



# Lyneham and Bradenstoke Neighbourhood Development Plan 2020 to 2030

Made October 2021



Lyneham & Bradenstoke



**October 2023  
Review Document**

*(to be read in conjunction with the 2021 Neighbourhood Plan)*

### **Lyneham and Bradenstoke Neighbourhood Development Plan 2023 Update** *(to be read in conjunction with the original Neighbourhood Plan made in October 2021)*

This Review of the Neighbourhood Development Plan (NDP) was necessary to ensure that the Plan remains current, taking into account changes in both villages. The major changes in Lyneham are three Planning Permissions granted on Appeal for 300+ houses on Greenfield sites.

It is believed that although Wiltshire Council refused these applications the Planning Inspectorate approved them, the major reason being that Wiltshire Council still cannot demonstrate a 5 year housing land supply for Wiltshire, a situation that has been current for some time. In addition, there are smaller developments in Bradenstoke which conform with the NDP.

With the Lyneham applications, the Planning Inspectorate appears to have completely ignored the NDP, particularly residents' desire for any new development to be no larger than 10 houses and mainly on Brownfield sites.

There is also a concern amongst residents, especially in Bradenstoke, that water and sewage infrastructure is not sufficient for the present housing situation and the addition of 300+ houses in Lyneham will place further strain on this infrastructure. Bradenstoke already has issues with extremely low water pressure at times. Lyneham is also affected to a lesser degree.

The other main change affecting both villages is the closure of the B4069 due to a major landslip. Whilst this is a temporary change, the anticipated re-opening of this well used road is not expected to be before 2025. The road closure has had an effect on the ability of residents to access GP surgeries and local schools in a timely manner, together with the added fuel expense of long detours.

The effect on Bradenstoke has been major due to the increased traffic traversing the village, on totally unsuitable roads, to avoid the road closure.

One particular issue raised by almost all residents through the community engagement is that of lack of medical facilities for both villages. Lyneham Pharmacy provides an excellent service, but the GP surgeries in Calne and Royal Wootton Bassett appear to be oversubscribed, probably due to the large housing developments that have taken place in recent years in both towns. With an influx of residents to the 300+ houses in Lyneham this situation can only get worse.

However, on a more positive note, with the 300 houses imposed on the Parish there comes an opportunity to add to and update some facilities via the Community Infrastructure Levy payments attached to the Planning Permissions.

This was the focus of the two Community Engagement events held in Bradenstoke and Lyneham.

This review therefore highlights the wishes and aspirations of residents of both villages into the future.

**The Parish Council feels that Policy changes to the original Plan are not required for this section.**

Since the completion of the Lyneham and Bradenstoke Neighbourhood Development Plan made in October 2021 there have been the following planning applications approved by The Planning Inspectorate/Wiltshire Council.

19/03199/OUT	Green Farm, Lyneham	200+ dwellings and industrial units
PL/2021/11175	Land north of Webbs Court	56 dwellings
PL/2021/03235	Land at Rosehill, Bradenstoke	4 dwellings
PL/2021/01451	Farthing Lane, Lyneham	1 dwelling
PL/2022/02216	Prospect Cottage, Lyneham	2 dwellings

There has been no further “Housing Needs Survey” carried out by Wiltshire Council since December 2019.

Whilst there is great disappointment in the plans for housing developments of more than ten dwellings (NDP housing policies) there is a positive outcome in the parish receiving S106/CIL payments. These funds are to be spent on community projects (see Leisure, Recreation and Open Spaces).

### Population

Civilian 6,192 (2021 Census)

Military personnel 2,000 (transitional)

With the new housing developments, as above, the population may increase by 1,000.

There appears to be no planned improvement to infrastructure, especially utilities such as water supply and sewerage.

There have been comments by developers of building a GP surgery but it has to be pointed out that there were facilities for a GP surgery at Andrews Court 5 years ago and NHS England stated there was no evidence that a GP surgery was warranted in the parish.

Education is an issue with the increased population as secondary schools in Royal Wootton Bassett and Calne are at capacity and travelling will be an issue.

There has been no increase in facilities such as shops, since November 2021 although plans for a new Restaurant are in place at Andrews Court.

During the review period two community engagement events and an on line survey took place. A summary of comments by residents highlighted the following issues:-

Need for smaller/affordable housing, less need for 4/5 bedroom accommodation

Need for medical services

Improvement of Water, Sewerage and Gas Services

Concerns over provision of secondary education in the area

## 6 Business, Employment and Services 2023 Update

**The Parish Council feels that Policy changes to the original Plan are not required for this section.**

However, since the publication of the original 2021 Neighbourhood Plan we have seen some changes to the demographics within the Business Community of Lyneham and Bradenstoke.

The Covid Pandemic and subsequent recession in the economy caused has had a detrimental effect on the general Business Community. This, followed by the massive inflation of costs caused by the troubles within Ukraine have further increased the financial pressures on the business community.

During the Pandemic, the Government did support all businesses with loans and grants to assist with costs that could not be reduced, such as rental payments, utility bills and staff wages, but with the Ukraine crisis, only general help with utility bills has been forthcoming.

The effect of the above issues has seen a reduction in spending from the public as a whole, with many people on fixed incomes seeing their spendable cash reducing on a month by month basis. To counter this problem the public have had to look at utility payments and higher costs of food products as their priority, leaving less spending on other purchases, and especially the unnecessary ones such as leisure, dining out and luxury purchases.

This has had a major effect on small businesses, that generally do not have cash reserves to weather such a financial storm, with many small business owners looking to shed employees, downsize their premises or reduce their opening hours to save overheads.

This problem is unlikely to improve substantially until the Ukraine Crisis is resolved. However, the current building of new housing on the Webbs Farm and the Green Farm Developments should, fairly soon, increase the population of Lyneham and Bradenstoke which, in turn, should support and encourage the small businesses that currently operate in the Parish and, perhaps, encourage new businesses to look to move to the Parish.

It is felt, therefore, that every encouragement should be given to the population of the Parish to support and use all of the old and new small, medium and large businesses that currently exist and to fully support any new businesses that are attracted to opening premises within the area.

During the recent two Public Engagements held within Lyneham and Bradenstoke the following input was received from the residents that attended:-

71% of responders felt that they were currently aware of most Businesses in the area  
55% of responders felt that Word of Mouth was how they discovered Businesses in the area  
77% of responders felt that a Dedicated Website for all Local Businesses would help  
90% of responders felt that they would use Local Businesses in preference to non-Parish  
40% of responders felt that Businesses could help with more Advertising and Promotions  
71% of responders felt that a Doctors/Medical Centre/Dentists were necessary  
10% of responders felt that there was a need for a Restaurant/Wine Bar/Quality Chip Shop

## 7 Leisure, Recreation and Open Space 2023 Update

**The Parish Council feels that Policy changes to the original Plan are not required for this section.**

However, the three Planning Permissions in Lyneham, all granted by the Appeal process, provide opportunities for increased Leisure and Recreational facilities to be incorporated into the developments. All three Permissions provide an element of Community Infrastructure Levy (CIL) funding to the Parish Council to use for the benefit of residents of Lyneham and Bradenstoke.

In view of the three separate Planning Permissions, approved at appeal, Community Consultation was split into three parts – two on Pound Farm land and one on Green Farm land. Pound Farm Phase I is currently being constructed. Phase II is currently an Outline Plan only. Green Farm is full Planning Permission.

The following provides context to the Community Consultations, together with the outcome of desired uses of the recreational land shown on the plans. Where no such recreation areas are shown on the plans, the Review gives an indication of what recreational uses residents would like to see in that area of development.

Green Farm is full Planning Permission, showing a Multi Use Games Area (MUGA) adjoined by informal recreation space, together with a Locally Equipped Area for Play (LEAP). These facilities, when constructed, will be paid for and owned by the developers, with a maintenance fee being charged to estate residents, via a Management Company. Comments indicated that residents felt these facilities should be open to anyone living in the village and not for exclusive use by residents of the Green Farm estate.

Pound Farm Phase I shows an area of land for recreational use adjacent to the existing equipped Children's Play Area. The Community Consultation indicated a majority in favour of using this land for a Trim Trail, which could be used by anyone - older children as well as adults. The second favoured use is for allotments, with the third option being an extension to the existing Play Area but for older children.

Pound Farm Phase II is currently an Outline Plan not showing any recreational land at all. There is therefore an opportunity for the Parish Council to approach the developers at an early stage to suggest that some of the desired facilities should be provided on this site.

The Community Consultations showed that the most favoured recreational uses were:-

1. Trim Trail
2. Allotments
3. Play facilities for Older Children

For any future planning applications for large or small developments in Lyneham, the Parish Council should negotiate with land agents and developers at an early stage to bring forward residents desires and needs for recreational land within any such proposed developments.

## **Leisure and Recreation – Bradenstoke**

Two Planning Permissions have been granted in Bradenstoke – 4 dwellings at Rosehill Close and 2 dwellings at Park Farm Bungalow.

Neither of these developments will provide a great deal of CIL funding but some improved facilities may be possible.

Comments revealed that more Allotments are needed. However, several Lyneham residents use the Bradenstoke allotments. If allotments are provided in Lyneham and Lyneham residents moved then that would free up existing allotments for Bradenstoke residents.

Another favoured facility was a Trim Trail and/or a “Walking Path” around the perimeter of the existing large recreation field, with picnic benches and seating incorporated.

## **Conclusions**

Overall, residents of both villages have a desire for facilities for outdoor recreation for all ages and abilities to improve health and wellbeing. It is hoped that any future developments will take account of these desires and incorporate such facilities at the outset of the planning process rather than the Parish Council having to negotiate for them at a later date.

The apparently ‘modern’ method of incorporating recreational facilities within an estate and then charging the estate residents for maintenance of same does nothing to assist integration of new residents within the villages. Indeed, such a method could possibly cause conflict between existing and new residents.

**The Parish Council feels that Policy changes to the original Plan are not required for this section.**

As would be expected, the closure of the B4069 at Lyneham Banks was a common theme in the Community Engagement. This is a medium term issue, with the projected date for re-opening being 2025 (Wiltshire Council, April 2023).

However, it is worth mentioning in this Review that this closure adversely impacts travel for residents of both villages and particularly has caused severe difficulties for Bradenstoke residents.

The closure is causing a detrimental effect on the businesses in Lyneham and Bradenstoke, as well as increased journey times and fuel costs for residents accessing GP surgery and schools outside of Lyneham. The poor condition of footpaths in Lyneham and Bradenstoke was a recurring theme in the Community Engagement.

### **Getting Around in Lyneham**

With planning permission being granted, on appeal, for three housing developments in Lyneham of a total of 300+ houses, there will be an impact on the issue of Getting Around, both for vehicle and pedestrian movements. These developments will undoubtedly increase the amount of traffic transiting Lyneham.

Community engagement raised the need for more pedestrian crossings in Lyneham. Speed of vehicles together with increased traffic makes crossing the road especially difficult and this will only increase with the additional housing.

Pound Farm development has included a walking route for pedestrians along a footpath across the fields to the Primary School and to the rest of the Village. However, there may be an issue for future residents of the Pound Farm developments because the only footpath into the village from the development is on the opposite side of the A3102 from the main access. This is a very busy, fast section of the A3102 and crossing it to access the footpath is extremely risky.

The Green Farm development does not provide a pedestrian access into the village other than from the main access onto Chippenham Road. This omission means that the walk to the school and other village facilities is too long and may increase the use of vehicles through Lyneham, particularly for access to the school.

It is possible for the Green Farm developer to negotiate a pedestrian access to exit onto the Green on the Calne Road, which would reduce the walking time. Lyneham and Bradenstoke Parish Council would be supportive of such an approach, which it considers to be essential to encourage a safe walking route to the village facilities and particularly the Local Primary School.

## **Getting Around in Bradenstoke**

Apart from the difficulties being caused by the closure of The Banks, which is documented above, the major issue raised through Community Engagement is the lack of a safe walking route between Bradenstoke and Lyneham. The narrow section of Hollow Way, combined with the bends in the road and speeding traffic, makes a dangerous walking route for residents.

The Parish Council has been in negotiation with the Defence Infrastructure Organisation (DIO) for a footpath alongside this road on MOD owned land. These negotiations have hit a brick wall, in that DIO is not prepared to release the land required for a footpath.

There is a footpath known locally as The Tops, which follows a line from Barton/Boundary Close and exits via steep steps directly onto the B4069, and is well used by Bradenstoke residents.

However, this is an unmade footpath, which becomes very muddy in the winter and is really only suitable for the able bodied. Additionally, the exit onto the B4069 is unsuitable. However, this may be an alternative to the Hollow Way proposal, provided the exit could be moved away from the B4069 and provided the surface could be made more durable.

## **Conclusion**

The Community Engagement process consistently gave the view that residents are very keen to have safe walking routes, both in and between the villages, with an increase in pedestrian crossings in Lyneham. This view is supported by the Parish Council and will be the subject of future negotiations with any developers wishing to build in Lyneham or Bradenstoke.