly narrow and are often further restricted by on-street parking. Where the volume and speed of traffic is increasing, this presents a safety risk for pedestrians and cyclists. There are currently no pedestrian crossings in Tower Hill or the High Street, and the lack of continuous pavements remains a safety issue.
- 5.77 Policy DM21 therefore seeks to directly support the desire to mitigate adverse traffic impacts and develop improved access for residents. The second part of the policy advises that it will be applied in a proportionate way. In this context, contributions from smaller proposals may need to be pooled to generate sufficient funding to allow meaningful works to be undertaken in the parish.

## Policy DM22: Footpaths, Bridleways and Cycleways

**The existing Public Rights of Way network will be protected and their recreational and functional value enhanced.**

**As appropriate to their scale, nature, and location, and where it is practicable to do so, development proposals should take opportunities to provide connections to the existing active travel infrastructure (including the Public Rights of Way and cycle routes)**

Objectives supported: 9 and 14

- 5.78 The parish has an abundance of public footpaths and bridleways, which are all particularly important for the health and well-being of residents and for supporting movement throughout the parish. The Rights of Way Network is shown on Map K.
- 5.79 The parish is also connected to the Wiltshire Cycleway which provides a 160-mile circular route extending through Malmsbury, Bradford on Avon, Trowbridge, Salisbury and Marlborough. In the Parish boundaries, the Wiltshire Cycleway runs through the High Street. It comes from Bradford on Avon along Fairwood Road and follows the High Street to Penknapp Providence Chapel and up Tower Hill (A3098) towards Maiden Bradley. Connecting Wiltshire has additionally identified Petticoat Lane and the High Street as "Recommended Cycle routes" in the Westbury Cycle map.
- 5.80 The protection and enhancement to these networks also makes a valuable contribution to the ability to partake in active and sustainable travel.



**Policy DM23: Infrastructure**

**As appropriate to their scale, nature and location, development proposals should assess their impact on the quality of life of residents of the parish and mitigate any impacts.**

**The following Parish infrastructure priorities will be funded through financial contributions made in accordance with Wiltshire’s CIL schedule, planning obligations or other relevant mechanisms (not in order of importance):**

- **Improving active travel routes throughout the parish to improve pedestrian and cycle connectivity.**
- **Supporting new, and upgrading existing, traffic calming measures.**
- **Quantitative and qualitative improvements to public open space provision.**
- **Creating new allotments.**
- **Improving the recreational value of the rights of way network.**
- **Define and restore local biodiversity in accordance with the Wiltshire Community Environmental Toolkit 2021<sup>20</sup> (or successor document).**
- **Restoring and enhancing the Biss Brook and tributaries to address their current poor condition, creating a space that’s great for wildlife and people to share, while achieving legacy protection of the river catchment.**
- **Retrofitting existing community buildings to improve energy efficiency and help their transition to a zero-carbon economy.**

Objectives supported: All

- 5.81 Developers will be required to contribute towards the provision of local infrastructure, including public facilities and access routes, and to mitigate impacts of development proposals in order to make them acceptable in planning terms, in accordance with National and Wiltshire Core Strategy policy. This may include both CIL contributions and those made by planning obligations.
- 5.82 The purpose of this policy is not to add further burdens to development, nor to duplicate higher level policy. The policy, based on the wishes of the community and objective evidence from the Parish Council, is designed to set out local priorities and to provide certainty to developers by adding detail to the existing policy framework.

<sup>20</sup> [https://www.wiltshire.gov.uk/media/6584/Community-Environmental-Toolkit-March-2021/pdf/26\\_MARCH\\_Toolkit\\_WebMR.pdf?m=637576410403830000](https://www.wiltshire.gov.uk/media/6584/Community-Environmental-Toolkit-March-2021/pdf/26_MARCH_Toolkit_WebMR.pdf?m=637576410403830000)

## 6. PRIORITIES AND PROJECTS

- 6.1 The following informal policies do not form part of the statutory NDP. They are non-planning matters which nevertheless are important to the community and form an action plan for the Parish Council. The Parish Council will (not in order of preference):
- A. Work with Wiltshire Council, Wessex Water, Highways Agency and the Environment Agency to support the introduction of measures to prevent or reduce future flooding and the effects of extremes of weather due to climate change. Ensure maintenance of existing drains and ditches.
  - B. Use potential Section 106 financial contributions and CIL receipts to secure, maintain and improve sports, pitch, recreation, play and open green spaces in and around the village.
  - C. Encourage the establishment and development of allotments, which could be funded via Section 106 financial contributions and CIL receipts.
  - D. Campaign to protect and enhance the frequency of national rail services at Dilton Marsh Halt.
  - E. Support improved access to the Westbury Railway Station, including through the creation of a direct bus route and a cycleway.
  - F. Improve existing car parking to introduce EV charging.
  - G. Support improvements to broadband coverage and speeds in consultation with Wiltshire Council and network operators.
  - H. Introduce wi-fi with fast broadband speeds for public buildings.
  - I. Extend and improve the Public Rights of Way network in consultation with landowners to widen access to the countryside.
  - J. Replace and install new clear and visible signage to identify the Wiltshire Cycleway to promote its use.
  - K. Work with Wiltshire Council to improve pedestrian and cycle safety on Tower Hill.
  - L. Promote the establishment of an online Parish Business Directory.
  - M. Explore the creation of a monthly Business Club, potentially this could be hosted in either the Village Hall or the Social club, the social club having better parking facilities.
  - N. Take action to tackle current transport and highway safety issues through a Sustainable Transport Plan. This may include measures to control speeding (e.g., change in speed limits and Community Speedwatch) or lobbying for change in terms of HGV routing, improvement of footpaths (formation of a continuous footway on the High Street) and other measures.

## 7. MONITORING AND REVIEW

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- 7.1 The Dilton Marsh Neighbourhood Plan covers the period to 2038. Neighbourhood plan policies remain in force until the plan policy is replaced.
- 7.2 Monitoring of development plan documents is a legal requirement. Wiltshire Council prepares an Annual Monitoring Report (AMR) and will assess the overall performance of the Development Plan in Wiltshire, including all of the neighbourhood plans. This will meet the main requirements for monitoring.
- 7.3 Dilton Marsh Parish Council will monitor the effectiveness of this NDP and whether modifications are required to keep the plan relevant and up to date so that sustainable development can be delivered.
- 7.4 A focused review of the NDP may be commenced in circumstances including where (1) strategic housing policies are being updated that change the housing requirement figure, so that the NDP is in accordance with policies of a new Local Plan; and (2) where no planning application has been made on any site allocated within this NDP within a period of 5-years from the plan being made.

# APPENDIX A - EVIDENCE SUMMARY

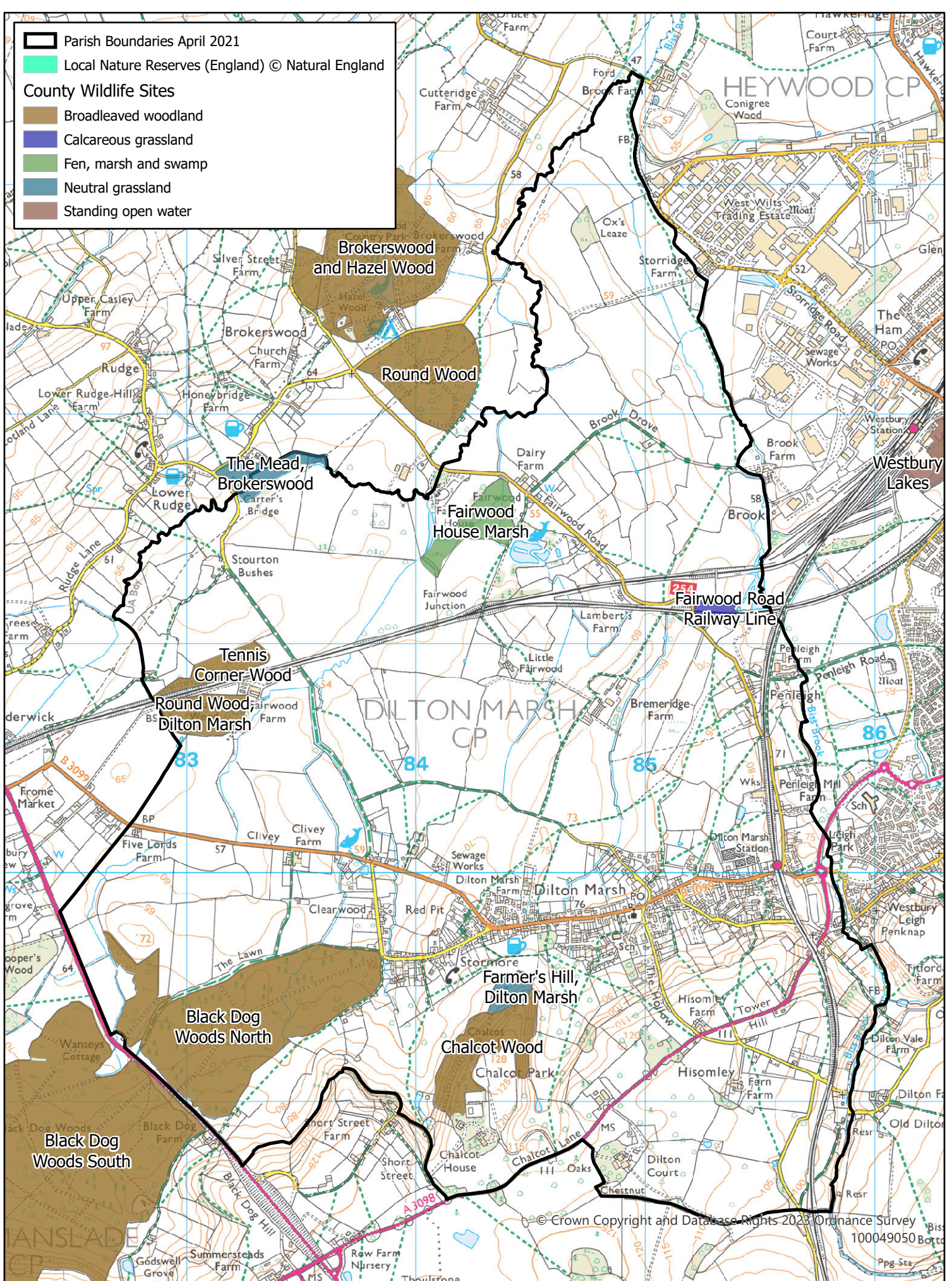
AECOM, Strategic Environmental Assessment Scoping Report
Bristol Avon Catchment Partnership, Catchment Plan 2022-2027 (2022)
DEFRA, Magic Maps
Dilton Marsh Heritage Topic Paper (2023)
Dilton Marsh Housing Needs Report (2018)
Dilton Marsh Key Views Topic Paper (2023)
Dilton Marsh Local Green Space Topic Paper (2023)
Dilton Marsh Site Assessment Report (2023)
Dilton Marsh Site Selection Topic Paper (2023)
Dilton Marsh, Residents Questionnaire for Dilton Marsh Neighbourhood Plan Report of Results (2019)
Environment Agency, Flood Map for Planning
Historic England, Local Heritage Listing: Identifying and Conserving Local Heritage Advice Note 7 (Second Edition)
Historic England, Statements of Heritage Significance: Analysing Significance in Heritage Assets Advice Note 12
Landscape Institute, TGN 02-21: Assessing landscape value outside national designations (2021)
Natural England, National Character Area Profile: 117 Avon Vales (2014)
OPS, Swindon and Wiltshire Strategic Housing Market Assessment (2017)
Swindon Wiltshire LEP, Swindon and Wiltshire Strategic Economic Plan (2016)
United Kingdom Census (2011) (2021)
West Wiltshire District Landscape Character Assessment (2006)
West Wiltshire District Local Plan 1st Alteration (2004)
West Wiltshire Leisure and Recreation DPD (2009)
Wiltshire and Swindon Historic Environment Record
Wiltshire Council HRA and Mitigation Strategy for Salisbury Plain SPA
Wiltshire Council, A Green & Blue Infrastructure Strategy for Wiltshire Wiltshire's Natural Environment Plan 2022-2030 (2022)
Wiltshire Council, Air Quality Action Plan for Wiltshire (2015)
Wiltshire Council, Air Quality Strategy for Wiltshire 2019 – 2024
Wiltshire Council, Climate Strategy (2022)
Wiltshire Council, Climate Strategy Delivery Plan (2022)
Wiltshire Council, Community Environmental Toolkit (2021)
Wiltshire Council, Core Strategy 2006-2026 (2015)
Wiltshire Council, Developers Guidance Notes – Surface Water Soakaways (2018)
Wiltshire Council, Employment Land Review (2018)
Wiltshire Council, First Homes Interim Position Statement (2022)
Wiltshire Council, Housing Site Allocations Plan (2020)
Wiltshire Council, Landscape Character Assessment (2005)
Wiltshire Council, Local Needs Assessment (2019) and Updates May 2022 and February 2023
Wiltshire Council, Local Plan Review Consultation January – March 2021
Wiltshire Council, Local Plan Regulation 19 Consultation (and supporting documents)
Wiltshire Council, Local Plan Rural Housing Requirements (September 2023)
Wiltshire Council, Local Plan Transport Review (2021)
Wiltshire Council, Open Space Assessment (2020)
Wiltshire Council, Strategic Environmental Assessment Screening Opinion
Wiltshire Council, Strategic Flood Risk Assessment Stage 1 (2018 and 2019)
Wiltshire Council, Strategic Housing Land Availability Assessment (2017)
Wiltshire Council, Wiltshire Biodiversity Action Plan (2008)
Wiltshire Council, Wiltshire Community Environmental Toolkit
Wiltshire Council, Wiltshire Design Guide Draft (2023)
Wiltshire Council, Wiltshire Employment Land Review Update Final Report (September 2023)
Wiltshire Wildlife Trust, A Better Biss Approach

## National Legislation, Policy and Guidance

Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment
Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment
Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds
National Design Guide
National Model Design Code
National Planning Policy Framework (September 2023)
National Planning Practice Guidance
Neighbourhood Planning (General) Regulations 2012 (as amended)
Neighbourhood Planning Act 2017
Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)
Town and Country Planning Act 1990 (as amended)

# APPENDIX B - LOCAL NATURE RESERVES AND COUNTY WILDLIFE SITES

Parish Boundaries April 2021  
 Local Nature Reserves (England) © Natural England  
**County Wildlife Sites**  
 Broadleaved woodland  
 Calcareous grassland  
 Fen, marsh and swamp  
 Neutral grassland  
 Standing open water



Dilton Marsh Parish - Local Nature Reserves & County Wildlife Sites  
(inc. Local Wildlife Sites and SINCs)

Wiltshire Council

# APPENDIX C - KEY VIEWS

Appendix C provides a summary of the Key Views identified in Policy DM03. For the full assessment and more detail, please refer to the Key Views Topic Paper.

## **KV1: View South from Fairwood Rd across Local Green Space and towards Providence Chapel**

An attractive and focused view of Fairwood Road Green, an area designated as Local Green Space and which contains a number of valued landscape features. Grazing field and Penknapp Providence Chapel visible in distance.



## **KV2: View South from Petticoat Lane (near 14 Petticoat Lane) towards hill**

A view of the rising agricultural land to the south of Dilton Marsh through a gap in the built form of Petticoat Lane, which brings an element of the countryside into an otherwise enclosed street scene. The view allows for appreciation of the landscape surrounding the village and which forms its rural setting.



**KV3: Long distance view north-east from junction of footpath DMAR23 and DMAR24 towards White Horse**

Long distance view from the highest point to the south of Petticoat Lane/ The Hollow. Views reach the Westbury White Horse and stretch across the Bratton Down SSSI. The landscape is relatively uninterrupted by development, with only a few agricultural buildings. View offers a sense of tranquillity from the Public Footpaths and open landscape.



**KV4: View north-west and north-east from stile on footpath DMAR22 towards the village**

Visually appealing long distance view from one of the highest points to the south of Petticoat Lane/ The Hollow which looks towards the village at the bottom of the valley and of the countryside below. View contains a significant amount of green vegetation and landscape features offering a sense of tranquillity experienced via the Public Footpath.



**KV5: View north and north-east from footpath DMAR12 at the Dutts across agricultural fields behind Fairfield Farm.** Open panoramic view of agricultural landscape stretching towards Penleigh and Westbury from a Public Footpath, allowing for an appreciation of the landscape surrounding the north of the village and sense of tranquillity leaving the built-up area.



**KV6: View south-east from footpath DMAR5 across Horse Field towards High Street and Holy Trinity Church.** Attractive view towards the High Street over active agricultural land and the tree-lined stream. The historic houses of the High Street sit in the background and the Church is visible in winter months. Open agricultural landscape and tranquil setting contribute to the enjoyment of the Public Footpath.



**KV7: Long Distance View west from footpath DMAR4**

Long distance view over agricultural countryside to the west of the Parish which allows for an appreciation of the of the agrarian setting surrounding the north of the village. The view offers a sense of tranquillity from the Public Footpath with an absence of intrusive development.



**KV9: View south-west from northern end of Clearwood towards the Deer Field**

Attractive and focused view through the vegetation across the rising land between Clearwood and Stormore, which draws the countryside into the village and marks the historical separation of these settlements.



**KV8: View south from B3099 across the Deer Field to Stormore**

An attractive expansive view of an open field on rising land when entering the village from the west which marks the historical separation between Clearwood and Stormore. The rooftops of houses can be seen on higher land at Redpit. Provides a link to nature when entering the village.



**KV10: View south from footpath DMAR32 across agricultural fields**

Aesthetic panoramic view across gently undulating active agricultural land towards Chalcot Woods County Wildlife Site, which provide valued habitat. View is within the Chapmanslade Greensand ridge and the open agrarian setting contributes to the enjoyment and tranquillity of the Public Footpath.



**KV11: View north from footpath DMAR32 towards Stormore**

Attractive view towards the houses of Stormore across open expanse of agricultural land, with glimpses of the Black Dog Woods and Chalcot Woods County Wildlife Sites which provide valued habitat. View is within the Chapmanslade Greensand ridge and the open agrarian setting contributes to the enjoyment and tranquillity of the Public Footpath.



**KV12: View west from footpath DMAR27 towards woods**

Aesthetic panoramic view across active agricultural land surrounded by trees, with Chalcot Woods to left and Black Dog Woods in front, which are County Wildlife Sites providing valued habitat. View is within the Chapmanslade Greensand ridge and the open agrarian setting contributes to the enjoyment and tranquillity of the Public Footpath.



**KV13: View north from footpath DMAR26 across chalcot park towards village.** Very attractive wide view across the Chalcot Parkland towards the village, with the specimen oak trees in the foreground. Chalcot park is a designed landscape and parkland with historic significance in the Parish. Views of the church tower are possible and this draws the walker towards the village. The open parkland provides the setting of the Public footpath and contributes towards the enjoyment and tranquillity of this route.



**KV14: View south from DMAR26 across Chalcot Park**

Very attractive wide view across the Chalcot Parkland towards the village, with the specimen oak trees in the foreground. Chalcot park is a designed landscape and parkland with historic significance in the Parish. The open parkland provides the setting of the Public footpath and contributes towards the enjoyment and tranquillity of this route.



**KV15: View west from junction between High Street and St Marys Lane towards Holy Trinity Church and High Street.** View of the Grade II\* Holy Trinity Church when travelling into the village centre from the east. This is a key focal point of the village. The view also crosses open land which contributes to the agrarian setting of the Grade II Listed 73 and 75 St Marys Lane.



**KV17: View south-west from edge of footpath DMAR12 at St Marys Lane looking towards the Holy Trinity Church** Open view of the Holy Trinity Church from St Marys Lane from a Public Footpath. This is a key focal point of the village and is the first view of the main village when using this Footpath. The view also crosses open land which contributes to the agrarian setting of the Grade II Listed 73 and 75 St Marys Lane.



**KV16: View north from junction between High Street and St Marys Lane looking across land at 73-75 High Street.** Attractive focused view of a rare area of greenspace within the centre of the village, associated with the historic development of the village. View looks directly over the gardens of the Grade II Listed dwelling of 73-75 St Marys Lane, which forms an important open aspect of the setting of this asset.



**KV18: View east from before the junction of High Street and Park Road towards the church** View of the historic High Street which terminates at the Grade II\* Holy Trinity Church, a focal point of the village. View taken from a key route for walkers and residents of the village, particularly when travelling to the school.



# APPENDIX D - DILTON MARSH CHARACTER ASSESSMENT



# Dilton Marsh Neighbourhood Development Plan

Character Assessment  
January 2024

## Contents

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# 1. Introduction

- 1.1. The purpose of the character assessment is to provide evidence regarding the character of the Parish and how it is viewed by its residents. The character assessment is a factual and objective analysis that communicates the key physical features and characteristics of Dilton Marsh that combine to give a particular settlement or an area its local distinctiveness and unique identity<sup>1</sup>. It identifies recognisable patterns of elements or characteristics that make one place different from another. Character assessments are widely recognised as useful tools, helping to aid the planning, design, and management of future development in a particular locality.
- 1.2. The key role neighbourhood planning has in achieving high quality places, and the importance of understanding local character and context to inform such plans, is acknowledged in the National Planning Policy Framework (NPPF) (Paragraph 132), which states that:

*“Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.”*
- 1.3. Preparing a character assessment therefore gives the community the opportunity to document the existing character of the Parish. By understanding what you have already, you can begin to talk about what type of development you might want in the future. Development can help preserve the character you already have, enhance it, or even add some contrast and variety to it.
- 1.4. Poorly designed development proposals are often the result of a lack of understanding of, or in some cases a disregard for, the character, feel and appearance of the local area. Such proposals can fail to conserve or enhance the unique qualities of the local area for which they are proposed, and may harm and erode the existing character.
- 1.5. Conversely, good design, that is both visually attractive and functional, stems from having an understanding of a development’s setting and the character of the local area. This understanding can help to ensure that new development proposals are of an appropriate design; one that respects and compliments the existing local character.
- 1.6. The character assessment will support the design and character policies progressed within the Dilton Marsh Neighbourhood Plan. It is intended that the report will be used to guide high quality design and give context to future development schemes within the

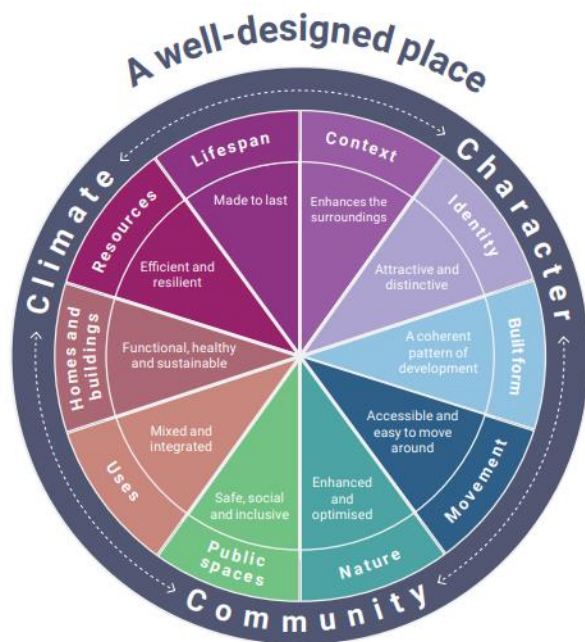
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<sup>1</sup> Planning Aid guidance ‘How to Prepare a Character Assessment to support design policy within a neighbourhood plan’ pg3.

Parish, to ensure they reflect the identity of the local surroundings, character and history.

*What is character?*

- 1.7. The character of an area is essentially the combination of the public and private realms. Elements of character therefore include both the uses of an area and its physical features, such as styles of building, construction materials, architectural details or green landscape features. Every property, public place or piece of infrastructure can make a contribution, whether great or small.
- 1.8. Elements of character may also be from emotional or personal perceptions of a place, such as historical or cultural associations with a place or building. Others may be relatively ephemeral or transitory, such as the smells and sounds associated with particular activities, which may occur only at certain times of the day or year.
- 1.9. All areas have a character. In some areas the character may be more obvious, more consistent, more unusual, or more attractive, but no area should be described as having no character.
- 1.10. The National Design Guide (NDG) sets out that well-designed places have individual characteristics which work together to create its physical character. These characteristics help to nurture and sustain a sense of community and contribute towards the cross-cutting themes for good design set out in the NPPF. The characteristics are set out in the figure below.



The ten characteristics of well-designed places

- 1.11. The NDG sets out that Well-designed places are based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design (Para 40).
- 1.12. Local identity is made up of typical characteristics such as the pattern of housing, and special features that are distinct from their surroundings. These special features can be distinguished by their uses and activity, their social and cultural importance, and/or their physical form and design (para 52). Recognising that the character of any settlement is formed by more than just the appearance of the buildings which occupy it, NDG identifies a broad range of factors which should be considered, including:
  - Scale, design, and contribution of built form
  - Structure, spacing and layout
  - Historical evolution of the area
  - Landscape setting
  - Vegetation, planting, and landscape features
  - Landmarks and Historic Buildings
  - Views
  - Function of the area

## 2. Methodology

- 2.1 The primary objective of this assessment is to identify the qualities and characteristics of the village of Dilton Marsh, however, where appropriate, existing development which fails to contribute positively to the character of the Parish can also be highlighted. This identification ensures that a holistic and thorough assessment of the character is presented and that all key aspects of local character are considered.
- 2.2 The following methodology is prepared in accordance with the Locality Guidance on achieving well designed places<sup>2</sup>, as well as the National Design Guidance definitions of the ten characteristics of a well-designed place<sup>3</sup>.

### Step 1 – Identification of Broad Location

- 2.3 The first step is to identify broad character areas that exist in the Parish and set them out on a map. These broad character areas should be identified as areas that share similar appearance and feel throughout.
- 2.4 This exercise is based on local knowledge and existing understanding of the Parish and settlement. The way the Parish is divided up may be based on factors such as:

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<sup>2</sup> <https://neighbourhoodplanning.org/toolkits-and-guidance/good-design-neighbourhood-planning/>

<sup>3</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/962113/National\\_design\\_guide.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf)

- Land uses
- Building types
- Building age/ period of construction
- Architectural styles
- Existing landscape character assessments
- Existing boundaries, such as roads and rivers

2.5 A combination of these criteria may be used to identify the character areas.

2.6 This draft map will be used to undertake step 2, however may be refined and tweaked at a later stage.

### Step 2 – Character assessment

2.7 Having divided the settlement of Dilton Marsh into different character areas, the next step is to identify and record the distinct character of each of these areas.

2.8 A site visit will be undertaken around each of the identified broad locations and the findings categorised into the following proforma.

2.9 The criteria on this proforma have been developed from features of importance identified in the National Design Guide sections on ‘Context’ and ‘Identity’, which look at the local and wider context of an area to identify a sense of place.

2.10 The proforma includes assessment aiding recommendations to help guide a consistent approach and explain terminology.

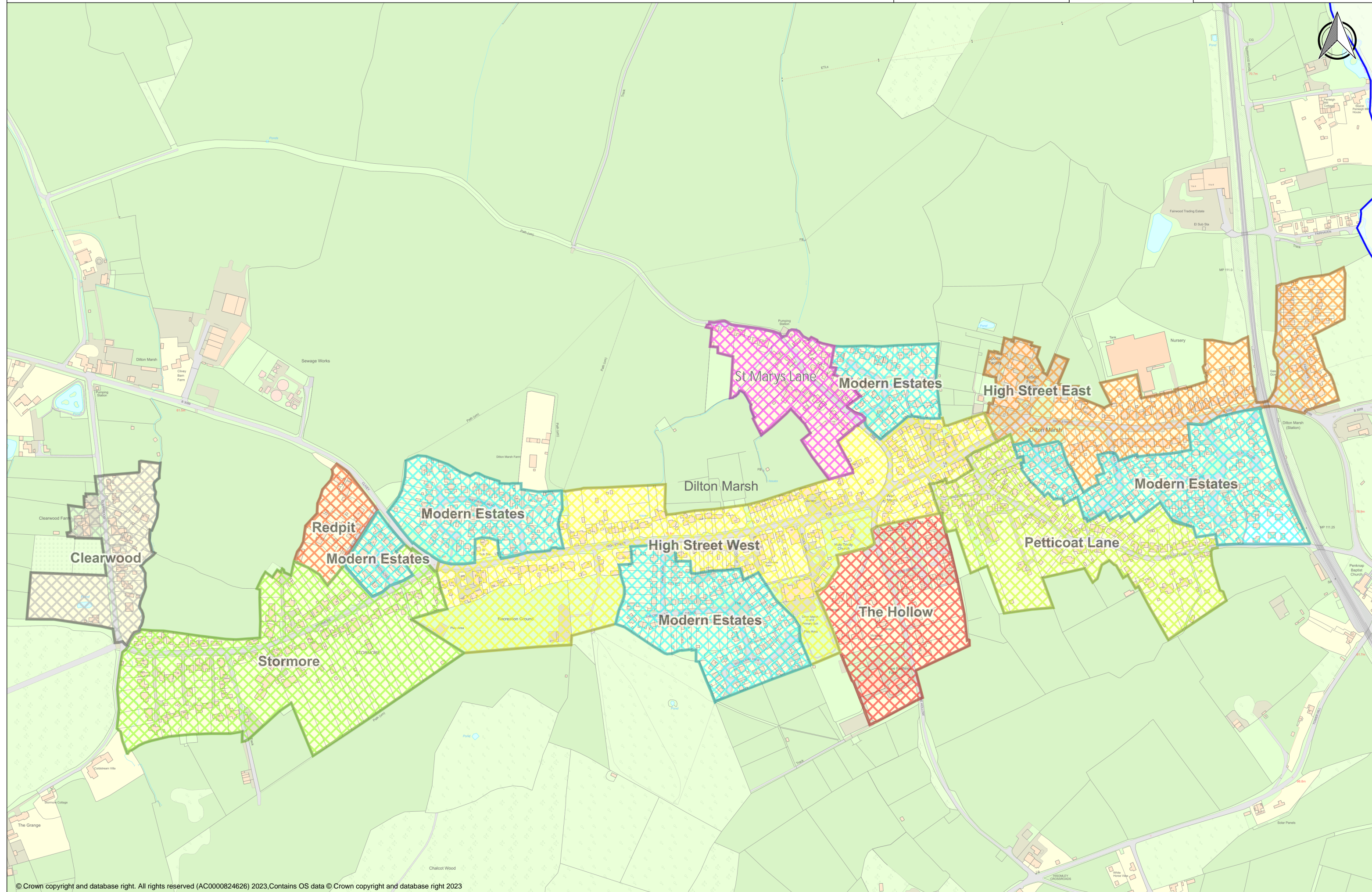
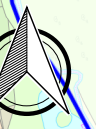
2.11 Photographs should be taken to support the identification of each character area.

<b>Area</b>		
<b>Area Boundary (not to scale):</b>	<i>Insert Map</i>	
<b>Criteria</b>	<b>Comments</b>	
<b>Built Development</b> <i>Think about the layout, form, scale, type, appearance, details, materials, age, and pattern of the built form.</i>		
<b>Local Heritage</b> <i>Think about the designated or non-designated heritage assets in the area that relate to the existing character. Are there any important cultural associations?</i>		
<b>Physical Setting</b> <i>Think about the landform, topography, geography, and ground conditions. Are there water courses, ridgelines or particular physical features that contribute to the character of the area? Does the area have high ecological value?</i>		

<p><b>Landscape Character</b>  <i>Think about the key landscape and visual features, including views into and out of the area, connection to green infrastructure and wider countryside. What are the key areas of public or open space? What is the scale and proportion of hard vs soft landscaping?</i></p>	
<p><b>Movement and Connectivity</b>  <i>Think about how the area is accessed and connected to wider routes and the main method of movement in the area? Are there rights of ways/ footways/ cycle paths etc? Think about the legibility of the area – how easy is it for people to find their way around?</i></p>	
<p><b>Land Use and Function</b>  <i>What is the main land use in the area? What is the pattern of uses and activities including community facilities and local services. How does the area function?</i></p>	
<p><b>Key positive characteristics to be maintained:</b>  <i>What are the overall characteristics of the area that should be maintained and enhanced?</i></p>	
<p><b>Sensitivity to change:</b>  <i>Summarise any elements that are particularly sensitive to change? This may include features that do not have a positive contribution to the character of the area and further development of this kind should be avoided.</i></p>	

### 3. Character Areas Index Map

Index maps overleaf.



Listed Buildings

- I
- II
- II\*

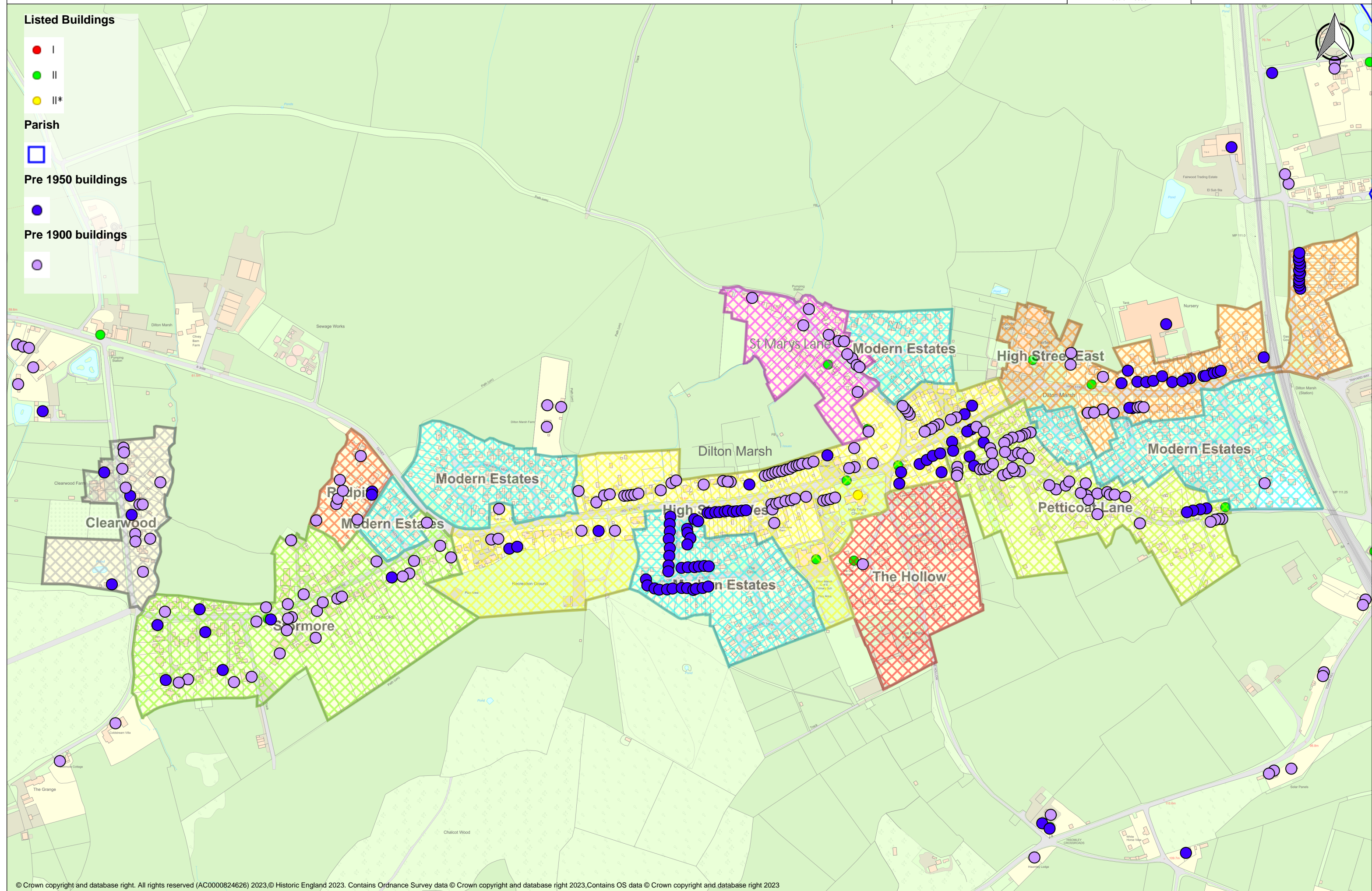
Parish



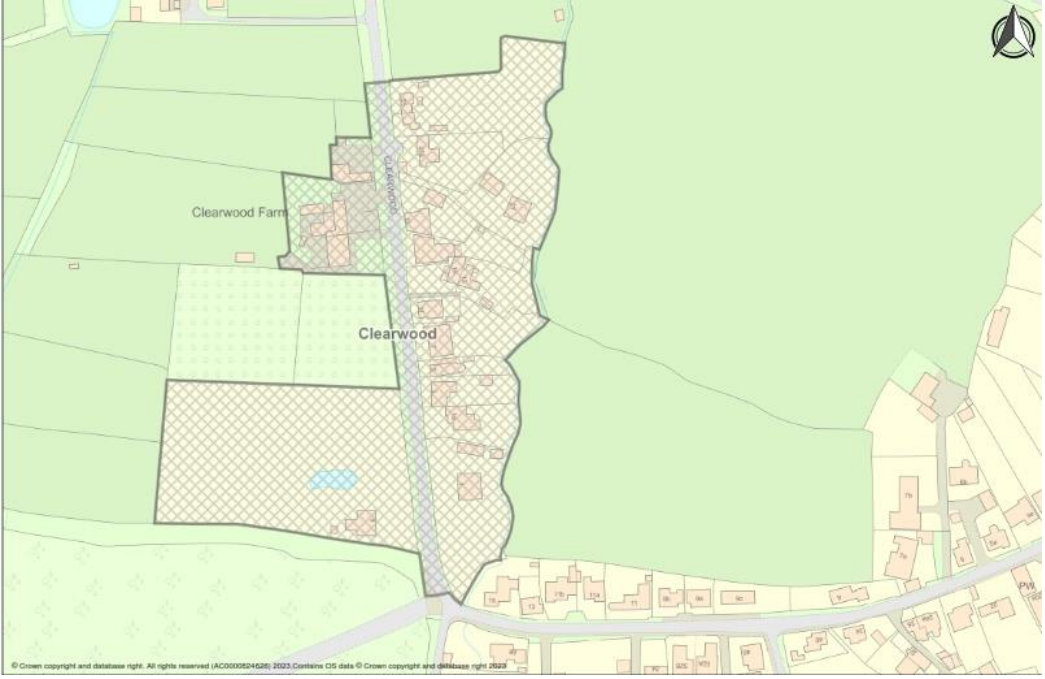

Pre 1950 buildings



Pre 1900 buildings





## 4. Character Areas

<p><b>Area A</b></p>	<p><b>Clearwood</b></p>
<p>Area Boundary (not to scale):</p>	
<p><b>Criteria</b></p>	<p><b>Comments</b></p>
<p><b>Built Development</b></p>	<p>A generally linear form of development along the east of Clearwood, with some scattered development on the western side. Some pre-1900 buildings to the east (No.1, No.13, the outbuilding to the front of No.21a, Nos.23 and 25) retain the original exposed red brick under a tiled roof. Others (Nos.3, 15 and 19) have been rendered and painted. Elsewhere the 20<sup>th</sup> century infill has resulted in the loss of all gaps on the eastern side. This latter infill has taken a largely suburban appearance with two storey homes and bungalows.</p>
<p><b>Local Heritage</b></p>	<p>A distinct settlement 'Clear Wood' is identified on the OS 1<sup>st</sup> Edition. There are no listed buildings, however the majority of buildings on the east side of the lane are dated pre-1900.</p> 
<p><b>Physical Setting</b></p>	<p>The area is located to the west of the brook (un-named tributary of the River Biss) that separates Clearwood from Stormore. The area is low-lying and is vulnerable to surface water flood risk. The southern edge of the area is defined by Black Dog Woods. The clustered built form is concentrated on the east side of the lane and this is enveloped by open pasture to the east, north and open land to the west. The separation between No.1 Clearwood and No.15 Stormore to the south helps to reinforce the distinct settlement.</p>

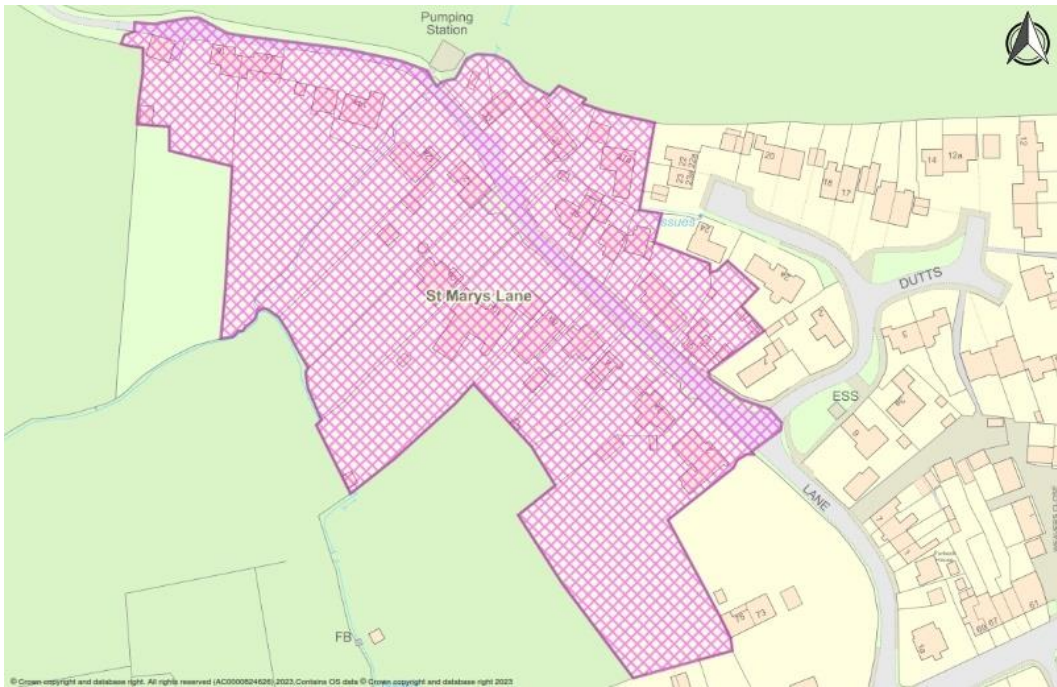
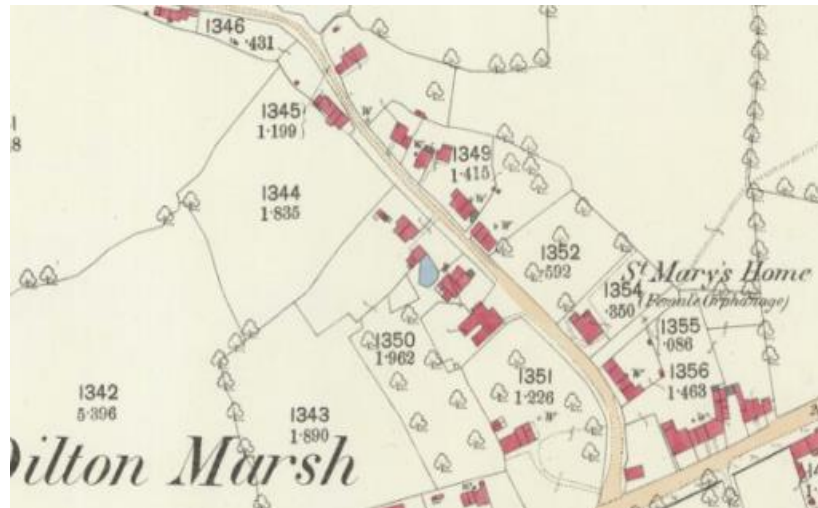
<b>Landscape Character</b>	Trees and hedgerows to the east along the brook provide a strong degree of enclosure. The open landscape setting and rising topography to the east contribute to the sense of separation of Clearwood, particularly when approaching from the north. Some frontages are softened by hedgerows. The wide verge to the west, in conjunction with the orchard and fields that extend to the highway, contribute to the verdant setting.
<b>Movement and Connectivity</b>	The lane has no segregated footway and is generally quiet. On-street parking on the lane detracts from the semi-rural scene. The lane links the rights of ways to the north at Clivey with Black Dog Woods to the south and is a regular route for walkers and horse riders.
<b>Land Use and Function</b>	Residential is the primary use. A boarding cattery is located to the west, located to with a good degree of separation from surrounding buildings.
<p><b>Key positive characteristics to be maintained:</b></p> <ul style="list-style-type: none"> <li>• The open separation between No.1 Clearwood and No.15 Stormore.</li> <li>• The open landscape setting to the east, north and west that reinforces the historic settlement and separation, including the brook.</li> <li>• The pre-1900 cottages that are non-designated heritage assets and reinforce the agrarian working history of the hamlet.</li> <li>• An outward looking linear form that fronts onto the wide verge to the west and countryside that extends to the lane.</li> <li>• Limiting new development to the eastern side would be consistent with the existing linear form, subject to preservation of important gaps that are important to the historic form.</li> </ul>	
<p><b>Sensitivity to change:</b></p> <ul style="list-style-type: none"> <li>• Loss of the agricultural setting of the settlement area and the gap to the south would erode its distinct and surviving character as a separate settlement area. Further removal of hedgerows and soft landscaping to the eastern side of the lane to create accesses and parking.</li> <li>• Loss of historic detailing and materials on some pre-1900 cottages with window replacements, timber boarding and render to elevations.</li> <li>• Limited space for in-curtilage car parking has resulted in street parking detracting from the rural scene.</li> <li>• Dilapidated appearance of Nos.23 and 25. Sympathetic restoration of this building should be encouraged.</li> </ul>	



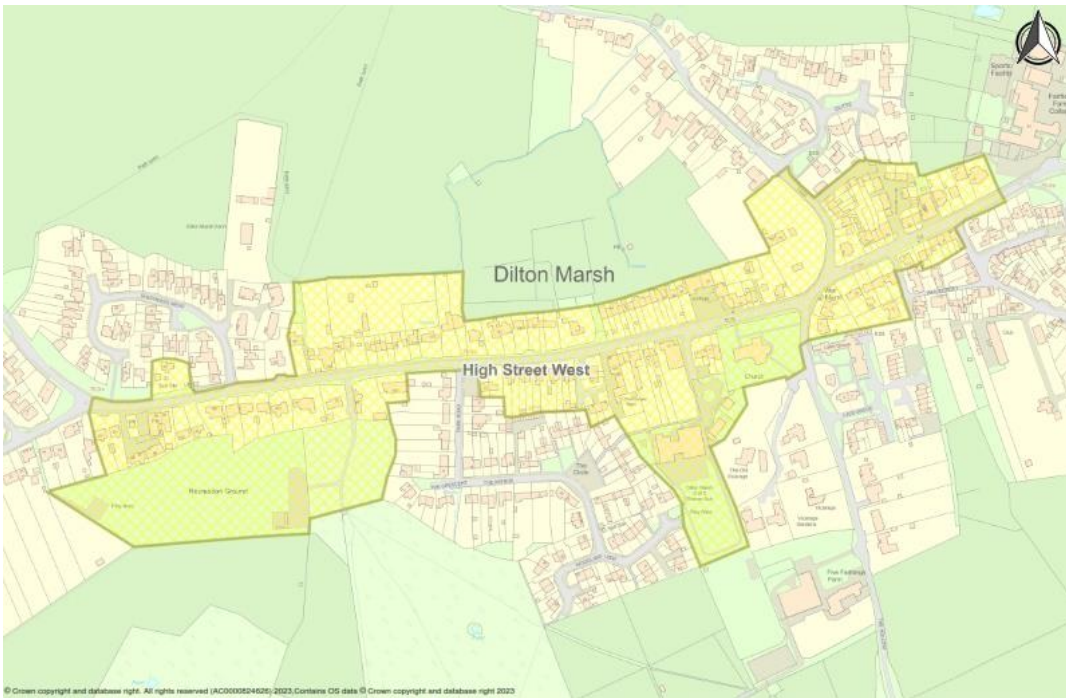
<b>Movement and Connectivity</b>	The lane is a Byway (DMAR37) and largely unmade with a central grass strip where it narrows to the south. While Red Pit links Clivey with Stormore it is not significantly used by vehicles.
<b>Land Use and Function</b>	Residential is the sole land use of the character area.
<p><b>Key positive characteristics to be maintained:</b></p> <ul style="list-style-type: none"> <li>• Discrete and intimate rural character.</li> <li>• Informal nature of the Byway.</li> <li>• Siting of pre-1900 buildings significantly into their plots.</li> <li>• Open landscape setting to the west on the rising ground.</li> </ul>	
<p><b>Sensitivity to change:</b></p> <ul style="list-style-type: none"> <li>• The openness and gaps between the houses and the lane (western side) are sensitive should infilling be proposed as this would remove / reduce the already limited visibility of the cottages set back within their plots.</li> <li>• The rural character is interrupted by telegraph poles which form a prominent and detracting feature due to the intimacy of the lane.</li> </ul>	

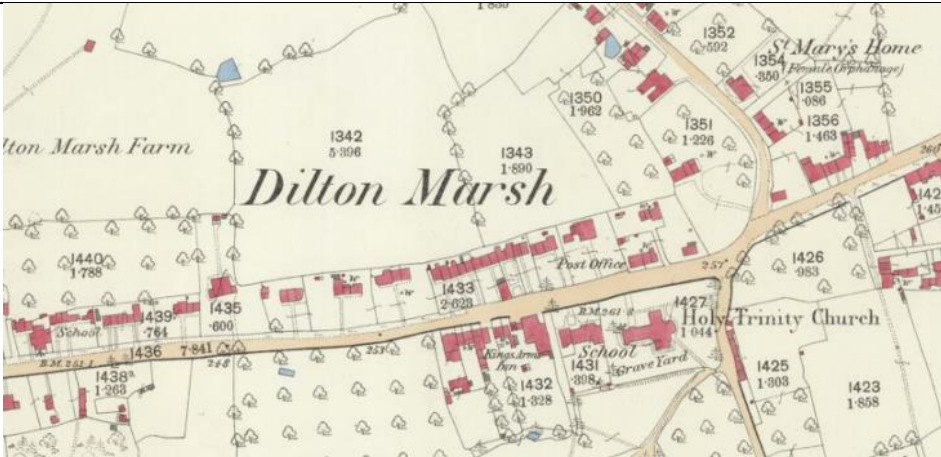
<p><b>Area C</b></p>	<p><b>Stormore</b></p>
<p>Area Boundary (not to scale):</p>	
<p><b>Criteria</b></p>	<p><b>Comments</b></p>
<p><b>Built Development</b></p>	<p>Stormore has a strong linear form with enclosure provided on both sides of the road by a mixture of two-storey double fronted cottages interspersed with infill development, including bungalows. Red brick is the dominant building material with some rendered and white / cream painted buildings, traditionally under a pantile roof. The paint / render has been used on Grouse Cottage and No.40 to make a feature of brickwork quoins. The western end of the area includes many backland properties that are largely hidden from views from Stormore.</p>
<p><b>Local Heritage</b></p>	<p>The houses along this loop road form the hamlet of Stormore, called Stormore Common or St. Maur Common or Green in the 19<sup>th</sup> century. Many weavers lived at Stormore in the early 19<sup>th</sup> century and here, as at Dilton Marsh, some of the cottages still bear traces, often on the back elevations, of the wide windows beneath which the hand looms stood. 20<sup>th</sup> century development to the western end has led to coalescence with Clearwood to the north west that stood as a separate hamlet. Red Pit House at Stormore Green is a key building with a double plan form with two gables and valley roof. There is one listed building No.34 Stormore (Grade II). The former agricultural building that stands within the curtilage of No.7A with its gable fronting the street is a rare surviving example of the agricultural history.</p> 
<p><b>Physical Setting</b></p>	<p>Stormore gently slopes down from the higher ground of High Street and Stormore Green towards the un-named brook with the edge of Black Dog Woods beyond to the west.</p>

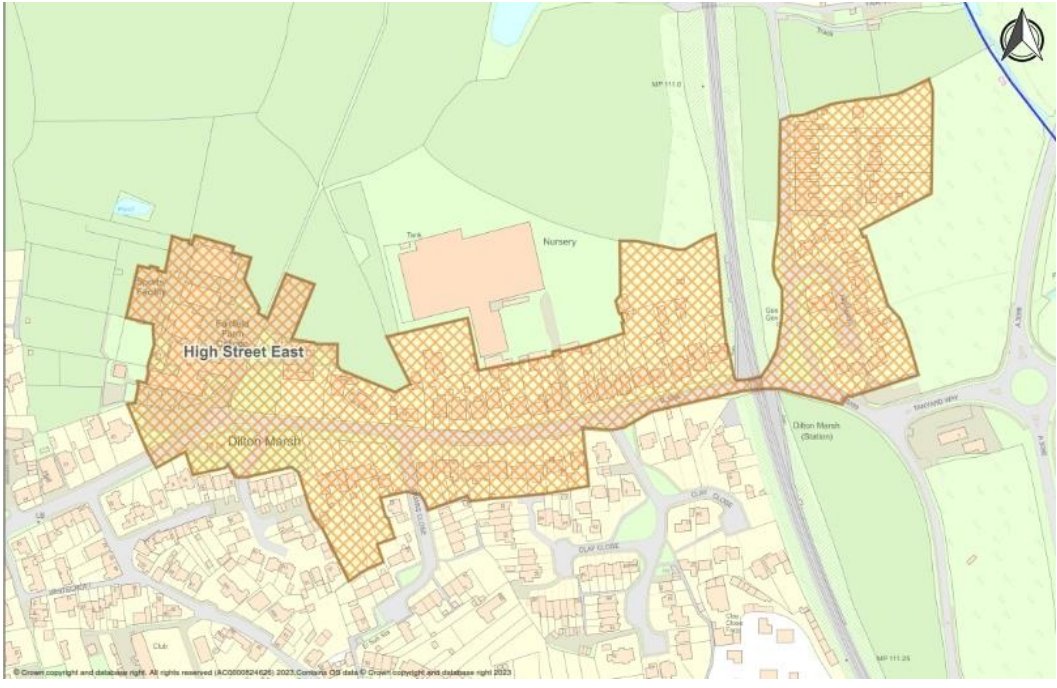
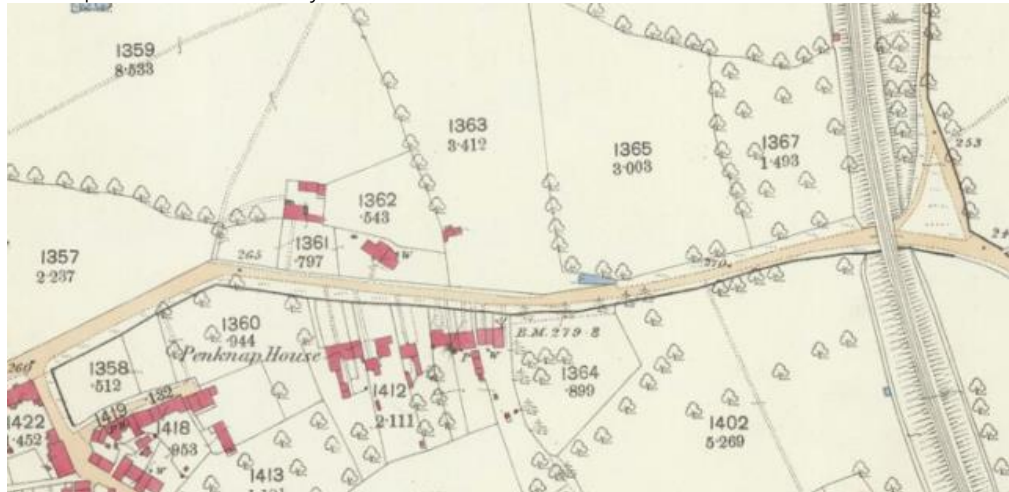
<p><b>Landscape Character</b></p>	<p>The area is enclosed from the countryside by mixed native hedgerows and trees to boundaries that provide enclosure to the settlement that is inward looking. Stormore Green provides a focal open space at the eastern end. There are a variety of frontage depths and boundary treatments providing some opportunities for soft landscaping along the street with many notable lengths of hedgerows that are particularly important on the northern side behind the soft verge. There are few mature trees with the exception of the Ash to the front of No.3D (TPO) that is a dominant feature. The small gap between Nos.9 and 9C draws the countryside into the settlement and offers an attractive termination of the view northwards from DMAR27. The attractive backdrop of Black Dog Woods terminates the views and edge of the settlement to the west.</p>
<p><b>Movement and Connectivity</b></p>	<p>Activity is focused along Stormore that loops between Clivey and Dilton Marsh High Street. Access is provided along a footway on the southern side that provides access to the rights of way network extending to the south and around Black Dog Woods.</p>
<p><b>Land Use and Function</b></p>	<p>Residential is the predominant land use, however Stormore Baptist Chapel and Stormore Green provide focal points for the community.</p>
<p><b>Key positive characteristics to be maintained:</b></p> <ul style="list-style-type: none"> <li>• The open separation between No.1 Clearwood and No.15 Stormore.</li> <li>• A linear form of development, particularly along the northern side where there is an area of single plot depth.</li> <li>• Sense of enclosure along the road, although with space for soft landscaping and hedgerows to the front of dwellings.</li> <li>• Openness to the north that contributes to the separation of historic areas of settlement.</li> </ul>	
<p><b>Sensitivity to change:</b></p> <ul style="list-style-type: none"> <li>• Some modern infill developments of limited character have introduced some poor quality building materials which detract from the traditional appearance of parts of the area.</li> <li>• Consolidation of tandem and backland development within the gardens of houses.</li> </ul>	

<p><b>Area D</b></p>	<p><b>St Marys Lane</b></p>
<p>Area Boundary (not to scale):</p>	
<p><b>Criteria</b></p>	<p><b>Comments</b></p>
<p><b>Built Development</b></p>	<p>A strong linear and individual character of two storey houses fronting onto the narrow lane that has a more informal building arrangement than the High Street with detached and some semi detached cottages. A mixture of materials of red brick, painted render and some stone under clay tiled roofs.</p>
<p><b>Local Heritage</b></p>	<p>There is a strong concentration of pre-1900 buildings – two storey cottages – on the east side, which have had many alterations including garages, porches and rendered facades. There is a single listed building at Nos.6 and 8 (Grade II) which illustrates the traditional materials of facing red brick with two-brick plat dentilled band detail under a clay pantile roof.</p> 
<p><b>Physical Setting</b></p>	<p>The lane follows the sloping ground from the High Street. A small un-named watercourse flows north east under St Marys Lane between Nos.12a and 14a. The lane narrows at this point with the housing beyond situated on the southern side and open views to the rising countryside extending to the north.</p>
<p><b>Landscape Character</b></p>	<p>The narrow lane varies with a mixture of hard and soft landscaping to frontages. The remaining hedgerows and verges are an attractive feature. A group of trees to the rear of</p>


	The Old George (No.2) are subject to TPO and provide an attractive backdrop. Street trees are limited with the exception of a willow and birch at the northern end of the lane.
<b>Movement and Connectivity</b>	St Marys Lane provides a single point of connection to the High Street with an intermittent footway. This links to Bridleway DMAR40 to the north west and a range of public footpaths radiating into the open countryside. St Marys Lane therefore has strong recreational value as a link to the countryside.
<b>Land Use and Function</b>	Residential and gardens within the built up area of the village.
<p><b>Key positive characteristics to be maintained:</b></p> <ul style="list-style-type: none"> <li>• Varied and interesting styles and materials to each dwellings creating an individual character.</li> <li>• Simple cottages forms.</li> <li>• Variation to the building line and orientation of buildings.</li> <li>• The remaining hedgerows and low walls which enclose some frontages should be maintained.</li> </ul>	
<p><b>Sensitivity to change:</b></p> <ul style="list-style-type: none"> <li>• Poor definition to some frontages following removal of boundary features and introduction of driveway car parking.</li> <li>• Modern infill housing appears suburban in character.</li> </ul>	

<p><b>Area E</b></p>	<p><b>High Street (West)</b></p>
<p>Area Boundary (not to scale):</p>	
<p><b>Criteria</b></p>	<p><b>Comments</b></p>
<p><b>Built Development</b></p>	<p>The area is focused on the secondary road from Westbury to Frome, where linear development extends on both sides of the road. The houses on both sides of the street are spread out, and many stand in fair sized gardens well back from the road. These houses are mostly cottages, often in blocks of two or more. Many of the houses are brick, but others are of stone rubble with red brick dressings, and in some instances the front walls only are brick. One unit on the north side of the road, opposite the church, consists of a terrace of 4, two-storied weavers' cottages with a three-storied, double fronted master's house at one end. Behind the masters house is a two-storied workshop with wide windows to each floor. These buildings which probably date from c. 1830, have front walls of red brick and are of rubble behind.</p>
<p><b>Local Heritage</b></p>	<p>The buildings dated from the late 18<sup>th</sup> century onwards. The Grade II* Listed Church of Holy Trinity, built in the 19<sup>th</sup> century, stands on the south side of the street, approximately in the middle of the village with an impressive tower forming a focus for views. Many of the cottages were built for the hand-loom weavers who, in the early 19<sup>th</sup> century, worked in their homes for the clothiers of Westbury and Warminster. At the time of the Inclosure Award some of these craftsmen were allotted small parcels of land in front of their houses forming the verge of the road. The group of buildings on the northern side of High Street between Nos.73 and 75 to No.157 has remained largely in the layout as shown on the OS 1<sup>st</sup> Edition with an unbroken frontage with no development in-depth and a single plot depth with open agricultural land to the north. A blue plaque in commemoration of John Atyeo, who was born in Dilton Marsh and played football for Bristol City and England, stands on No.60 High Street where he once lived. The western end of the area was called Dilton's Lower Marsh until the late 19<sup>th</sup> century.</p>


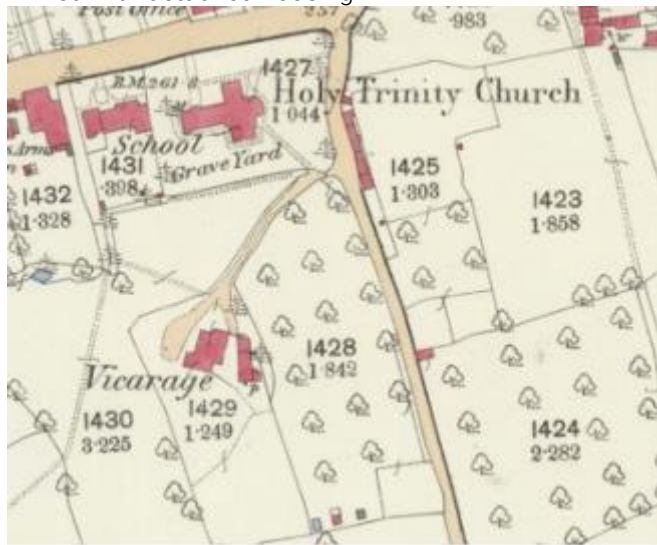
	
<p><b>Physical Setting</b></p>	<p>The High Street is situated on the lower reaches of the hillside that extends south to Chalcot Park. The High Street roughly subdivides the upper greensand to the south and the lower lying poorly draining clay to the north with ditches that flow towards the Biss Brook.</p>
<p><b>Landscape Character</b></p>	<p>The area contains three important open areas; (1) the garden land of Nos.73 and 75 (Grade II) at the junction with St Marys Lane is an unusual break that preserves the historical development pattern associated with this former farmhouse; (2) the graveyard is the main open space visible from the High Street enclosed by a hedgerow with many mature trees; and (3) the Recreation Ground and woodland (subject to TPO) off Alan Powell Lane is hidden from the High Street, but benefits from its open rural setting to the south. The many frontage hedgerows, grassed verges and picket fences, coupled with the set back of building lines (for instance Nos.87 to 115) provides a strong proportion of soft landscaping. Glimpses between gaps in properties to the north of the High Street, most notably No.117 High Street and the footpath DMAR5 to the west, provide a visual link to the countryside. Views of the Church tower and the former weavers cottages form a key component of the street scene and longer distance views along the High Street.</p>
<p><b>Movement and Connectivity</b></p>	<p>The B3099 High Street is the main east/west movement through Dilton Marsh, including bus route connecting Westbury with Frome, connecting to secondary streets and the rights of way networks. There are also few modern bellmouth access points serving estates resulting in unbroken frontages.</p>
<p><b>Land Use and Function</b></p>	<p>A mixed character of housing interspersed with a variety of community uses (Church, Primary School, Public House, Village Hall, Recreation Ground, Commercial). The area includes other buildings that were formerly in community use but converted to housing, such as The Kings Arms and village shop.</p>
<p><b>Key positive characteristics to be maintained:</b></p> <ul style="list-style-type: none"> <li>• Surviving linear settlement form and layout, particularly to the northern side of the character area, where development is only of single plot depths.</li> <li>• Long distance views of the church tower and weavers cottages.</li> <li>• Unbroken street frontage to the north with no secondary access points.</li> <li>• Openness and undeveloped setting around the church and Nos.75 and 77</li> <li>• Centre for community activities and movement.</li> </ul>	
<p><b>Sensitivity to change:</b></p> <ul style="list-style-type: none"> <li>• Protection of historic assets and their setting such as further dilapidation of wooden outbuilding to the front of Nos.73 and 75.</li> <li>• Large apron of hardstanding to the front of Dilton Motors, which is unsightly.</li> <li>• There is limited off-street parking at the Weavers cottages, additional vehicles would further add to congestion and detract from the rural character of the village.</li> </ul>	

<p><b>Area F</b></p>	<p><b>High Street (East)</b></p>
<p>Area Boundary (not to scale):</p>	
<p><b>Criteria</b></p>	<p><b>Comments</b></p>
<p><b>Built Development</b></p>	<p>The linear built form extends along both sides of the High Street from Fairwood Road / Fairways (east) to Fairfield Farm where the building lines are significantly set back, including on the south side at Nos.14 to 22 High Street. The majority of homes are two-storey. Red brick is the dominant building material under clay tile or slate roofs. There is a strong vertical emphasis to window openings, including sash windows. Early 20<sup>th</sup> century homes are well-balanced a double fronted. The long terrace on Fairwood Road is an attractive group with feature bay windows under a simple canopy. The Fairfield Farm College is a generally low profile building of double and single pitched roofs which reflects the agrarian historic character of this part of the area.</p>
<p><b>Local Heritage</b></p>	<p>There are three notable listed buildings, Fairfield Farmhouse (Grade II) and Nos.20 and 22 (Grade II) which stand opposite each other. The character area was largely undeveloped until the early 20<sup>th</sup> century where infilling of the frontages consolidated the ribbon development to the railway line.</p> 
<p><b>Physical Setting</b></p>	<p>The High Street is situated on the lower reaches of the hillside that extends south to Chalcot Park. The High Street roughly subdivides the upper greensand to the south and the lower lying poorly draining clay to the north with ditches that flow towards the Biss Brook. The eastern section of the High Street is gently undulating with levels reducing to the west.</p>

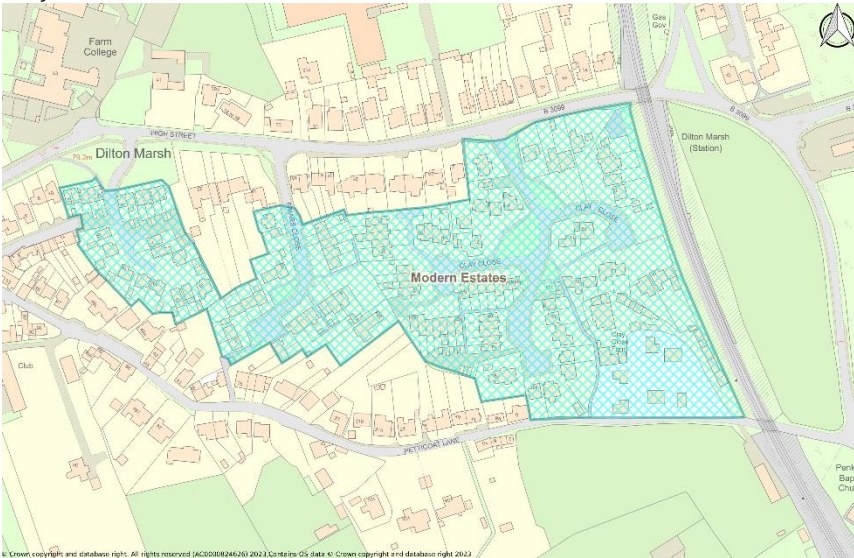
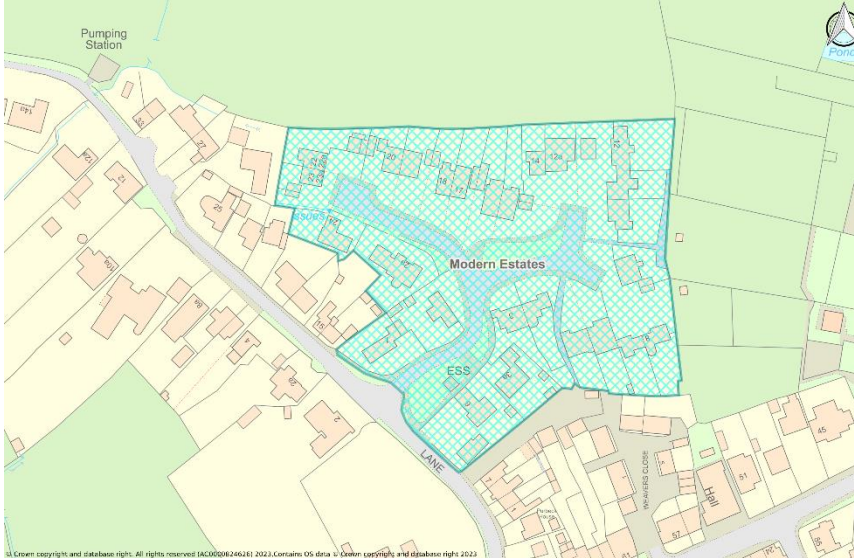
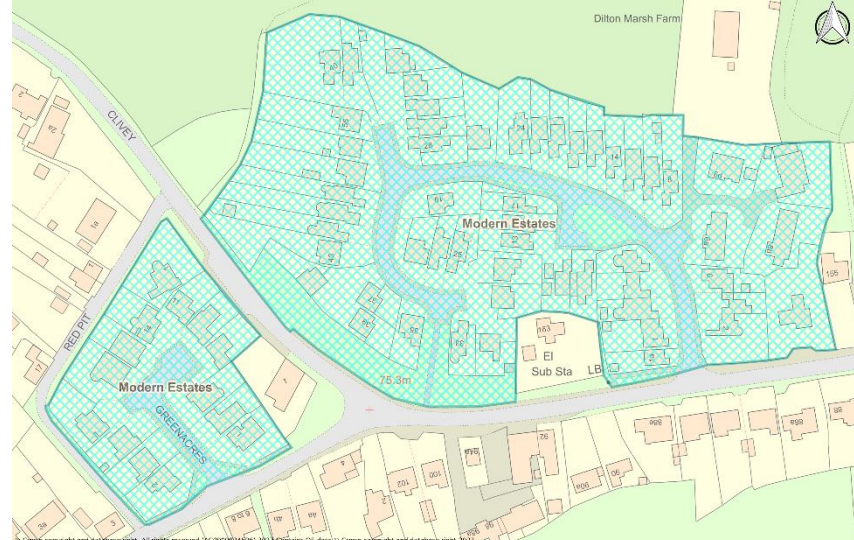
<b>Landscape Character</b>	The area is largely enclosed, except at Fairfield Farm College where a view through to the countryside is available to the east side of the complex. Also, notable long distance views are available of the Salisbury Plain looking east on High Street, including of the Westbury White Horse. The open space to the front of Lansdowne Close contributes to a general sense of openness at the western end of the character area with the open areas around Fairfield Farm College. There are many notable lengths of hedgerows west of Friars Close which also contribute to the verdant scene.
<b>Movement and Connectivity</b>	The B3099 High Street is the main east/west movement through Dilton Marsh, including bus route connecting Westbury with Frome, connecting to secondary streets and the rights of way networks. The eastern part of the High Street contains multiple access points to tertiary roads to the south side.
<b>Land Use and Function</b>	A predominately residential area includes Fairfield Farm College, a Specialist College for young people with additional needs which includes a café and post office.
<p><b>Key positive characteristics to be maintained:</b></p> <ul style="list-style-type: none"> <li>• Openness to the street scene at the western end of the character area, framed by the farmhouse and Fairfield Cottages.</li> <li>• Strong consistency of brick building materials.</li> <li>• Views of the Salisbury Plain and White Horse facing east.</li> <li>• Linear form of development along northern side of the road with space for landscaping/ off-road parking.</li> </ul>	
<p><b>Sensitivity to change:</b></p> <ul style="list-style-type: none"> <li>• Overspill car parking on the former paddock to the east of Fairfield Farm College detracts from the rural setting of the Fairfield Opportunity Farmhouse (Grade II).</li> <li>• Rural character of the area through traffic calming on the High Street and general street clutter results in a more suburban character, which future development should avoid.</li> </ul>	

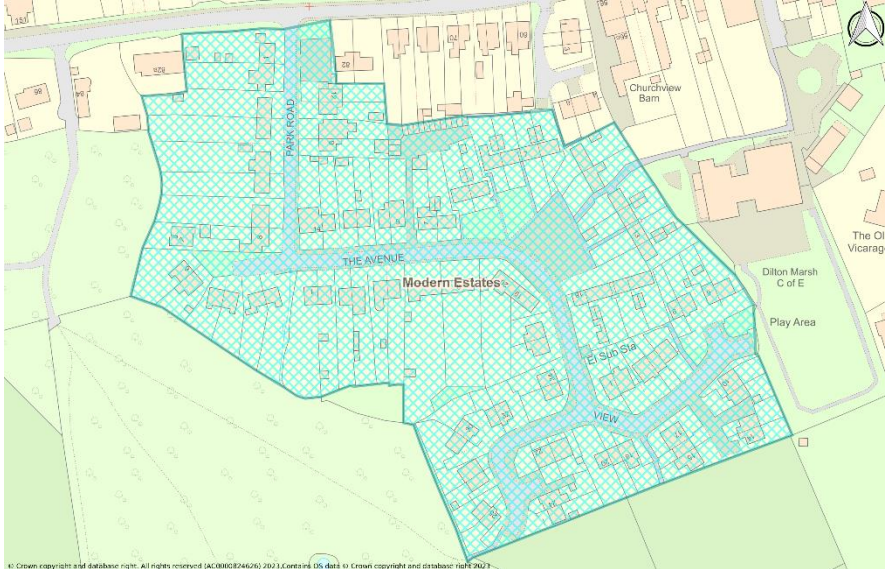
<p><b>Area G</b></p>	<p><b>Petticoat Lane</b></p>
<p>Area Boundary (not to scale):</p>	
<p><b>Criteria</b></p>	<p><b>Comments</b></p>
<p><b>Built Development</b></p>	<p>The layout of buildings follows the lane and streets with a strong linear character. The western end has a strong degree of enclosure with many examples of closely packed cottages situated at the back edge of the carriageway. Beyond Nos.43 and 45, which unusually have its end facing the lane, to the east the lane has an informal character with a variety of building lines. 20<sup>th</sup> century development has infilled the majority of the south side of the lane changing its character that formerly had the countryside extending to the lane. Brick, painted brick and render under pantile or tiled roofs are the dominant materials, with some stone buildings to the east. Branching off at the beginning of Petticoat Lane is Whitecroft, with its close community of terraces and traditional long gardens used for growing vegetables and fruit. On the corner of Whitecroft is Iron Box cottage which was once a toll house for users of the road leading up the hill past what is the last remaining plot of allotments. To the other direction is Silver Street, a no through road with the only traffic coming from residents and occasional visitors. The housing here has a row of mixed look, dating from before 1985, with a row of 6 terraced houses on the southern side, including three red brick cottages. To the north is a more modern mix of three red brick houses and two rendered with off-street parking and outdoor access to gardens that run up to the High Street.</p>
<p><b>Local Heritage</b></p>	<p>Petticoat Lane winds up from the village hall to Penknapp church. It's punctuated by shops and farms along the way which are now interspersed with an assortment of more modern terraces, detached houses and bungalows. There are two farms still with livestock and the driveway to the old clay farm leads off just before the railway bridge. Three distinct clusters of pre-1900 buildings at (1) Silver Street / Whitecroft to the west; (2) a central group between No.12 and 45; and (3) Nos.2, 6 and 9 and 10 to the east. The area includes one listed building No.9 (Grade II) that is situated at the eastern end of the lane.</p>



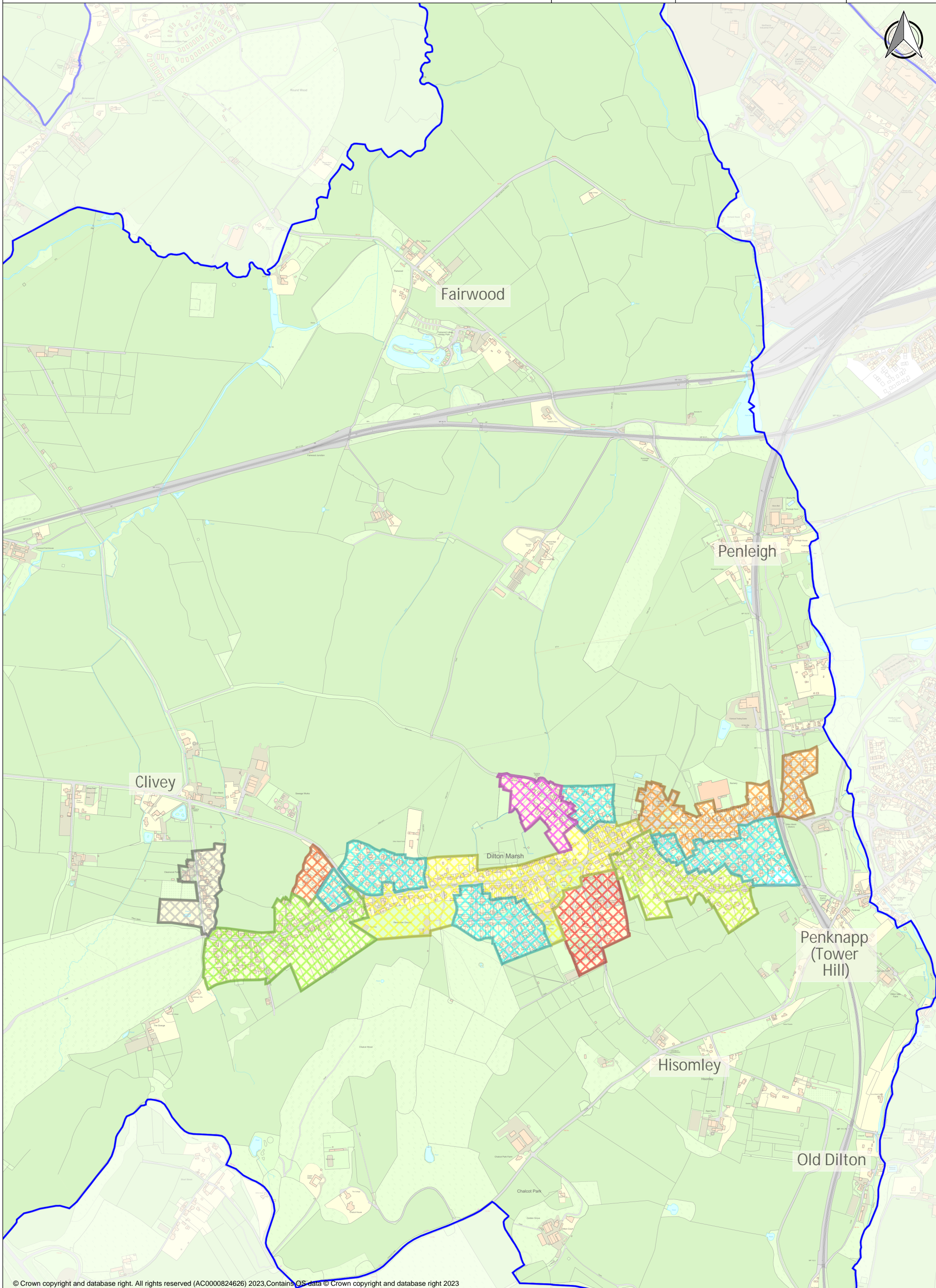
<p><b>Area H</b></p>	<p><b>The Hollow</b></p>
<p>Area Boundary (not to scale):</p>	
<p><b>Criteria</b></p>	<p><b>Comments</b></p>
<p><b>Built Development</b></p>	<p>The majority is a loose-knit grouping of detached buildings located to the south of the Church and accessed off The Hollow set within generous plots. The Old Vicarage is a two storey detached house constructed of coursed squared rubble stone with ashlar quoins and dressings under a tiled roof. Four detached homes to the south and east are inward facing with rendered facades under a slate roof. The Vicarage and the dwelling at Five Farthings Farm (hidden from view) are two storey detached and constructed of stone / ashlar under a tiled roof. The four homes on the eastern side are low profile, with some loft conversions, constructed of stone effect materials under a tiled roof. Lyes Grove to the north east is a modern estate, however the frontage of low profile homes set within an open landscaped with a frontage of a lighter brick setting contributes to the wider character of the lane.</p>
<p><b>Local Heritage</b></p>	<p>Historically the area was allotments with The Old Vicarage (Grade II Listed) the only building of note. The modern Vicarage stands to the south and the former allotments have been infilled with detached housing.</p> 
<p><b>Physical Setting</b></p>	<p>The Hollow extends southwards from the High Street onto rising land of the upper greensand.</p>

<b>Landscape Character</b>	Enclosure is formed to the west side of The Hollow by the wall of Five Farthings Farm and the walls / fences of Vicarage Gardens set behind verges. Views of the higher ground are available on the approach. The mature trees at Vicarage Gardens (subject to TPO) are a key feature of the street scene.
<b>Movement and Connectivity</b>	There is no segregated footway on The Hollow south of Lyes Grove, which is a lightly trafficked route linking the High Street to Hisomley Crossroads. There are no rights of way extending into the countryside from the character area.
<b>Land Use and Function</b>	Residential and agricultural / equestrian uses at Five Farthings Farm.
<p><b>Key positive characteristics to be maintained:</b></p> <ul style="list-style-type: none"> <li>• Low profile scale of the dwellings to the east side of the lane.</li> <li>• Strong sense of enclosure of hard landscaped boundaries to the west limits the visibility of development to the rear,</li> </ul>	
<p><b>Sensitivity to change:</b></p> <ul style="list-style-type: none"> <li>• Infill development could reduce the general openness of the area.</li> <li>• Use of red brick would detract from the general light tone of the building materials that contrasts with the remainder of the village.</li> </ul>	

<p><b>Area I</b></p>	<p><b>Modern Estates (Various)</b></p>
<p>Area Boundary (not to scale):</p>	<p><i>Clay Close, Friars Close and Lansdowne Close</i></p>  <p><i>The Dutts</i></p>  <p><i>Shepherd Mead and Greenacres</i></p> 

	<p><i>Park Road, The Crescent, The Avenue and Woodland View</i></p> 
Criteria	Comments
<p><b>Built Development</b></p>	<p>Development of mainly two storey housing (detached, semi-detached and short terraces) fronting onto modern estate road cul-de-sacs presenting a suburban character. These are small and medium sized inward facing groups of housing each of a different postwar period, commencing with the earliest 'Council Housing' off Park Road and most recently the groups at Woodland View and Lansdowne Close. The cul-de-sac at Shepherds Mead was built in a number of phases in the late 1970s. Red brick is the dominant construction material, and each development has a uniform character of repeat house types and layout. Many of these houses benefit from having larger gardens with off-street parking and are occupied by a large number of families with a strong community spirit.</p>
<p><b>Local Heritage</b></p>	<p>These postwar suburban style developments have been constructed within the former gaps, some large, between historic buildings or groups of buildings, along the High Street.</p>
<p><b>Physical Setting</b></p>	<p>There do not appear to be any physical factors except topography and extent of former field boundaries that have shaped the layout of these suburban parcels.</p>
<p><b>Landscape Character</b></p>	<p>These groups are generally constructed to a higher density meaning that landscaping opportunities are more limited. Areas of incidental open space are typically included which provide rare opportunities for street trees.</p>
<p><b>Movement and Connectivity</b></p>	<p>These cul-de-sacs provide limited opportunities for through-movement, except by foot. There are connections to Public Footpaths which lead to the wider countryside, particularly at Shepherds Mead, The Dutts and Woodlands View.</p>
<p><b>Land Use and Function</b></p>	<p>Solely residential.</p>
<p><b>Key positive characteristics to be maintained:</b></p> <ul style="list-style-type: none"> <li>Erosion of areas of incidental open space and limited tree cover would further urbanise these areas.</li> </ul>	
<p><b>Sensitivity to change:</b></p> <ul style="list-style-type: none"> <li>Infill development would be difficult to accommodate as many areas have been constructed to a higher density than the village.</li> </ul>	

<b>Area K</b>	<b>Countryside Settlements (Clivey, Fairwood, Hisomley, Old Dilton, Penknap, Penleigh)</b>
<b>Area Boundary</b>	<i>See Map overlap</i>
<b>Settlement</b>	<b>Comments</b>
<b>Clivey</b>	A small group of housing, farmhouses and historic toll house on the very western edge of Dilton Marsh. There is now only one working farm on Clivey which was relocated from the eastern side of Dilton due to the new road, Mane Way. The short row of cottages probably used for weaving show signs of long front gardens although many of these have been amended. Another key feature is The Toll House which has been extended over the centuries but retains its original design. The approach from A36 Standerwick gives open countryside views which due to its marsh nature is only suitable for grazing during summer season. The flooding nature of these fields attract many species especially Little Egrets which can be seen frequently.
<b>Fairwood</b>	A group of twelve homes, farms and the Fairwood Lakes Holiday Park to the north of the parish divided to the main village by the national railway line and open countryside. The houses along Fairwood Road are of traditional construction and reinforce the rural landscape and former use as farm workers' cottages. The urban influences of the West Wiltshire and Northacre Industrial Estates to the east are visible from the road which follows higher ground.
<b>Hisomley</b>	A loose-knit group of buildings located on the Greensand Ridge to the south of Dilton Marsh extending from Hisomley Crossroads to Old Dilton. Old Dilton Road is a narrow lane with high hedges to the verges, enclosing the lane from the wider landscape. Hisomley Farmhouse located at the Crossroads is the most significant building in the group as this rubblestone house with attached barn behind attractive railings and wall is Grade II Listed.
<b>Old Dilton</b>	The historic settlement of Old Dilton straddles the Dilton Marsh / Westbury civil parish, defined by the Biss Brook. This hamlet is situated in a fold in the landscape down a quiet narrow lane. It was once a thriving wool producing community, with several mills along the valley of the Biss Brook, however the decline in the wood industry from the 17 <sup>th</sup> century and the advent of steam power led to a decline of the hamlet and a shift in population to the expanding settlements to the north, including Dilton Marsh. Old Dilton is now only six houses and the ancient 14 <sup>th</sup> century Church of St Mary (Grade I Listed).
<b>Penknap (Tower Hill)</b>	'Penknap' is the name of the field on which the chapel (Grade II Listed) was built and leading to a small settlement to develop in the area between Dilton Marsh and Westbury Leigh at the junction of High Street, Petticoat Lane and Tower Hill. Penknap has never been isolated, instead the small collection of predominately red brick cottages benefited from its proximity to Westbury Leigh and Dilton Marsh, including transport links of the railway halt and the A3098. At the far east of the parish is the impressive Bridge Farmhouse. This Grade II Listed Building is an impressive mid 17 <sup>th</sup> century two-storey five window Ashlar fronted building, formerly known as the Apple Tree Inn. The redundant agricultural buildings opposite are an important reminder of the agrarian history of the area.
<b>Penleigh</b>	The main part of the hamlet of 18 dwellings is clustered on Fairwood Road between the railway line and Penleigh Road. The hamlet has seen significant development at the turn of the 20 <sup>th</sup> century with Nos.8-18 Fairwood Road, and then in the late 20 <sup>th</sup> century with the detached bungalows and chalet style properties to the east. Standing to the east of the hamlet and railway line, Penleigh Farm is hidden away. It is located on the old lane leading from Penleigh to Westbury via a ford of the Biss Brook, now a private road and a public footpath. This group contains three Grade II Listed Buildings (Penleigh House of late 17 <sup>th</sup> century origin, Penleigh Farmhouse and Penleigh Cottage).



## APPENDIX E - PRE-APPLICATION ENGAGEMENT PROTOCOL

- i. The aim of the Protocol is to do all possible to that all new development in Dilton Marsh Parish can help to shape good quality places to live and work and as a means of working towards improved outcomes for the current and future communities. One particularly effective way of achieving this is through early, planned engagement with the community via the Parish Council.
- ii. The Protocol has been drafted to apply where a site has been allocated or is located within the settlement boundary. Where an applicant intends to bring forward an application on a site not formally allocated, it will be a matter of judgement by the Parish Council whether or not they wish to use this Protocol and engage in any form of pre-application work.
- iii. This Protocol should not be looked at in isolation. Applicants are encouraged to utilise any pre-application service offered by the local planning authority and consult with other stakeholders, where appropriate.
- iv. Use of this Protocol is without prejudice to the eventual judgement of Dilton Marsh Parish Council on the merits of any final application, even if a good engagement process has been agreed and followed.

### Context

- v. The NPPF makes various references to the purpose and value of engagement:

*"39. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community."*

*"132. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot."*
- vi. Locally, the Wiltshire Statement of Community Involvement encourages pre-application discussions for all types of applications. The SCI continues to state:

*"8.13...applicants are encouraged to involve the community as early as possible in the process of developing their ideas especially where major proposals are being brought forward. Town and Parish Councils are also encouraged to take advantage of pre-application discussions with developers and applicants when offered."*

### Process

- vii. Initial contact should be made at the very outset with the Parish Council via The Clerk.
- viii. The Parish Council commits to arranging an initial meeting as soon as possible following this contact. Notice will be given whether the meeting will be public or private. The Clerk will co-ordinate and attend all meetings. Any minutes will be made public.

ix. Potential applicants should work with Dilton Marsh Parish Council to fulfil the following principles:

- **'Day One' contact:** By far the best results for all emerge when contact is made with our Parish Council, and through us with our local community, at the very start of any process; consulting people late with already prepared schemes is not productive.
- **Agreed Process:** A key aim of this early contact is to discuss and agree the nature, scope, timetable, information and so forth of the engagement – i.e. the process to be followed.
- **Applicant Leadership but Shared Responsibility:** Although it is the applicant's role to lead and fund engagement, the Parish Council will offer as much support as possible to any agreed process; for example, by providing local information, contact details for local groups, advice on meeting places, access to newsletters etc.
- **Openness and Transparency:** Building trust between all and ensuring an agreed outcome depend heavily on having a process that is as open as possible on all sides, though the Parish Council will respect any issues of clear commercial confidentiality. However, the Parish Council reminds applicants that any viability assessment should be prepared on the basis that it will be made publicly available other than in exceptional circumstances.
- **Agreed Community:** A project may have an impact on a limited number of people or on all of the parish. The details of those to be involved will need to be discussed and agreed for any project, as will the potential ways to contact and engage them.
- **Agreed Scope:** There will also need to be agreement about the scope of the engagement, i.e. what is and is not open to change (e.g. layout, quantum of development, design etc.).
- **Proportionality:** The nature and scale of engagement will be balanced in appropriate proportion to the scale and likely impact of any proposals.
- **Final Reporting:** The applicant should submit with their planning application a full and accurate report (Statement of Community Involvement) describing and summarising the outcomes of the engagement, demonstrating how the proposals have (or have not) responded to results. If they have not, a short note should be included to explain this. If the process has been followed fully, the Parish Council will endorse this report; if not they may submit their own evaluation of it.

## APPENDIX F – ACKNOWLEDGEMENTS

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