

Appendix 1 – Wroughton Neighbourhood Plan Policy Index

The right housing in the right place

RH1: New housing developments should include affordable housing provision in accordance with Policy HA2 in the Swindon Local Plan 2026 and when a proportionate contribution is being provided towards homes off-site, wherever possible that contribution should be utilised within the Parish of Wroughton.

RH2: Developers shall endeavour to put in place a scheme to ensure that people with village connections, either by family, residence or employment have priority in the allocation of affordable and social rented housing provided to comply with RH1.

RH3: The development of ‘windfall’ sites for new housing within the settlement boundary (as defined by the Swindon Local Plan Policies Map) will be supported if the proposals have regard for the policies in this Plan and the Swindon Local Plan 2026. ‘Windfall’ sites are defined in the NPPF as: ‘Sites which have not been specifically identified as available in the Local Plan process. They normally comprise of previously developed sites that have unexpectedly become available.’

RH4: Access arrangements for all new housing developments must:

(i) Provide convenient and safe routes for:

- pedestrians, people with a disability and cyclists including attention to their interaction with vehicle routes
- linkages with public transport
- vehicles including attention to minimising disruption to existing traffic flows

(ii) Where they displace on-street or off-street parking spaces, make suitable replacements.

RH5: The type of housing for each allocated site will vary according to its size, location and topography. Level sites with good access to local facilities may be particularly suitable for ‘later life’ housing appropriate for a growing segment of the community. Developers should have appropriate regard to the guidance offered in the site-specific Policies set out at RH6.

RH6: Housing Site Allocations:

The Neighbourhood Plan allocates land for housing for a minimum of 150 dwellings on the following 5 sites.

Site Ref:	Location	Dwelling Nos.	Site specific policy:
DP1	Site of disused retail units on Devizes Road	8	The site is within the area identified as the ‘heart of the village’ and development proposals must have appropriate regard for Policies HV1 & HV3
DP2	Land at North Wroughton	120	Development proposals for this site shall provide: <ul style="list-style-type: none"> • soft landscaping to the north to protect the views into Wroughton from the north • soft landscaping to protect the sports field to the south • for future access, possibly by way of a no through road, to any future school’s campus to the west
DP4	Site of garages on Perrys Lane	5	Development proposals for this site shall be sensitive to the location adjacent to a listed building
DP6	Site of Haskins car park on Sun Lane / High Street	6	The site is within the area identified as the ‘heart of the village’ and development proposals must have appropriate regard for Policy HV3. Development proposals should look to include ‘later life’ homes
DP7	Land to the east of Ridgeway School	34	Development proposals for this site must provide for the relocation of the present sports and leisure facilities in accordance with Swindon Local Plan 2026 Policy EN3

All development proposals must meet the requirements set out in this Plan and the Swindon Local Plan 2026.

Access to services

AS1: Retention and enhancement of the sports, leisure and community uses of the open space north of Maunsell Way and Falkirk Road will be supported.

AS2: Retention and enhancement of the sports and leisure uses of the open spaces at Weir Field, North Wroughton and the Bowling Green will be supported.

AS3: Should opportunities be presented, the further improvement and consolidation of schools’ facilities, in the style of a campus, would be supported at the indicative location shown on the map. The location is indicative only because a substantial feasibility study and full public consultation would necessarily precede any firming up of the boundaries of the site required and the balance between built and open space uses.

AS4: Public transport which conveniently links Wroughton to Swindon, the Great Western Hospital and other towns in Wiltshire will be supported.

AS5: The provision of community sports and related facilities at suitable locations within the immediate vicinity of Alexandra Park, Thorney Park, Langton Park and Beranburh Field will be supported.

Making the 'Heart of the Village' the centre of the community

HV1: A valued feature of the 'heart of the village' is its open spaces and in particular the green areas adjacent to the Library, Ellendune Shopping Centre, Ridgeway View Health Centre, Hall Close and Barrett Way. Development proposals having an impact on any of these open spaces should be designed so as to conserve its quality and amenity value or, exceptionally, appropriate mitigation measures must be included.

HV2: The vitality at the 'heart of the village' is a product of the varied combination of community and retail uses. Where a change of use is proposed, it will be supported where it aims to make a positive contribution to or enhance the attractiveness of the centre of the community. Conversions to residential uses are not considered likely to make a positive contribution if they displace community and retail uses.

HV3: Any proposal for development or redevelopment within the 'heart of the village' must demonstrate a high quality of design which is sympathetic to existing buildings and Wroughton's heritage.

HV4: The Ridgeway View Health Centre, the Ellendune Community Centre and the Wroughton Library are all core facilities at the 'heart of the village' that contribute to and benefit from its accessibility. Proposals which enhance or enable their retention and improvement in this central location will be supported.

HV5: Proposals to redevelop the junction at the crossing of the High Street and Wharf Road, by making it more pedestrian friendly and enhancing its visual appearance, will be supported.

A great environment in which to live

EN1: The development of footpaths and cycleways linking the settlement boundary to Middle Wichel and the Ridgeway National Trail will be supported.

A thriving economy supporting our village

LE1: Development proposals which will provide or increase employment within the plan area will be supported provided they meet the policy requirements in this Plan and the Swindon Local Plan 2026.

LE2: Within residential developments, the provision of some homes designed to facilitate home working will be supported.

LE3: In line with Swindon Local Plan 2026 Policy IN4, energy efficiency and low carbon energy generation schemes with major community benefits will be encouraged and supported in principle, subject to all appropriate Neighbourhood Plan and Swindon Local Plan 2026 policy requirements being addressed.

LE4: In line with Swindon Local Plan 2026 Policy IN3, development in the Parish should where possible make provision to incorporate super-fast broadband.

LE5: Expansion of Science Museum related activities and enabling development will be supported providing the benefits of the development delivered are sustainable and do not conflict with other policies in this Plan and the Swindon Local Plan 2026.

LE6: Proposals for improvements to, or which increase the viability of, farms, smallholdings and other land-based rural businesses, will be supported providing they do not conflict with other policies in this Plan and the Swindon Local Plan 2026, in particular Local Plan Policies EC4 & EC5.

A Village which is proud of its heritage

HE1: Development proposals at the site of the former Wroughton Airfield should, wherever possible, refurbish the existing buildings and new buildings should respect the scale and massing of the historic structures.

HE2: Any development proposal that would affect the site of the Wroughton reservoir, a locally important heritage asset, will be expected to conserve its significance, and any harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

HE3: The community would wish to establish a Wroughton Museum but recognise that this is likely to be a shared initiative with others. Development proposals, particularly those within the 'heart of the village', should consider whether and how this use might be incorporated.