

Pewsey Neighbourhood Development Plan (NDP)



2025-2038

Pre-submission Regulation 14 version

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Abbreviations

WC – Wiltshire Council
WCS – Wiltshire Core Strategy
eLP – emerging Local Plan
NDP – Neighbourhood Development Plan
NPPF – National Planning Policy Framework
NPPG – National Planning Policy Guidance
KDC – Kennet District Council

NB Incorporating additions requested following HRA Assessment in 2024

1.0 Introduction

- 1.1 The Localism Act invited communities led by a 'Qualifying Body', often the local Parish Council, to draw up Neighbourhood Development Plans (NDPs). Such plans set out how communities believe their area should be developed over a given period; for Pewsey, the NDP's plan period mirrors the Wiltshire Core Strategy (WCS), running to 2026.
- 1.2 In April 2011 Pewsey Parish Council (PPC) approved the setting up of an NDP Working Group. This Working Group was charged with drafting an NDP for the Parish Council's consideration and to cover development in Pewsey Parish up until 2026. The resulting NDP was "made" in 2015.
- 1.3 As a result of amendments to the National Planning Policy Framework (NPPF) in July 2021, the current Wiltshire Core Strategy and emerging Local Plan (eLP), it was advisable for PPC to review their NDP. The updated plan will now be extended until 2038 and be supported by the current WCS and (eLP). It will also promote beneficial effects on the health & wellbeing of the community as a whole.
- 1.4 Given the concerns over climate change, this review takes into account any policies as advised by Central Government, WCS & the eLP. Such guidance will, where possible, be applied to sustainable development of the Pewsey Parish area.



2.0 Planning Policy Context

- 2.1 Wiltshire Council's Core Strategy includes the area covered by the NDP and it includes saved policies from the previous Kennet Local Plan. The WCS will eventually be superseded by the eLP. Care has been taken to ensure the NDP is in broad conformity with the policies of these plans

In terms of the WCS and the eLP, the NDP takes forward their policies and especially the focus on sustainable development including the reinforcement of the self-containment of Pewsey and enhancement of its role as service centre. Reference to the WCS, the eLP and the NDP is discussed throughout the main plan document.

In terms of the overall thrust of the WCS the eLP and the saved policies of The Kennet Local Plan, the NDP reflects the same general approach; a desire to achieve sustainable development by permitting growth on carefully selected urban or suburban sites within the village boundary (WCS policies CP1,CP2,CP34,CP35 and CP39), ensuring adequate infrastructure (WCS policies CP3 and CP34), Providing housing and sufficient affordable housing (WCS policies CP2 and CP 43), reinforcing Pewsey's role as Local Service Centre (WCS CP2 and Kennet Local Plan policy ED 24)) and as a tourist attraction (WCS policies CP2,CP39, and Kennet Local Plan policy TR20), achieving growth without detriment to its character (WCS policy CP58), or to the wider environment including the AONB (WCS policies CP48,CP51,CP52,CP60 and CP61). Kennet transport policy is taken forward in the NDP (e.g. AT17, AT23) which aims to reduce reliance on the car by improving self-containment of the village, and aims to improve access to sustainable modes.

- 2.2 The latest version of the amended National Planning Policy Framework (NPPF) (2023) and National Planning Policy Guidance (NPPG) provides guidance for emerging plans.

- 2.3 The saved policies from Kennet District Council's (KDC) Local Plan remain extant until deleted or incorporated into the new development plan documents, including the eLP. The development plan (KDC Local Plan saved policies plus WCS) for the Pewsey NDP is supported by adopted planning guidance – The Village Design Statement. National policy and guidance together with the local Community Plan have also guided policy
- 2.4 An NDP Scoping Report for Pewsey, Sustainability Appraisal and Environmental Assessment have been included as part of this review.
- 2.5 The longstanding policy of Pewsey Parish Council has been to contain development within the Pewsey village settlement boundary limits, defined as the Limits of Development (LoD) as set out in the WCS and remains unchanged at this time. See Appendix 1 for potential site references (Map 1).
- 2.6 The updated NDP will take forward the essence of the existing planning framework, providing for necessary growth in a sustainable way. In the Pewsey area this means adhering to the Core Strategy, taking note of the emerging policy in the eLP and Parish Council requirements for development providing for this within the LoD.

3.0 Physical Context

- 3.1 Pewsey is situated at the eastern end of the Vale of Pewsey within seven miles of Marlborough (to the North) and twelve miles of Devizes (to the west). It is the largest village within the Pewsey Community Area which, following recent boundary changes, is now made up of 29 smaller parishes. A plan of the Community Area is shown at Map 2.
- 3.2 The area is predominantly rural and agricultural in nature. It is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Pewsey's NDP area includes three Sites of Special Scientific Interest (SSSI) namely part of Jones' Mill nature reserve along the River Avon to the east of Pewsey and along the river to the west at Sharcott and between Sharcott and Manningford Abbots.

The headwaters of the Hampshire Avon flow through the parish and the Kennet and Avon Canal crosses from west to east.



- 3.3 This eastern area of Wiltshire is world famous for sites of archaeological and historical interest, for example Stonehenge, the Avebury monuments and the white horses carved into the chalk hillsides. To the northeast is the ancient Savernake Forest, which is a well-known beauty spot. The village itself reflects local architectural and historic character, which contribute to the creation of a unique sense of place and identity. Pewsey village has a mixed architecture containing many listed buildings and buildings of special local interest. The village centre is a designated Conservation Area which is considered by English Heritage to be 'At Risk', primarily through gradual erosion from unsympathetic, modern development and the loss of features due to ad hoc alterations. This plan does its best to minimise these risks.
- 3.4 The Heritage, townscape and sense of place underpins the attractiveness of the area, including for tourism – an industry which plays a significant part in the local economy. This industry needs to be supported, for example by providing suitable and sufficient visitor accommodation but also by conserving and enhancing the

natural and man-made beauty on which it ultimately depends. The Pewsey Vale Tourism Partnership (PVTP), part of the Pewsey Community Area Partnership (PCAP), has recently made great strides supporting tourism in the Vale which is strongly supported by this plan's policies. The PVTP is a member of Visit Wiltshire and the Great West Way, providing national and international coverage for the area as well as a partner of Great Western Railway which uses the information from PVTP for their marketing activities. In 2021, the "Walkers are Welcome" national



accreditation was achieved for the whole of the Pewsey Community Area, providing reassurance about the quality and variety of walking in the area, as well as providing another marketing channel. The inclusion of multi-day itineraries enables potential visitors to stay for longer and to turn day-trippers into overnight stays.

- 3.5 The Kennet Local Plan shows the LoD around Pewsey village. This policy is retained in the Core Strategy (CP1) and eLP, and is carried forward in the NDP. Development is therefore constrained and should continue to be within the built-up form of the village as shown by this line, unless specifically stated in the Plan.

4.0 Area Covered by the Plan

- 4.1 The area covered by the plan has been agreed through public consultation as that of Pewsey Parish, (Appendix 4: Map 1). This is considered to be appropriate for the following reasons;
- The area is clearly defined with an existing, active Parish Council and community that give it a tried and tested administrative core, as well as a distinct identity.
 - The physical geography of the parish makes it a logical planning unit. The development area is central with countryside at all borders, meaning the NDP is unlikely to have cross-boundary issues with neighbouring parishes.
 - The function of Pewsey as a Local Service Centre could mean that it is likely to come under more development pressure than the surrounding villages. The Working Group believes a plan is needed specifically to address the issues that are likely to come from this functional role and take forward necessary growth in a manner that is manageable, sustainable and acceptable to the community.

5.0 Vision of the Plan

- 5.1 Pewsey has a pleasant natural environment with an exceptionally strong community spirit and enjoys high levels of local involvement. Although popular with tourists for its historic character and rural setting, it continues to be a living and working village which acts, and is designated as, a Service Centre for this part of The Pewsey Vale. Pewsey Parish has a total population of 3797 according to the 2021 Census. The village provides access to education, sport, health, social care, retail and professional services. Pewsey has a railway station which serves London and the West Country. The addition of Crossrail will make Greater London and the Docklands more accessible. These services are appreciated and frequently used by the community from the surrounding area of The Vale.
- 5.2 As stated in Wiltshire Councils "Empowering Rural Communities" 111 houses have been built in Pewsey between 2016 & 2019 and sufficient employment sites have been provided within the village to satisfy demand in the recent past. In addition, the recent figures issued in the draft Local Plan states that 296 new dwellings have

been built in Pewsey during the period 2007-2022 and is considered a high level, “given the relative size of Pewsey settlement”. The community believes that a moderate amount of development should continue within the village LoD to provide for both balanced residential and employment needs in accordance with the requirement outlined within the WCS and eLP. This balanced approach between residential and other uses must underpin Pewsey’s continued role as a provider of services to the village and surrounding areas, whilst not detracting from the quality of the village, its setting and the wider area within the parish boundaries and AONB.



- 5.3 Protecting the natural environment within and without the defined settlement is considered to be as important as protecting the local heritage. The village has a number of green areas used for both sport and recreation. These will not be reduced in number or size by any future development unless the loss results in some form of like-for-like or enhanced benefit elsewhere within the village.

Likewise listed and non-listed buildings and features that contribute positively and significantly to the character of the village will be preserved and enhanced.

6.0 Main Objectives of the Plan

The objectives as set out in the original Pewsey NDP of 2015, proposed by the Working Group, accepted by the Parish Council and consulted throughout the wider community, have changed little in the ensuing years. These are:

1. To manage development in accordance with the principles set out in the WCS and the eLP and the wishes of the community;
2. To ensure Pewsey maintains and enhances its role as a Service Centre;
3. To improve existing infrastructure both to support new development and to enhance that serving the existing village. To do so in a manner that respects the character and setting of the village;
4. To maintain and enhance all of the current green areas and sporting facilities;
5. To protect and enhance the character of the conservation area, and to ensure that any development complements the character and heritage of the AONB, local landscape, village and surrounding area and does not have a detrimental effect on Listed Buildings
6. To protect the special setting of the village within the wider AONB and to conserve and enhance the landscape within the parish boundary;
7. To enhance the economic sustainability of the village by ensuring that:



- Sufficient employment sites are maintained and new sites are made available as necessary in appropriate locations;
 - Retail and service activity in the village centre are maintained, enhanced and supported.
 - The current village-centre, ground floor retail, business or employment facilities are preserved, in particular the market square, High Street, River Street and North Street.
 - There is an appropriate type and scale of employment, in particular tourism related, is encouraged;
 - There is a blend of housing, jobs and facilities to attract and retain younger people to ensure a balanced age profile within the area; e.g. schools, sports & leisure centre
 - Existing transport links with the surrounding areas, towns and cities are maintained and, where possible, improved;
 - Village infrastructure benefits through securing any developer contributions;
8. To allow appropriate housing development on suitable sites within the village LoD boundary in accordance with this plans policies. (See Theme 4 Housing)
 9. To maintain and enhance the village character and to support the 'working village' ethos whilst retaining its hospitality to visitors of all ages.
 - 10 To conform to any climate change policies that Central Government advise which can be applied to sustainable village development. PPC Climate Strategy document is currently being developed. This is outlined in Theme 8.
 - 11 To support any improvements which have beneficial effects on health and wellbeing of the community.



7.0 Policies

This section of the Plan contains the policies that, together with the Development Plan and the NPPF, will manage development in the area until 2038. There are policies to cover Development Strategy, Economy, Natural Environment, Housing, Transport, Heritage, Developer Contributions and Climate Change. Climate Change has been introduced as a new policy, in the light of international development on the subject. (See Theme 8)

7.1 The policies of the Pewsey NDP stem directly from the public consultation that underpinned the Vision (and subsequent Objectives) and have also been drafted to carry forward the NPPF and the planning policies of the WCS and, eventually the eLP. The policies of the NDP originate from the Vision and address the Objectives by their effects on controlling the development of the Area. In order to make the linkage clear, each policy is preceded by a section detailing the relevant connections. The following text then explains the origin and intentions of the policy.

7.2 Policy 1 – Development Strategy

Development Strategy Context:	References:
Pewsey NDP Objectives	1, 2, 6
Wiltshire Core Strategy	CP1, CP2, CP18, CP44, CP50, CP51
National Planning Policy Framework	Paragraphs 7, 11, 14, 17, 56, 111, 113, 115, 116, 117, 119, 121

7.3 The Background and Intention

The community continues to strongly support maintaining development within the current settlement boundary as defined by the Limit of Development (LoD) (Map 1 & Map 3). Similarly, brownfield sites should be developed in preference to greenfield ones. However, the plan recognises the need to retain flexibility while controlling development in the interests of sustainability. For this reason, the plan imposes a presumption in favour of development within the LoD, subject to compliance with other policies of the plan. Current housing need, as defined by WC, does not indicate a requirement to make any changes the LoD. Indeed, the draft Local Plan indicates a maximum requirement of 55 dwellings up to 2038 & accepts these are unlikely to be built until towards the end of the period. (We note that some 12 dwellings have been granted planning permission or built since April 2022.) This is well within the scope of potential sites allocated on Map 4. The LoD may be revisited in a future review, if housing need dictates.



Policy 1 – Development Strategy	<p>i Development on greenfield sites will only be permitted where no suitable brownfield sites are available.</p> <p>ii Development will take place only on suitable sites within the village LoD as defined on Maps 1 & 3. However, development outside the LoD may be acceptable in exceptional circumstances where both of the following apply;</p> <ul style="list-style-type: none"> • no suitable site exists within the LoD • the development is brought forward through a site allocation DPD and a community planning document such as a Masterplan, following consultation with the Parish Council and the Community. <p>iii Any new development will need to demonstrate compliance with current Habitat Regulations. This policy refers to the areas within the PNDP which are: Salisbury Special Protection Area (SPA), the River Avon Special Area of Conservation (SAC) and their Zones of Influence. It also includes any strategic mitigation designed to reduce any potential impact of the new development on these EU designated sites. Where necessary, if the development is not covered by WC's mitigation strategies, it may be required to provide a bespoke mitigation strategy.</p>
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7.4 Justification

The policy is designed to ensure that development is sustainable by:

- making the most efficient use of land
- by protecting the countryside, especially the AONB from unnecessary inappropriate development
- by focusing investment within the village, to enable regeneration and enhancement.

7.5 Policy 2 - Economy

Economy, Context:	References:
Pewsey NDP Objectives	Objectives 2, 7 and 9
Wiltshire Core Strategy	CP2, CP3, CP 18, CP34, CP35, CP36, CP39, CP40, CP49
National Planning Policy Framework	Paragraphs 7, 17, 18-28, 166, 195

7.6 The Background and Intention

We like to refer to Pewsey as ‘a working village’ and it is important that there is a healthy local economy to ensure its continued vitality and balanced housing growth. Maintaining such an economy requires the continued support of existing businesses and opportunities for fresh enterprises. Location of employment sites within the village is considered to be a key element of sustainability, both economically and environmentally e.g. by retaining wealth within the community and by reducing the need to travel.

7.7 Businesses provide employment for those who live and wish to work in the village. In order to accommodate this, sufficient housing, including affordable housing, is needed. The intention is to ensure that young people who work in, or have a family connection to, Pewsey will be able to afford to live in the village and thus enable it to continue to thrive as a mixed and vibrant community.

The community also wishes to encourage improvements to business infrastructure such as faster broadband, which will be supported, provided this does not conflict with other Plan policies. Small business premises will also be encouraged on suitable, brownfield land.

7.8 The plan policies are intended to support a robust economy by:

- Ensuring that there are sufficient employment sites to balance future residential growth;
- Retaining and enhancing the retail and office space in the village centre and preventing development that would reduce this, for example the conversion to residential. As high street services are becoming more difficult to sustain because of online activity, the retention of such outlets is becoming even more important. It is the policy of this plan to endeavor to maintain a viable service center for new, non-residential uses in Pewsey.
- Supporting the regeneration of the village centre, especially on brownfield sites;
- Continued support for the successful Vale Leisure Centre;
- Improving and enhancing the number of services being provided;
- Offering adult education and if ever possible to add facilities for sixth form education;
- Promoting and encouraging tourism by encouraging suitable employment opportunities which add value to the local economy. Supporting the Pewsey Community Partnership (PCAP) Tourist Board initiative in their bid to attract more visitors to the area.
- Supporting the provision of suitable accommodation for both tourists and short stay visitors;
- Preserving and enhancing the built character and natural environment of the NDP plan area, which underpins its attractiveness for investment.
- Encourage Developers to include live/work and home office options for all housing schemes.



<p>Policy 2a – The Economy General</p>	<p>i. Development and expansion of appropriate business uses on the following sites (Map 4 Appendix 4) will be supported:</p> <ul style="list-style-type: none"> • Fordbrook Business Centre • Fordbrook Industrial Estate • Salisbury Road <p>ii. Mixed use developments (e.g. Marlborough Road site) will be encouraged subject to compliance with other policies of the plan.</p> <p>iii. Business use may be acceptable on windfall sites and through conversion and adaptation of existing buildings subject to being acceptable in terms of other policies of the plan.</p> <p>iv Any new development will need to demonstrate compliance with current Habitat Regulations. This policy refers to the areas within the PNDP which are: Salisbury Special Protection Area (SPA), the River Avon Special Area of Conservation (SAC) and their Zones of Influence. It also includes any strategic mitigation designed to reduce any potential impact of the new development on these EU designated sites. Where necessary, if the development is not covered by WC's mitigation strategies, it may be required to provide a bespoke mitigation strategy.</p>
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7.9 Justification

It is considered essential that the total amount of commercial space is retained and preferably expanded in order to retain and improve Pewsey's self-containment, viability and sustainability by reducing the need to travel. It is the policy of the plan to provide employment land from sites allocated in the Kennet Local Plan/WCS. However, the plan recognises the need for flexibility in delivering these needs and welcomes appropriate small scale business development, as well as moderate scale mixed use developments at appropriate locations in the Parish. There is a positive support to reduce car usage for work purposes by employment within the parish or by the use of public transport.

7.10 There are three main existing employment sites in Pewsey: Fordbrook Business Centre, Fordbrook Industrial Estate and Salisbury Road to the south (Map 4 Appendix 4). The Salisbury Road site, together with the identified Marlborough Road site is considered together as Policy 2b of this plan, below.

7.11 Although not full, the Fordbrook sites are reaching capacity. Given an economic upturn and/or significant housing development they might be unable to support the overall sustainability aim of retaining balanced employment and residential growth. There is limited potential to extend the Fordbrook Industrial Estate and the adjacent Phillips' Yard.

7.12 Improvements to business infrastructure, such as faster broadband, will be supported provided they do not conflict with other plan policies. Small business premises will also be encouraged on suitable, brownfield land.

<p>Policy 2b – The Economy Marlborough Road and Salisbury Road Sites</p>	<p>i. A minimum of 0.5 hectares of employment uses on land at the Marlborough Road site as identified on Map 4 (Appendix 4) will be permitted.</p> <p>ii. A minimum of 1.5 hectares of employment land on land at Salisbury Rd Business site as identified on Map 4 (Appendix 4) will be permitted subject to the development demonstrating that account has been taken of the North Wessex Downs AONB Management Plan and that the development protects, conserves and, where possible, enhances the landscape character. Therefore, the development of this site must include high quality design and landscape measures to ensure that the development is satisfactorily integrated into the landscape. The development should not have any harmful effect on traffic in the area.</p>
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7.13 Justification

The saved policy position from the Kennet Local Plan (saved policy ED5) and the adopted WCS both refer to an employment site (EMP – ED 1 and ED5) at Marlborough Road, to the north of the station. The NDP welcomes employment development at this location but, aware of the likely pressures on land for housing, particularly when the economy upturns, is concerned to build in additional flexibility.

- 7.14 This policy therefore permits mixed use development at the Marlborough Road site.
- 7.15 The Wiltshire Workspace and Employment Land Review 2011 concluded that 1.9ha of employment land would be needed for Pewsey up until 2026 (now extended to 2036). Land available at Marlborough Road (1.66 ha) and for an extension to Salisbury Road (up to 2 ha) exceeds this requirement.
- 7.16 The Marlborough Road site would be suitable for housing in many respects and is well located next to sustainable transport modes, in particular the railway station. However, on this site a ribbon of B1 employment uses immediately adjacent to the line would be acceptable, perhaps with B2 and B8 uses between these and any housing. In total it is anticipated that approximately 0.5 hectares of land could be given over to employment uses on the site.
- 7.17 Any development of the Marlborough Road site will constitute a Major Development. The NDP requires early discussion with the community and expects any Masterplan and/or application to include a Statement of Community Involvement.
- 7.18 Any development of the extension to the Salisbury Road must be appropriately landscaped and not result in significant harm to the AONB or significantly increase the volume of traffic in the area. It must be acceptable in terms of all other policies of this plan.

<p>Policy 2c – The Economy Service Centre Provision</p>	<p>i. Development of services and community facilities that enhance the role of Pewsey as a Service Centre will be welcomed, subject to being acceptable</p>
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	<p>in terms of other policies of the Development Plan.</p> <p>ii. Conversion of residential properties for provision of services, including retail will be permitted subject to being acceptable in terms of other policies of the Development Plan.</p> <p>iii. Conversion of ground floor properties currently used as offices, retail or other services to residential use will not normally be permitted.</p>
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7.19 Justification

Pewsey acts as a Service Centre for the surrounding community and is designated as such in the Core Strategy (CP18) and the eLP. The services are a mixture of public, retail and professional, providing employment for those living in the NDP plan area and for those who commute to and from it.

7.20 The presence of these facilities is considered central to the overall sustainability of Pewsey. A balance between employment and housing reduces the need to travel, as well as promoting vitality and viability of the settlement. It is therefore vital to the economic future and to local employment that such services and the locations from which they operate are protected, maintained and encouraged. Preserving the retail and office outlets in the village centre and providing a variety of services, is essential for the continued vitality of the village. This policy aims to protect such facilities.



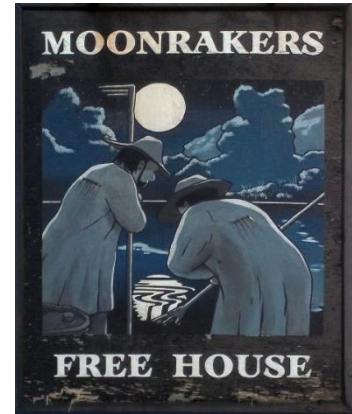
7.21 It is important that there is the capacity within the plan to accommodate development which will enhance Pewsey's Service Centre role to the benefit of the local community and the wider area. The Army Basing Programme (ABP) is now complete, so the increased numbers of service personnel and their families now part of the Salisbury Plain Garrison means military personnel may be using the services provided by Pewsey. The plan is therefore generally supportive of improvements in facilities, infrastructure and employment and opposed to their loss or deterioration.

7.22 The Wiltshire Council Campus Project, completed in 2018, is designed to centralise public and some community services relevant to Pewsey and surrounding villages. The facilities are focussed on two sites – the Library and the Leisure Centre. The project has given the opportunity to provide community facilities for both young & old, together with physical exercise – including gym, swimming and many & varied classes. The proposal by Pewsey Community Land Trust to regenerate the old Police Station site for affordable, social housing for rent and 1 non-residential unit is welcomed. The intention is that this will be owned and managed within the village in perpetuity.



The Fire and Rescue Service located next to the current police station will remain as a retained force which needs to minimise reporting time when called into action. This valuable force relies on there being sufficient volunteers of a suitable age group, within easy reach of the fire station.

7.23 The Vale Leisure Centre is close to Pewsey Vale School. This benefits this school, as well as other local primary & private schools, by providing improved sports facilities and additional community space. Privately run retail outlets, together with pubs and supermarkets, (Spar and Co-Op) make up the village centre. These are interspersed with professional services including Solicitor’s office, Doctor’s Surgery, Dental Surgery and the Post Office etc. The Plan opposes the conversion of these village centre premises to residential accommodation and supports improvements and, where appropriate, an increase in number. Subject to lack of conflict with other policies, the plan supports the extension and expansion of existing businesses, especially where this will mean the creation of new or the safeguarding of existing jobs.



7.24 There are three schools in Pewsey. The Primary School, the Secondary (Pewsey Vale) School and St Francis (private primary/prep) all draw pupils from the parish and surrounding areas. There is no sixth form education which means that those pupils who wish to carry on their learning have to travel out of or move out of the parish. The schools are considered to be an important part of community life as well as underpinning the sustainability of the settlement by reducing the need to travel. Proposals to expand and/or enhance educational facilities will be strongly supported.

7.25 This Service Centre Policy supports suitable employment, retail or service development that will regenerate or enhance the village centre providing it respects the historic buildings and Conservation Area. Such development could provide enhanced ground floor retail or office space. Second floor residential accommodation is considered acceptable especially if it is small and affordable and provides security to the outlet. The conversion of retail or office space to residential at ground floor however is considered unacceptable and will be strongly resisted.

7.26 Any scheme to regenerate the village centre must preserve or enhance the character of the Conservation Area. Additionally, design should be of a high standard as required by this plan and the Village Design Statement whilst being complementary to the surroundings in terms of form, type, scale and materials. This is important with regard to the planned re-development of the old Police Station site.

<p>Policy 2d – The Economy Tourism Development</p>	<ul style="list-style-type: none"> i. Proposals for sustainable tourism development will be supported, providing there is no conflict with other policies of the Development Plan. ii. The tourism initiative promoted by the Pewsey Community Area Partnership is strongly supported. iii. Any new development will need to demonstrate compliance with current Habitat Regulations. This policy refers to the areas within the PNDP which are: Salisbury Special Protection Area (SPA),
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	the River Avon Special Area of Conservation (SAC) and their Zones of Influence. It also includes any strategic mitigation designed to reduce any potential impact of the new development on these EU designated sites. Where necessary, if the development is not covered by WC's mitigation strategies, it may be required to provide a bespoke mitigation strategy.
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7.27 Justification

Pewsey lies in an AONB and is blessed with numerous attractions: scenic, historic, architectural, natural and archaeological, and as such is popular with visitors, with the potential to attract more. In particular, local features such as Savernake Forest and the Kennet and Avon canal are used or visited all year round. The Heritage Centre has recently been refurbished and acts as a local museum, run by volunteers.

There is capacity to do more to capitalise on these assets, which already make a valuable contribution to the local economy.

Pewsey Community Area Partnership (PCAP) has identified specific walking trails throughout the Vale which is a potential attraction to visitors. It is hoped that this initiative will encourage walkers, who will use the services provided in Pewsey village and the surrounding area.



7.28 The village and surrounding area are currently not able to provide sufficient overnight accommodation for visitors and this reduces their per capita spend. Subject to planning considerations regarding local impact, expansion of tourist accommodation would be supported. There is a need to promote the area as a sustainable tourist attraction which is currently being actively addressed by the Pewsey Community Area Partnership (PCAP) (see above.)

7.29 The plan aims to support the provision of overnight tourist accommodation and to support initiatives which promote tourism and related employment, using the surrounding area.

7.30 Policy 3 – Natural Environment (See Appendix 5: Map 5)

Policy Origin	Reference
Pewsey NDP Objectives	Objective 4, 11
Wiltshire Core Strategy	CP18, CP41, CP50, CP52
National Planning Policy Framework	Paragraphs 7, 81, 115-117, 123-127, 189-194

7.31 The Background and Intention

Pewsey is situated in the Vale of Pewsey - a broad valley running east/west between escarpments to the north and south. This is a unique environmental area of chalk hills and flat, highly fertile soils in the Vale, encompassing an agricultural plain of some significance. It is vital that this natural environment is not adversely affected by development and that Grade 1 agricultural land is retained as such. All design should minimise the impact of new buildings on the environment, green open space, landscape and wildlife habitats. This is an issue of conservation, preservation and enhancement for both humans and wildlife.

- 7.32 Within the parish, which is totally within the AONB, there are areas of green space. These are valued for various reasons but include human use for recreation, e.g., sporting facilities such as football and rugby grounds, bowls and tennis clubs and as habitat for wildlife. Often they also make a contribution to landscape and townscape value as well, being part of the quintessentially rural character of Pewsey. These areas are illustrated on Map 5.



- 7.33 Examples of combined and harmonious human and natural use include The Grove and The Scotchel, which are nature reserves through which there are paths for walking. Also included under this heading are two well-used allotment areas. There are also five children's play areas spread throughout the village.
- 7.34 Some, though not all of the valued areas are officially designated and protected. For example, part of Jones' Mill, where historically the fields were flooded meadows (water meadows) and, more latterly watercress beds through which the River Avon flows, is recorded as a Site of Special Scientific Interest (SSSI). Pewsey Down is a County Wildlife Site and lies to the south of the village, where its white horse carved into the hillside overlooks the houses below.
- 7.35 The Kennet and Avon Canal has attractive moorings at Pewsey Wharf. The River Avon – a world class chalk stream – has a huge diversity of flora and fauna. It rises to the east of Pewsey and its headwaters flow through the village, the parish and onwards south through the Vale and into Hampshire. Part of the river within the NDP area has been designated Special Areas of Conservation (SAC). In Pewsey Parish there are three areas designated as SSSI's along its borders. Both river and canal contribute to the scenic and environmental quality of the area and provide opportunities for employment and recreation. There is, as in much of Pewsey Vale, good quality agricultural land which should be safeguarded from development in accordance with National policy.
- 7.36 The intention of NDP policy is to safeguard and positively enhance green open spaces, recreational area, fine landscapes and habitats for the benefit of both the human community but also for local wildlife and flora. The use of Community Infrastructure Levy (CIL) to improve or enhance the natural environment in these areas may be made, or 106 contributions may be sought from developers. For example, Hurly Stream and other green areas such as the Scotchel and the Grove could benefit.



- 7.37 No development should have a detrimental effect on Nature or the habitat of protected species. Protected species should be conserved and enhanced wherever possible. Probable effects of proposals on wildlife will be assessed on a site-by-site basis by suitably qualified specialists and, where protected species are involved, a survey will be required, depending on the advice of the consultant ecologist.

<p>Policy 3 – The Natural Environment</p>	<p>i. Where appropriate, development should enhance wildlife habitat through suitable landscaping and green infrastructure. This may involve off-site and on-site works.</p> <p>Local Priorities include:</p> <p>Improvement works to The Scotchel, The Grove and The River Avon, such as:</p> <ul style="list-style-type: none"> • New southern boundary fence to the Scotchel. • Resurfacing the Scotchel footpath and replacing its wooden retainers. • Securing and maintaining banks of the River Avon where it passes through the village – e.g. after floods or storm • Replacing trees which have died or been felled within the parish. <p>ii. Proposals for enhancement of landscape and nature, by incorporating features at the design stage, will be considered favourably. Specific priorities in Pewsey include:</p> <ul style="list-style-type: none"> • River Avon including the head waters. • Jones’s Mill (SSSI) • The Scotchel. • All Tree Preservation Orders (TPOs) • The Kennet and Avon Canal and Wharf • The Rectory Grove • Two Allotment sites • The Sports fields • Pewsey Hill and the White Horse • Martinsell Hill and its Bronze Age fort • The Chapel cemetery. • Proposals to plant native trees <p>iii All new developments are required to provide a minimum of 10% Biodiversity net gain, this figure may be increased for large developments</p> <p>iv Any new development will need to demonstrate compliance with current Habitat Regulations. This policy refers to the areas within the PNDP which are: Salisbury Special Protection Area (SPA), the River Avon Special Area of Conservation (SAC) and their Zones of</p>
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	Influence. It also includes any strategic mitigation designed to reduce any potential impact of the new development on these EU designated sites. Where necessary, if the development is not covered by WC's mitigation strategies, it may be required to provide a bespoke mitigation strategy.
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7.38 Justification

The rich and diverse natural environment of Pewsey, including flora and fauna, landscape and human recreational space, which together form the rural setting of the village, is highly valued by the community and this has been reinforced by consultation responses. Some elements of this are protected under formal designations.

7.39 The underlying aim of the NDP is to ensure that all future development within Pewsey NDP area is sustainable. This means creating a village that is better and richer at the end of the plan period than it was at the beginning. This will be considered in terms of:

- Conservation and enhancement of flora and fauna in future developments will be required to retain as many existing trees as possible, especially mature specimen trees;
- Human life quality, including mental wellbeing and physical health. For example, through provision of recreation, green open space, fine views and allotments. This will include supporting sports clubs and maintaining their sites.
- Conservation of natural resources including good quality agricultural land and all greenfield land, recognising that the supply is finite;
- Where possible planting new or replacing felled trees with indigenous species. This is helped by periodic surveys of trees within the parish which identify dangerous or diseased trees and which recommends a programme of replacement.

7.40 Policy 4 – Housing (See Appendix 5: Map 4)

Policy Origin	Reference
Pewsey NDP Objectives	Objectives 1, 6, 7, 8 and 9
Wiltshire Core Strategy	CP1, CP2, CP18, CP41, CP43, CP44, CP45, CP46, CP48, CP57, CP58, CP67
National Planning Policy Framework	Paragraphs 7, 17, 47-56, 57-67, 132-137, 142-146, 195-199

7.41 Background and Intention

When our original NDP was Made, the housing requirement for the Pewsey Community Area as a whole was set out in the Core Strategy (CP18). 600 dwellings were stated to be required within this entire Community Area between 2006 and 2026. As already stated in 5.2 of this reviewed document, the draft Local Plan considers the 296 dwellings provided in the village of Pewsey between 2007 & 2022 to be a high level, given the size of the settlement. A residual maximum of 55 are required up until 2038 and, as

already noted in 7.3, a number of dwellings have already been granted approval or built since April 2022.

7.42 Within Pewsey Parish, there is one settlement identified in the Core Strategy, namely Pewsey Village a designated Local Service Centre. Pewsey Village was therefore to be expected to take the majority of the required growth.

7.43 To provide the latest number of houses we turn to the Wiltshire Council (WC) document Empowering Rural Communities (ERC) which was published in 2021. Table 2.3 provides the following Housing Requirements for Pewsey:

‘Baseline indicative housing requirement (2016-2036) 145. Completions (2016-19) and Commitments (1 April 2019) 111. This provides a figure of 34 houses over the period.’

It is noted that since 1 April 2019 there have been 111 dwellings built in Pewsey.

It is the intention that:

- The plan ensures that sufficient housing is provided for market needs;
- All housing will be built within the Limit of Development unless exceptional circumstances require otherwise, in accordance with this Plan and Wiltshire Core Strategy. Development to date is given in Appendix 1. The sites are proposed at:

- Marlborough Road site (Mixed Use)
- The Former Police Station site (PCLT)
- Pewsey Vale Coaches
- Land behind 27 Wilcot Road
- Pewsey Metals – to be confirmed

The French Horn site is an “exceptional site” due to being an existing building outside the Pewsey settlement boundary, adjacent to the Kennet & Avon canal on the outskirts of the village. It has been granted planning permission and work on site has recently started.



- Sufficient affordable housing as evidenced in accordance with the Wiltshire Core Strategy and eLP and of an appropriate mix and type are provided, see also Appendix 2.
- Good quality design will be a pre-requisite that respects the vernacular and is of appropriate local materials. All new housing must be built to the highest environmental standards and be renewable energy positive as well as energy efficient.
- The high environmental standards for new homes should include limiting their impact on the environment and in particular their CO2 emissions. It is the Parish Council’s declared policy to do whatever it can to ensure measures designed to mitigate against climate change and achieve low or net zero carbon emissions. Innovative solutions to energy and water needs (including drainage) will be viewed positively, providing such features are architecturally and environmentally acceptable, including amenity and visual impact.

- Development proposals should demonstrate an awareness of any likely impact of climate change. They should demonstrate both how they propose to reduce and withstand all such impacts. Given the predicted shortages of water, where possible, all new houses should be built with grey water recycling facilities.
- Proposals for housing will be required to demonstrate how they are acceptable in flood risk terms by means of a Flood Risk Assessment.
- Affordable housing provided will be occupied by local people and their families in accordance with Wiltshire Council's Affordable Housing Allocation Policy (Appendix 3) including criteria on any change of occupants. The occupancy will be secured by means of Section 106 Agreements.

<p>Policy 4 – Housing</p>	<ul style="list-style-type: none"> i. New housing development is acceptable in principle on the sites indicated in Appendix 1 & Map 4 (Appendix 4) ii. The provision of affordable housing will be in line with Wiltshire's Core Policy. iii. Encourage retrofitting of existing houses where possible. All new houses should be built to the highest environmental standards to mitigate against climate change and achieve zero carbon emissions. iv. New developments should take into account the increasing trend to carry out some work from home v. Mitigation schemes to control phosphate concentration in waste water, and therefore the river, have to be sited in places acceptable to the County Environmental Department before any development application is agreed. vi. Any new development will need to demonstrate compliance with current Habitat Regulations. This policy refers to the areas within the PNDP which are: Salisbury Special Protection Area (SPA), the River Avon Special Area of Conservation (SAC) and their Zones of Influence. It also includes any strategic mitigation designed to reduce any potential impact of the new development on these EU designated sites. Where necessary, if the development is not covered by WC's mitigation strategies, it may be required to provide a bespoke mitigation strategy.
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7.44 Justification

An assessment of the number of sites available and an estimate of the possible capacity for houses is set out in Appendix 1. Detailed discussion can also be found in the accompanying SA.

- 7.45 Pewsey is situated close to the headwaters of the Hampshire Avon. There are plans to upgrade the local sewage treatment works in order to improve nutrient management but this is unlikely to happen before 2030. Due to the likely limited options available to address phosphorous neutrality in the short term, planned

development at Pewsey may not be achievable until the latter end of the Local Plan period; unless development proposals can demonstrate an acceptable, bespoke mitigation strategy.

- 7.46 At the request of Pewsey Parish Council, housing surveys were carried out by Wiltshire Council in 2013 and 2019. The first survey provided information for the initial NDP; the second at the request of the Pewsey Community Land Trust (PCLT) to establish the affordable housing need.

A summary of these surveys can be found at Appendix 2 which includes a discussion of housing for the Elderly.

7.47 Policy 5 - Transport

Policy Origin	Reference
Pewsey NDP Objectives	Objectives 1 and 7
Wiltshire Core Strategy	CP18, CP60, CP61, CP65, CP66
National Planning Policy Framework	Paragraphs 7, 17, 29-40, 82-84,195-199

7.48 The Background and Intention

Pewsey is in the centre of a rural area and is at the intersection of the National Cycle Routes 4 and 45. The car is often the most practical means of transport. Frequent and reliable bus services to larger towns like Salisbury, Swindon and Marlborough plus an ‘on demand’ service for outlying communities in the Vale. This bus service is currently being reviewed in response to government support for rural bus services. Pewsey has a main-line station which provides a fast service to London in approximately an hour. This is a popular commuter service for people living in Pewsey and those from the surrounding Vale.

- 7.49 Pewsey is not on a designated freight route (Wiltshire Freight Strategy) and is surrounded by minor rural roads that link with the A345 which runs north/south and the B3087 (leading to the A346 and A338) which runs east/west through the village. These roads are not designed or made for HGVs, which can do a significant amount of damage to the surface, corners and shoulders. Disproportionate increases in vehicle movement (especially heavy traffic) resulting from any proposed development must be avoided in the absence of significant improvements to road infrastructure. Conversely, through traffic is considered to be of benefit to the village and the Plan strongly opposes any proposal to create a bypass.

7.50 It is intended that policy will:

- Oppose developments that significantly increase road movements, especially heavy goods traffic;
- Ensure that all development promotes sustainable modes of transport where possible and helps reduce the need to travel;
- Retain the free parking policy in the village;
- Ensure all housing developments accord with national policy guidance regarding car parking and, in remote and inaccessible areas, where necessary, adopt a generous allowance for car parking space provision.
- Require business development to provide some off-road parking for customers and staff;
- Require developer contributions to improve transport issues, for example provide a cheaper alternative to the station car park and pedestrian access to the station.

- Strongly support the continuation of the current train service to London and the South West.
- Encourage all new development to provide renewable energy solutions to transport issues wherever practical, for example, pv panels to support vehicle electricity charging points.
- Address the ever-increasing need for car parking in Pewsey.

<p>Policy 5 – Transport</p>	<ul style="list-style-type: none"> i. New development must not adversely impact on existing free parking facilities in the village centre and should provide adequate off-road parking at or near the development. Parking provision must remain within the control of the development & remain available. ii. New development should help reduce dependence on the car, for example by encouraging or enabling use of alternative, sustainable modes. iii. Developer contributions will be sought to provide new and or improved transport related infrastructure.
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7.51 Justification

Parking in the village is free, which is a deliberate policy of the Parish Council to support the local economy. In order to retain this resource, the Council will require all new development to provide sufficient off-road parking for occupiers/users.

7.52 There is a mainline railway station, with services to the South west and Paddington. The running time to London is about an hour. This is an important facility for those who live in the Pewsey area and work further away. Commuters add much to the socio/economic activity in the village. However, employment within the village that better balances the needs of resident workers will be supported to encourage self-containment. The station currently provides car parking facilities that are considered expensive and a cheaper alternative would be welcomed.



7.53 To access the station yard from the village, pedestrians previously had to cross a busy road at a corner on a rise without any safety measure from approaching traffic. An alternative safer but slightly longer route, via Wilcot Road, has been established with directional signage. Financial assistance provided by Great Western Railways has been gratefully received. Further improvement to pedestrian access will be supported.

7.54 Policy 6 – Heritage (See Map 3)

Policy Origin	Reference
Pewsey NDP Objectives	Objectives 1,5,7,9
Wiltshire Core Strategy	57,58
National Planning Policy Framework	Paragraphs 17, 28, 58-59, 61-62, 133-152.195-198

7.55 The Background and Intention

Pewsey has a mixture of architectural styles with a unifying emphasis on the local vernacular, including local materials such as decorative brickwork, stone, thatch, slate, clay pan tile and timber. Scale, with the exception of some key buildings, is small and typical of that in a large rural village. It is important that any new houses should continue this careful combination of local styles, design features and themes while remaining open to high quality modern designs, especially where these reflect the highest environmental standards and are not discordant with their neighbours.

7.56 The centre of Pewsey is a designated Conservation Area (CA) (see Map 3) there are also a number of Grade II Listed Buildings scattered throughout the NDP area. The Church is the only Grade I Listed Building.

7.57 The Whatley Drive development, off Broomcroft Road, was the last site of any size to be built out within the Conservation area. The sites now identified for possible development are not within the Conservation Area, or within the curtilage of listed buildings. It is considered important that this plan excludes development which might have an adverse effect on any of the heritage assets. New buildings should contribute to the diversity and individuality of the village, whilst reflecting local character and distinctiveness. Guidance can be found in the Village Design Statement.



Policy 6 – Heritage	
	<p>I. Proposals within the Conservation Area, or which are likely to affect its setting should demonstrate how they have reflected the advice of the following in the design and location of buildings: Pewsey Conservation Area Appraisal (2009) Pewsey Village Design Statement (2007)</p> <p>II. Within the Conservation Area a higher standard of design and construction will be required, particularly in terms of detailing and use of good quality local and traditional materials.</p>

	<p>III. Proposals which include the sensitive conservation of listed buildings or the enhancement of the Conservation Area, especially the public realm and elements identified as being 'At Risk' by English Heritage, will be welcomed.</p> <p>IV. Knowle, Southcott and Sharcott are all very small hamlets situated within the parish of Pewsey just outside the settlement boundary and therefore the conservation areas. All have buildings of some architectural and heritage merit and this plan supports them being included in any future Conservation Area review.</p>
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7.58 Justification

Pewsey's attractiveness and appeal depends on the quality of the build and natural environment and the character of traditional local building styles, including local materials. During the last three decades significant damage to the village, especially to the Conservation Area and to the character has occurred, mainly due to insensitive development and piecemeal changes such as loss of historic detail e.g. in terms of finials, mouldings and cast iron guttering, replacement of traditional windows and doors with PVC, loss of traditional roof covering materials, installation of crude modern porches, loss of chimneys, installation of satellite dishes and loss of and damage to boundary walls in brick and stone.

7.59 This gradual degradation has led to the Conservation Area being declared 'At Risk' by English Heritage. The purpose of this policy is to reverse this trend, improve the quality of the village as a whole especially the Conservation Area and protect Listed Buildings and their settings. To this end all new development will need to be of a higher-than-normal standard in terms of design, blending harmoniously with neighbours and should use high quality, local and traditional materials.

Steps have been taken by the Parish Council to protect the Conservation area, and other areas of the village, in the light of these observations. Whilst the historic installation of 70's & 80's PVC and aluminium replacement windows is regretted, currently PVC windows are permitted for modern buildings, we therefore object to their use on any building over seventy years old. However, modern, well-designed, appropriately styled units in the style of the original are considered in order to aid insulation and reduce traffic noise, particularly in the High Street.

7.60 Policy 7 - Developer Contributions

Policy Origin	Reference
Pewsey NDP Objectives	3, 4, 7
Wiltshire Core Strategy	CP3
National Planning Policy Framework	Paragraphs 21,35,71,119, 123

7.61 The Background and Intention

Developers may be required to contribute towards the provision of local infrastructure and to mitigate impacts of development proposals in order to make them acceptable in planning terms, in accordance with National and Core Strategy policy. This may include both CIL contributions and those made by section 106 agreement.



<p>Policy 7 – Developer Contributions</p>	<p>In Pewsey, developer contributions may be sought to deal with site specific issues and the wider need for local infrastructure.</p> <p>Local priorities include:</p> <ul style="list-style-type: none"> • Transport related infrastructure, • Re-fencing the Scotchel boundary along Broomcroft Road, • Refurbishing historic structures including the Arch to the north of the High Street, the Glass' tomb and the stone table to the Miller's chest tomb - both in the churchyard. These repairs are noted in the Pewsey Conservation Area Character Appraisal, • Contributions to extend Pewsey Surgery • To improve or enhance the Conservation Area, • To provide pedestrian crossings at Manor Court and Broomcroft Road for safety of residents • To improve the pedestrian access to the railway station • To improve the water catchment channels, for example Hurley Stream and the River Avon. • To maintain and improve community meeting places like the Bouverie Hall, Scout Hut, Wesleyan Hall and the Leisure Centre. • Improve sporting facilities like the football, rugby, bowls and tennis Club pavilions and grounds. • To enhance and improve the Campus facility. • To enhance educational facilities. • Broomcroft Road pedestrian crossing.
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7.62 Justification

As a service centre, Pewsey requires more investment in order to help retain and, where possible, enhance this function. It is considered to be fair that fresh development, especially that likely to place significant new demands on infrastructure should help to meet the costs of construction and maintaining it. At the same time, requirements should not be so onerous that they render schemes unviable.

In Pewsey the key areas where investment is needed are set out in the policy above. Images below are an example of such a contribution.

The Heritage Centre



Before



After

7.62 Policy 8: Climate Change

Policy Origin	Reference
Pewsey NDP Objectives	10
Wiltshire Core Strategy	As per emerging Local Plan
National Planning Policy Framework	Paragraphs 161, 162 & 163
Theme 8 – Climate Change	<p>The developing national policy on climate change will be followed and supported by Pewsey Parish Council. Local priorities include:</p> <ul style="list-style-type: none"> • Encourage the use and maintaining public transport. • Carbon neutral new housing developments. • Retrofitting existing housing stock with insulation energy-efficient services. • Biodiversity in Pewsey Parish Council controlled green spaces will be increased

7.63 Background & intention

Pewsey will support Wiltshire Council's Climate Strategy to be carbon neutral by 2030 ahead of the central government target of 2050

Although PPC does not currently have a Climate Strategy, it is intended to develop a 5-year plan. This will focus on the following four broad categories

1. Transport

- Active transport (cycling and walking) will be encouraged and
- Zero emission vehicles will be supported by installing EV charging points in public car parks.

2. Homes and build environment

- New buildings should be net zero carbon, using less energy and running on low carbon sources of electricity and heat.
- All new developments should provide vehicle charging points
- Home and business owners will be encouraged to make their properties resilient to climate change.

3. Natural Environment

- Using the WCC Community Environmental Tool kit
- Increase biodiversity in council controlled green spaces
- Preserve and enhance all natural habitats, in particular the River Avon & Scotchel nature reserve

4. Resource and waste

- Encourage the increase in reduction, reuse and recycling of household waste

5. Flood protection for the village - Emergency Response and Flood Mitigation plans



Pewsey Parish Council has set up a Flood Working Group (FWG) to deal with all aspects of potential and actual flooding.

Following Wiltshire Council advice and agreement, installation of River Level Telemetry is planned. This will provide warning to “at risk” properties.

The FWG is responsible for all debris clearance from the rivers that pass through the Parish. The will also warn those authorities that are responsible for water flowing into the Parish of any such material that might cause blockages.

The Parish Council, via the FWG is also responsible for:

- Informing riparian property owners of their responsibilities regarding flood prevention and control
- Informing all parishioners of what to do on the occasion of flooding and how to access barriers to prevent ingress of water into their property.



Appendix 1: Housing development sites within the Limits of Development (LoD) in Pewsey Village – October 2021

A review of potential housing sites within and without the LoD has been undertaken. The analysis for the original NDP was based on figures provided by Wiltshire Council which showed that by February 2014, of the 600 houses allocated for Pewsey Community Area in the Core Strategy to be delivered by 2026, 411 had been built or are developable on allocated sites. The latest WC figures provided by WC are taken from their paper Empowering Rural Communities (ERC) table 2.3: -

Housing required between 2016 & 2036 = 145 (ERC table)

Completions & commitments to 1st April 2019 = 111

As of October 2021, the position of sites shown in the original NDP is as follows:

- Southcott (10) – built
- Stratton Rd site (4) – built
- High Street next to Martin's shop (2) – not yet built.
- Broadfield site (4) – built
- Easterton Lane – (land obtained from 54 Ball Road) (2) – built

Total 22 Dwellings built

Others sites where building activity has taken place or for which planning permission has been granted:

- 1st & 2nd floor conversions to flats in London House (3) built & currently on the market
- Dewey's River Str (9) - built
- Behind the Crown Inn (13) – built.
- Opposite St Johns Church (2) – built
- Post Office site (2) – not yet built.
- Haybrook Rise (9) – built
- Old Hospital Rd site (10) – built (Haybrook Rise phase 2)
- Land behind 27 Wilcot Road (4 – outline planning permission granted)

Total 43 dwellings built 2 outstanding

Potential NDP sites within the LoD:

- Marlborough Rd site (49) – not built
- Police Station site (7 apartments +1 no. 3 bed house – design currently under consultation. All dwellings will be delivered via the Pewsey Community Land Trust (PCLT) and is expected to be affordable accommodation in perpetuity. Construction due to start early 2024.
- Pewsey Vale Coach site (6)
- Pewsey Metals – TBC (6)
- Land behind 27, Wilcot Road (4 – outline planning permission granted)

Exceptional site outside the LoD where planning permission has been granted to develop an **existing building**. Work on site is almost complete

- The French Horn site (4 affordable/supported living)

Since the NDP was made (2015) 65 houses (vs 34 required) have been built in Pewsey and the Plan was dated until 2026. With the sites already included in the plan (77 no.) the total required up until 2036 will easily be met within the settlement boundary.

It can be seen that the above calculations demonstrate that Pewsey can more than meet the housing requirements of the Core Strategy, by this calculation and that all necessary development for housing can be achieved on sites within the Limits of Development (the village boundary).

Monitoring will take place to ensure that sites remain deliverable and an adequate supply going forward is maintained.

Appendix 2: Pewsey Housing Needs

At the request of Pewsey Parish Council Wiltshire Council (WC) carried out two Housing Needs Surveys; one in 2013 and the latest in 2019. These surveys provide information on housing requirements, including affordable, within the parish. The response to the latest survey was not high but provides an idea of the need. Key findings of the 2019 assessment are set out below:

The majority of respondents were owner occupants (73.6%) while (16.8%) live in socially rented properties.

- A third of respondents live in two bed-room properties and another third in three bed-room rented properties.
- Just under 50% travel less than ten miles to work, the remainder more. This is a indication of the good communication links Pewsey has by either bus or train, offering suitable accommodation to those who wish to commute.
- The majority (74.8%) of respondents support new homes being built in the parish while 25.2% were opposed.
- The type of house required was, in order of preference, semi-detached, terraced, detached, bungalow and flat.
- Respondents considered that there is a lack of suitable housing in Pewsey, especially for young people and those with a family in the village. The expressed need was mainly for one-, two-, or three-bedroom houses with two bedroom ranked the highest.

The 2019 survey was sought to establish the need for affordable housing and if that were the proven case to inform the work of the Pewsey Community Land Trust (PCLT).

In summary the recommendation of the survey based on the responses received was for 26 dwellings. This figure has determined the work of the PCLT who are currently working towards the provision of nine units on the Old Police Station site in the High Street. This number may be added to the number of affordable house built since the survey which goes some way in satisfying the need.

The PCLT policy is that all of the affordable houses that they provide will be maintained in perpetuity by means of legal agreement.

It is the policy of this plan that any housing development within the parish will concur with the WC policy that developments of over 5 dwellings will include 40% affordable homes.

Accommodation for the elderly

Although there is a slowly increasing elderly population in Pewsey, the Housing Survey shows that there is no specific additional requirement for dwellings for older people in Pewsey. At present there are two warden-supported facilities and one that offers elderly care within the village. In addition, the new Whatley development has accommodation specifically designed for retired owners. However, mindful of the ageing population and in accordance with the community's wish to provide housing for all sections of the community, the plan is not opposed in principle to further development of housing for the elderly.

Appendix 3: Wiltshire Council's Affordable Housing Allocations Policy

Local Connection

Homes will be given to applicants with a strong local connection with the Town or Parish based on the following: -

- A person who is a resident in that area. The residency will need to be permanent and have lived in the area 6 months out of the 2 or 3 years out of the last 5, or
- A person who is in permanent paid employment or has a fixed term contract for a minimum of one year or permanent offer of paid employment in the area, or is self-employed and works predominately in the area, or
- A person with close family (grand-parent, parents, legal guardian, adult children or brothers and sisters) who have lived in the parish or town for 5 years or longer.

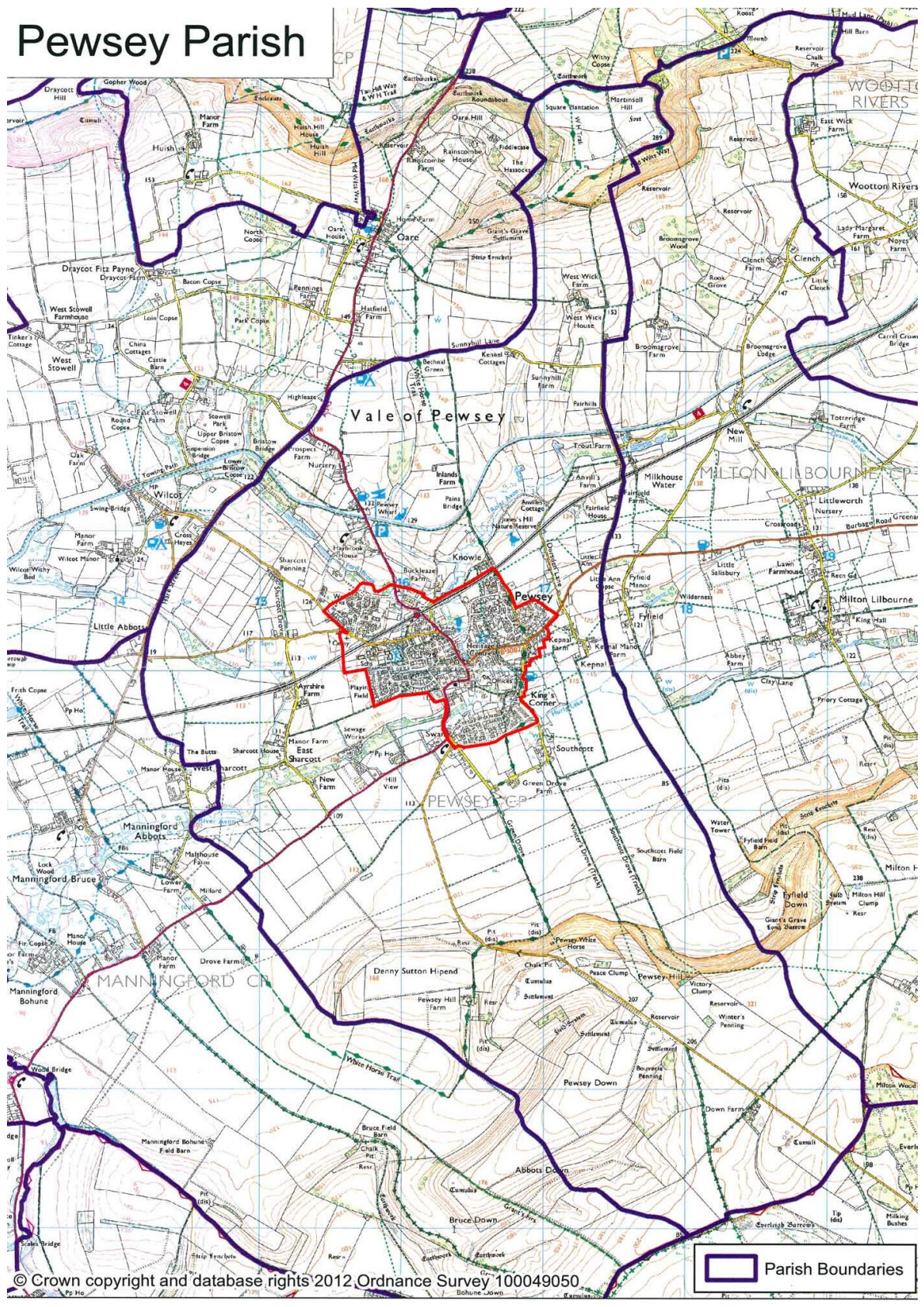
Local Connection Exclusion Group

When applying the above policy, the following groups cannot be excluded from consideration:

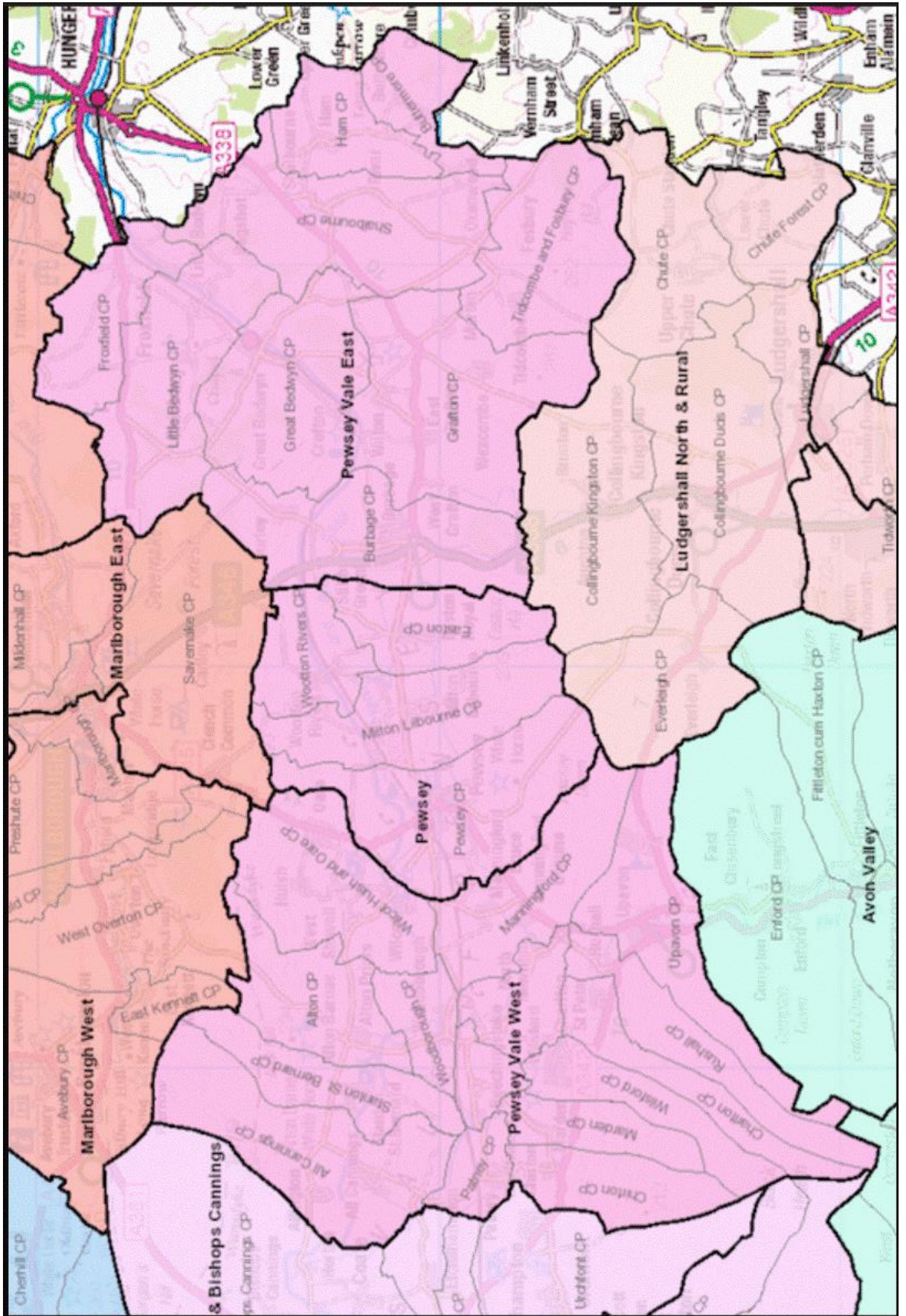
- A person who is homeless within the meaning of Part VII of the Housing Act 1996 and Wiltshire Council has accepted a full housing duty to them as well as formally accepted homeless applicants who took a qualifying offer of housing outside of Wiltshire.
- A person who was provided with accommodation in the county under section 95 of the Immigration and Asylum Act 1999,
- A person who is serving in the Armed Forces.
- A person who has left the Armed Forces within the last 5 years.
- A bereaved spouse or civil partner of a member of the Armed Forces leaving services family accommodation following the death of their spouse or partner.
- Serving or former members of the Reserve Forces who need to move because of a serious injury, medical condition or disability sustained as a result of their service.
- A person who is being accommodated through witness protection.
- A person who has been confirmed as fleeing domestic abuse from another area.
- A person who has been accommodated outside the area by Wiltshire Council in exercising its statutory duty to accommodate.
- A person with a local connection to an adjoining parish that is outside of Wiltshire but whose housing need has been used to develop affordable housing within a parish of Wiltshire.
These households will only be allowed to bid for properties within the parish identified to meet their housing needs.
- Verified rough sleepers, where there is proof of rough sleeping in the Wiltshire Council area

Appendix 4: Maps

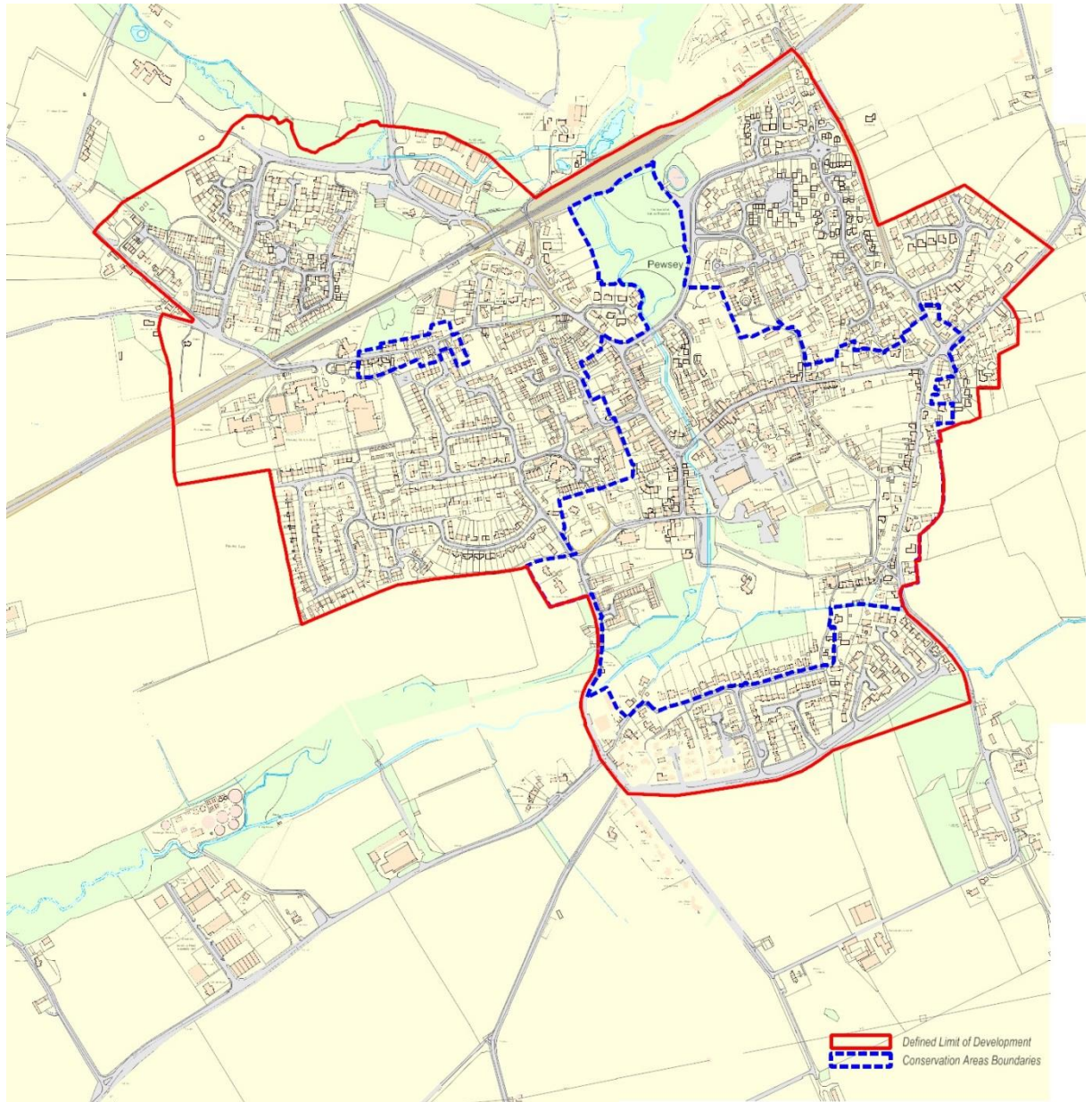
Map 1: Pewsey Parish with the Limit of Development in Red. (See also Map 3 for greater detail.)



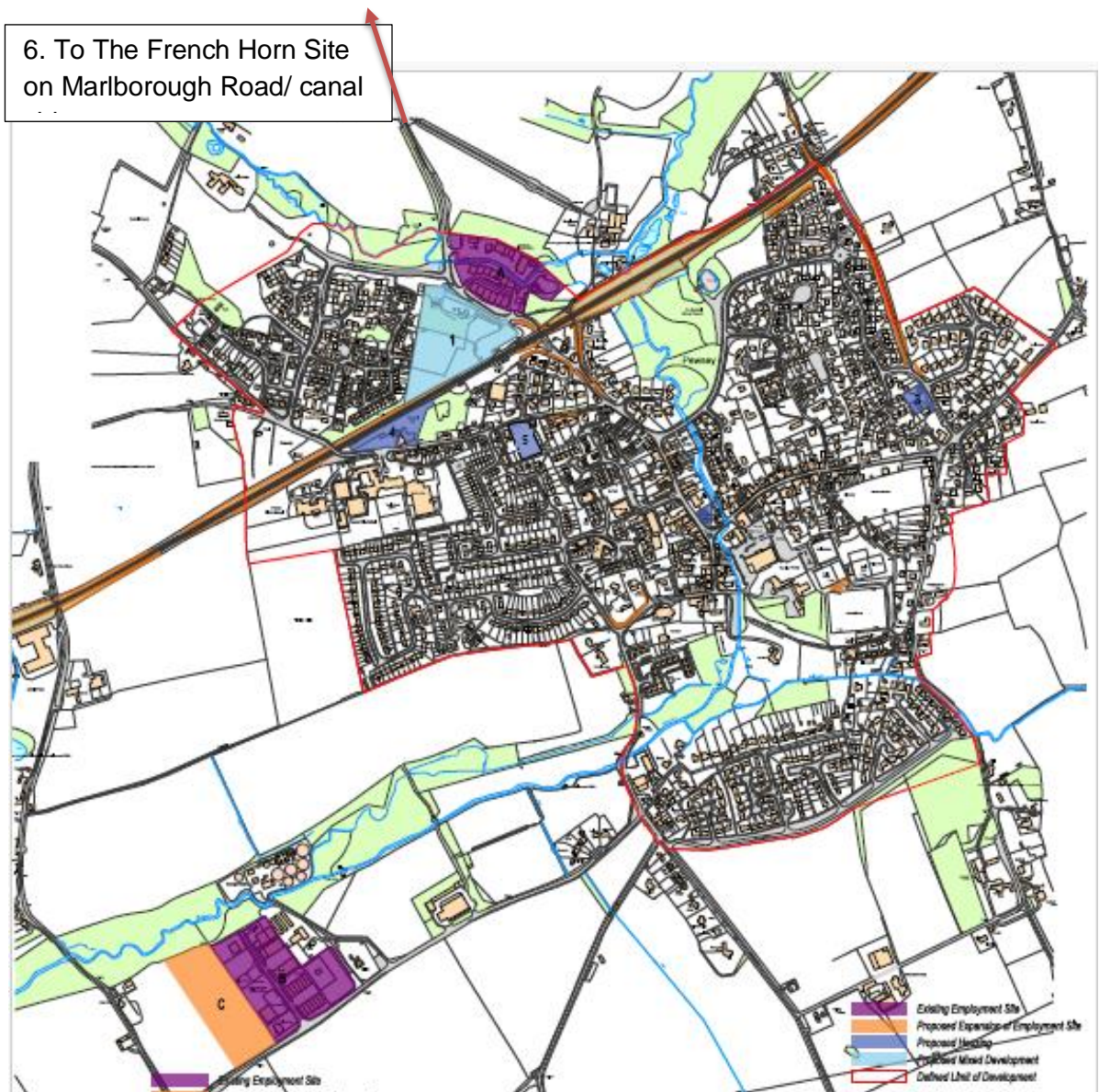
Map 2: Pewsey Community Area



Map 3: Pewsey Conservation Area and Limit of Development



Map 4: Pewsey Possible Employment and Housing Sites



Key

1. Marlborough Road mixed site
 2. Police Station site (CLT)
 3. Pewsey Vale Coaches site
 4. Pewsey Metals
 5. 27, Wilcot Road
 6. Old French Horn site (an exceptional site, being outside of the LoD. An existing site with many planning application approvals; development almost complete)
- A. Fordbrook Business site
B. Salisbury Road Business site
C. Extension to Salisbury Road Business site

Map 5: Green Areas for Sport and Recreation



Key

1. School playing fields
2. Scotchel
3. Allotments
4. Recreation Area – football, tennis, bowls
5. Rectory Grove

Map 6: Conservation Area and Listed Buildings

