

Wroughton Neighbourhood Plan 2016 – 2019

Three Year Review – April 2019

1. Introduction.

1. Wroughton's Neighbourhood Plan (The Plan) was produced after consultation with residents, local businesses and organisations, Swindon Borough Council, potential developers and a number of statutory agencies.
2. The draft Plan was published in September 2014, and following consultations and independent inspection, was updated and formally adopted by Swindon Borough Council on 14 July 2016
3. Residents voted overwhelmingly in favour of the Wroughton Neighbourhood Plan at the referendum on 9 June 2016. The turn-out of just over 40% was one of the highest turnouts in the country for a Neighbourhood Plan at the time with 87.5% of the electorate voting in favour of its adoption.
4. Wroughton's Neighbourhood Plan is a planning document to be used by Swindon Borough Council, the Local Planning Authority when determining applications for planning approval within the parish.
5. Paragraph 2.6 of The Plan states: 'A key objective is to ensure that the ambitions of the Neighbourhood Plan are delivered and that mechanisms are in place to ensure this happens. Wroughton Parish Council; will lead a review of Neighbourhood Plan progress, involving partner organisations, at least once every three years and will act urgently and appropriately on the findings'
6. The Plan has been in place for nearly 3 years and the time is now right to conduct the first review of The Plan.

2. What the Plan has Achieved.

1. Swindon's Local Plan identified a need for 'at least 150" new dwellings within the Parish. During consultation on the Plan the Wroughton community identified a need for starter homes, affordable homes and later life (retirement) homes.
2. To meet these requirements The Plan allocated 5 sites, which in total could accommodate at least 173 dwellings. Policies RH1, RH2 and RH4 seek to ensure a good mix of housings types including starter homes, affordable homes and later life homes.
3. Policy RH3 also supports development on 'windfall sites' within the village settlement boundary.
4. To date, and since the adoption of The Plan, full or outline planning approvals have been granted for 171 dwellings which are fully compliant with The Plan. This includes 31 affordable homes and 38 starter homes.
5. Of those 171 dwellings, 43 are completed with most occupied.
6. Policy HV3 requires a high quality of design for any development with the area designated as the 'Heart of the Village' within The Plan. This policy has been successfully used to require improvements to the design of two developments

which have since gained Planning approval within the Heart of the Village. One of these developments has now been completed.

7. The Library has been retained in the Village Centre and is now located within the Ellendune Community Centre. The previous Library Building has been partly renovated and is now used by a thriving Pre-School. These changes are in compliance with Policy HV4.
8. Planning Approval has been granted to construct a National Collections Store on the Science Museum site (formally Wroughton Airfield). This development is in compliance with Policies LE5 and HE1.
9. The Plan has helped successfully defend an Appeals against refusal of an unsustainable Planning Application for 14 houses adjacent to Hanger C2.
10. Whilst not a driver for producing The Plan, having a Neighbourhood Plan results in the Parish Council receiving an additional 10% of CIL (Community Infrastructure Levy) monies from developments to be spent on community projects. To date this has resulted in the receipt of an additional £12,000. Should all the developments which have Planning Approval go ahead then the additional CIL monies will amount to £120,000.

3. Where The Plan has not succeeded.

1. In 2016 a developer successfully appealed against the refusal of Planning Approval for 100 homes at Berkely Farm, a site which is not compliant with The Plan. This appeal was heard shortly before The Plan was made, but the Inspector could still have given considerable weight to The Plan in making his decision but chose not to.
2. In 2017 a developer successfully appealed against the refusal of Planning Approval for 103 houses at a site at Marlborough Road which again was not compliant with The Plan. Again the Inspector, and then the Secretary of State gave little weight to The Plan.
3. The main factor in granting permission for both sites was Swindon Borough Council's inability to demonstrate the required future housing supply (5 years for Berkeley Farm and 3 years for Marlborough Road) at both appeals. **However we are extremely disappointed that Neighbourhood Plans do not receive the support from Planning Inspectors and Government Ministers that we believe they should.**
4. Swindon Borough Council believe that they will not be able to demonstrate sufficient housing supply to defend hostile planning appeals for a number of years. There is also a threat of further developments, which do not comply with The Plan, being approved by Swindon Borough Council because they do not believe they could successfully defend an appeal. The risk of sites, which do not comply with The Plan gaining approval remains significant.
5. It is also disappointing that no proposals have come forward for the disused retail unit on Devizes Road. This site is falling further into dereliction and detracts from the Moat Area which is an important component of the Heart of the Village.
6. Little progress has been made on Policies AS3, AS4, AS5 (Sports and Leisure), HV5 (The Heart of the Village), EN1 (A great environment in which to live) and LE1, LE2, LE3, LE4 (A thriving economy supporting our village).

7. We understand from Wroughton History Group that they no longer wish for a site for a Museum, hence no progress has been made on Policy HE3. We propose to delete this policy.

4. The Future

1. Swindon Borough Council are urgently reviewing their Local Plan in an effort to improve the housing supply situation.
2. Early indications are that they will move from a long held policy of relying on large strategic sites such as the Northern Development Area, Wichelstowe and the New Eastern Villages for housing growth, as these areas have failed to deliver sufficient build out rates in recent years. Housing growth is now more likely to be focused on expanding existing communities.
3. Wroughton has been identified as an existing community where growth could occur with a focus on land to the East of Swindon Road and Moorhead Road. Other possible areas of development under consideration include land to the North and East of Ridgeway School.
4. Whilst we should continue to make the case that Wroughton has produced a Neighbourhood Plan, which has community support, and which has already delivered the level of housing growth asked of us, and therefore any development which is not compliant with The Plan should be refused, we must be mindful that the revised Local Plan could well allocate sites that would increase Wroughton's housing numbers by up to 1,000 homes or more. With the housing already granted approval this could result in a population increase of between 25% and 30% over the next 10 to 15 years.
5. It is therefore sensible to agree now what infrastructure and community requirements are likely to be needed to accommodate this level of growth. A list of such requirements should be attached to The Plan as an appendix as part of this review.
6. The adoption of a revised Local Plan will require a further review of the Plan at that time. Another review is scheduled in 3 years time (2022) but is proposed that this should now take place once the Revised Local Plan is adopted, whether this falls before or after 2022.

5. Conclusions

1. The Plan has been successful in delivering the required number, and housing types, that it set out to achieve.
2. The Plan has also been successful in helping protect the area defined as the Heart of the Village.
3. The Plan has failed to protect against unsustainable and unwanted development won on appeal.
4. A schedule of infrastructure and community requirements which are likely to be needed to accommodate this level of growth should be attached to The Plan as an appendix. The draft schedule is attached to this review as Appendix A.
5. Because Wroughton History Group tell us that they no longer wish for a site for a Museum Policy HE3 should be deleted.
6. The next review of the Plan should now take place once the Revised Local Plan is adopted, whether this falls before or after 2022.

Appendix A

Draft schedule of infrastructure and community requirements should Swindon's Local Plan allocate significant growth with Wroughton Parish.

NOTE 1: The inclusion of any requirement or reference to any potential development site does NOT imply that such a site or sites are supported by Wroughton Parish Council or Wroughton's community. Wroughton Parish Council and the community ONLY support those sites allocated in the Wroughton Neighbourhood Plan 2016 - 2026 or which conform to policies within that Plan.

NOTE 2: These requirements are NOT listed in order of priority or importance.

1. Gateway Roundabout at the North end of Swindon Road.

The construction of a Gateway roundabout, incorporating artwork which celebrates Wroughton's heritage, at the junction of Woodland View and Swindon Road. This would require the realignment of Swindon Road slightly to the East at this point. This roundabout to be the main access point for any development to the East of Swindon Road and South of the M4, and to Woodland View and also to provide a second access to any future school campus development.

Reasons

- To provide a recognisable entrance to Wroughton so helping to maintain the village's separate identity from Swindon.
- Prevent coalescence between Swindon and Wroughton.
- To slow traffic entering and leaving the village from and to the North.
- Prevent the need for an increase in the number of access roads to new development on the East of Swindon Road.
- Provide a safer access to Woodland View, the proposed development at DP2 and any link road to a future school campus.

2. A new Primary School to the East of the Village

The provision of land and construction of a new Primary School located to the East of Wroughton.

Reasons

- Wroughton's existing primary schools have no spare capacity.
- Location of a primary school to the East of the village would reduce travel distances, helping parents and guardians to make more sustainable travel choices.
- Travelling to primary schools outside the village is unsustainable and damages community cohesion.

3. Relocation of the existing Infants School.

The provision of land and construction of a replacement Infants school on land adjacent to the existing Junior School/Ridgeway School sites.

Reasons:

- The existing Infant schools is accommodated in elderly buildings which are expensive to maintain and no longer fit for purpose.
- Co locating Infants and Junior School would help parents and guardians to make more sustainable travel choices.
- Would support policy AS3 in Wroughton's Neighbourhood Plan.

4. Provision of an access road to developments to the east of Moormead Road and Brimble Hill by way of an access road constructed from the Three Tuns roundabout.

Land is available which would enable the construction of an access road from the Three Tuns roundabout to both the development being promoted on the land to the East of Moormead Road and the already approved Marlborough Road site

Reasons:

- Would provide one safe access point to both developments.
- Would avoid the necessity of demolishing two houses on Marlborough Road.
- Would provide a safer walking route to the Village from the proposed developments

OR

If the access road proposed above is unachievable, construct an access road from the development being promoted on the land to the East of Moormead Road and the already approved Marlborough Road site, replacing the permissioned access from Marlborough Road.

Reasons:

- Would provide one safe access point to both developments.
- Would avoid the necessity of demolishing two houses on Marlborough Road.
- Would provide a safer walking route to the Village from the proposed developments

5. Funding for modifying the internal layout and modernisation of the Ellendune Community Centre.

Provide funding for modifying and modernising the internal layout of the Ellendune Community Centre so that the available spaces can be used more flexibly to accommodate current and future needs.

Reasons:

- The Ellendune Community Centre acts as a Community hub for the village, Ensuring it continues to meet the needs of a growing and changing population would help Wroughton welcome new residents and promote community cohesion

6. Funding for the redevelopment of Ridgeway View Health Centre.

Provide funding to enable Swindon Commissioning Group to upgrade or redevelop Ridgeway View Health Centre so that it can accommodate more surgeries and meet modern requirements. Any redevelopment must be located in the Heart of the village as defined in Wroughton's Neighbourhood Plan

Reasons:

- There is considerable concern within the community about lack of capacity at the Health Centre.

- Increased housing numbers would increase demand, and the current building limits the practices ability to respond to this.
- Ridgeway View Health Centre have informed us that lack of surgery space limits their ability to offer additional surgeries.

7. Provision of land for, and laying out of a municipal burial ground.

Provision of a minimum of 1 acre of land and laying out and landscaping of a municipal burial ground. Geology of land must be able to satisfy the Environment Agency's requirements for such use. To include provision of access road, hardstanding for parking of 6 vehicles and groundsman's store including toilet and welfare facilities.

Reasons:

- The Burial Ground at the Parish Church will be at capacity within 3 to 5 years and there is no land available to extend it.
- The Parish Council wishes to provide alternative burial ground for the community but does not own or lease any suitable ground which is not already used for other purposes which benefit the community.
- There are no other burial grounds in easy reach of Wroughton which the community is able to access.
- Not being able to regularly visit a grave can cause considerable distress to the bereaved.

8. Provision of additional land and facilities for play, leisure and sport.

Provision of a minimum land and facilities for at least one playground catering for children aged 12 months to 13 years, land for informal leisure and formal sports provision. This is in addition to any sports facilities to those provided to comply with policy DP7 in the event of development of the sports facilities provided at Ridgeway School

Reasons:

- An increased population will put additional pressure on the sports pitches within the Parish.
- Wroughton playing fields and POS are being eroded by speculative developments, and Wroughton needs enough space to provide for the flourishing Wroughton Football clubs that have membership of 250+ and are struggling to find enough suitable space within Wroughton for a base to continue and progress.
- The Parish Council will wish to provide additional sports pitches but does not own or lease any suitable ground which is not already used for other purposes which benefit the community.
- One or more play areas to the East of the village will provide convenient facilities for residents in this area helping them make sustainable travel choices.

9. Provision of plots for 'self build' homes on any development of 100 homes or more.

Any development of 100 homes or more must provide fully serviced plots with outline approval for sale, at cost price, to self builders at a rate of 3 self build plots for every 97 built out plots pro rata. Plots should have conditions requiring the purchaser to occupy the completed dwelling for a minimum of 3 years from the date of completion. Should the developer be able to demonstrate that there is no demand for one or more of the plots once 80% of the development is built out, the developer may then submit their own

proposals for the vacant self build plots. This provision can be provided off site, and developers may wish to work together provide one site for the self build provision of two or more developments.

Reasons:

- There are no serviced plots available to people who wish to self build within the Parish.
- Self build can provide a home at lower cost to those people willing to undertake some of the construction and site management work themselves.
- Self build often leads to more interesting and imaginative house design.
- The proposed conditions will prevent speculative builders profiting from this proposal and if demand proves limited allow the developer to complete the build out of the site.

10. Provision of additional parking for existing residents of Swindon Road and Moormead Road.

Provision of sufficient parking spaces for existing residents of Swindon Road and Moormead Road to replace the informal parking areas lost as a result of new development. Total provision of additional parking spaces to be at least 50% than capacity of space lost.

Reasons:

- Lack of sufficient off road parking will cause additional traffic congestion and community stress.
- Future developments are likely to remove some of the land which is now used as informal parking places.

11. Construction of a Noise Bund to the South of the M4,

The construction of a noise bund to the South of the M4 for a length of 250 metres to the West of Swindon Road and for a sufficient distance to the East as to protect new developments to the East of Swindon Road from noise from the motorway

Reasons:

- Properties to the West of Swindon Road and South of the M4 suffer from excessive noise from traffic on the M4.
- New developments to the West of Swindon Road will suffer from excessive noise from traffic on the M4 unless a noise bund is provided.
- Likewise new developments to the East of Swindon Road will suffer from excessive noise from traffic on the M4 unless a noise bund is provided.

13. Provision of an improved bus service for North Wroughton.

The provision of an improved bus service, with a minimum frequency of every 30 minutes from 7.00am to 7.00pm connecting North Wroughton with Swindon Town Centre and the Village Centre for a period of at least 10 years from the occupation of the 50th house on any new development in North Wroughton.

Reasons:

- Following changes to the bus services North Wroughton is now poorly served.
- Lack of a convenient bus service will lead to occupiers of proposed and existing homes in North Wroughton making unsustainable transport choices.

13. Creation of a connected system of cycle paths,

The construction of a connected system of cycle paths, linking to the wider cycle path network.

Reasons:

- Wroughton has limited number of cycle paths, which do not connect to each other or the wider cycle path network.
- Lack of a connected cycle paths, leaves cyclists feeling vulnerable and leads to occupiers of proposed and existing homes in Wroughton making unsustainable transport choices.

14. Inclusion of bee and other pollinator friendly planting in public open space and other green infrastructure.

At least 5% of all public open space, landscaping and other green infrastructure should consist of bee and other pollinator friendly planting. This provision does not apply to areas provided for formal sports and games.

Reasons:

- Bees and other pollinators are critical to a healthy green infrastructure. This leads to a healthier and more rewarding environment for our residents.