

An aerial photograph of the Chiseldon area in Dorset, England. The image shows a mix of agricultural fields in various shades of brown and green, a dense residential area with grey-roofed houses, and a large green field. A major highway interchange with multiple lanes and overpasses is visible on the right side of the image. The text is overlaid on the left side of the image.

Chiseldon Neighbourhood Development Plan 2022 - 2037

Regulation 14 draft

November 2023

Chairman's introduction

The purpose of our Neighbourhood Development Plan is to establish policies that will be used in deciding the future of the Parish (Chiseldon, and hamlets of Badbury, Burderop Park, Hodson, Draycot Foliat,) including how it should develop between now and 2031.

Once approved, the plan will have significant authority and become part of Swindon Borough Council's Statutory Development Plan, it must however not contradict, or have policies at odds with their plan. This has constrained our flexibility but should result in a plan with significant legal standing.

Its main purpose is to define the policies needed to support:

- *what amenities are needed,*
- *how the population will change over the years,*
- *standards and types of housing needed,*
- *where and how the area should grow to support those changes.*

Thus, shaping the future development of the parish. All the conclusions reached have been based on feedback received from the community and consultation with local groups and professional bodies.

Our vision is to safeguard the unique character of this ancient community, to protect the beautiful landscape that surrounds us and to ensure sustainable development that meets the needs of residents at different stages in their lives, now and for the future. On the basis of this vision, and feedback received at the outset, we have prepared aims and objectives which will be published in this document and on our website.

For the plan to succeed it is necessary to acknowledge that the Parish cannot remain unchanged for the next 20 years, and therefore needs to create a roadmap, and guides that are compatible with the Swindon Borough plans, but reflect what is unique and precious to us in this area.

The residents said that the best things about Chiseldon are:

- *The sense of community and friendliness of the people*
- *The local facilities, shops, schools, etc.*
- *Its rural nature with surrounding countryside*
- *Its history*
- *Area of outstanding Natural Beauty*
- *The accessibility of and proximity to Swindon and Marlborough*

Areas that need improvement:

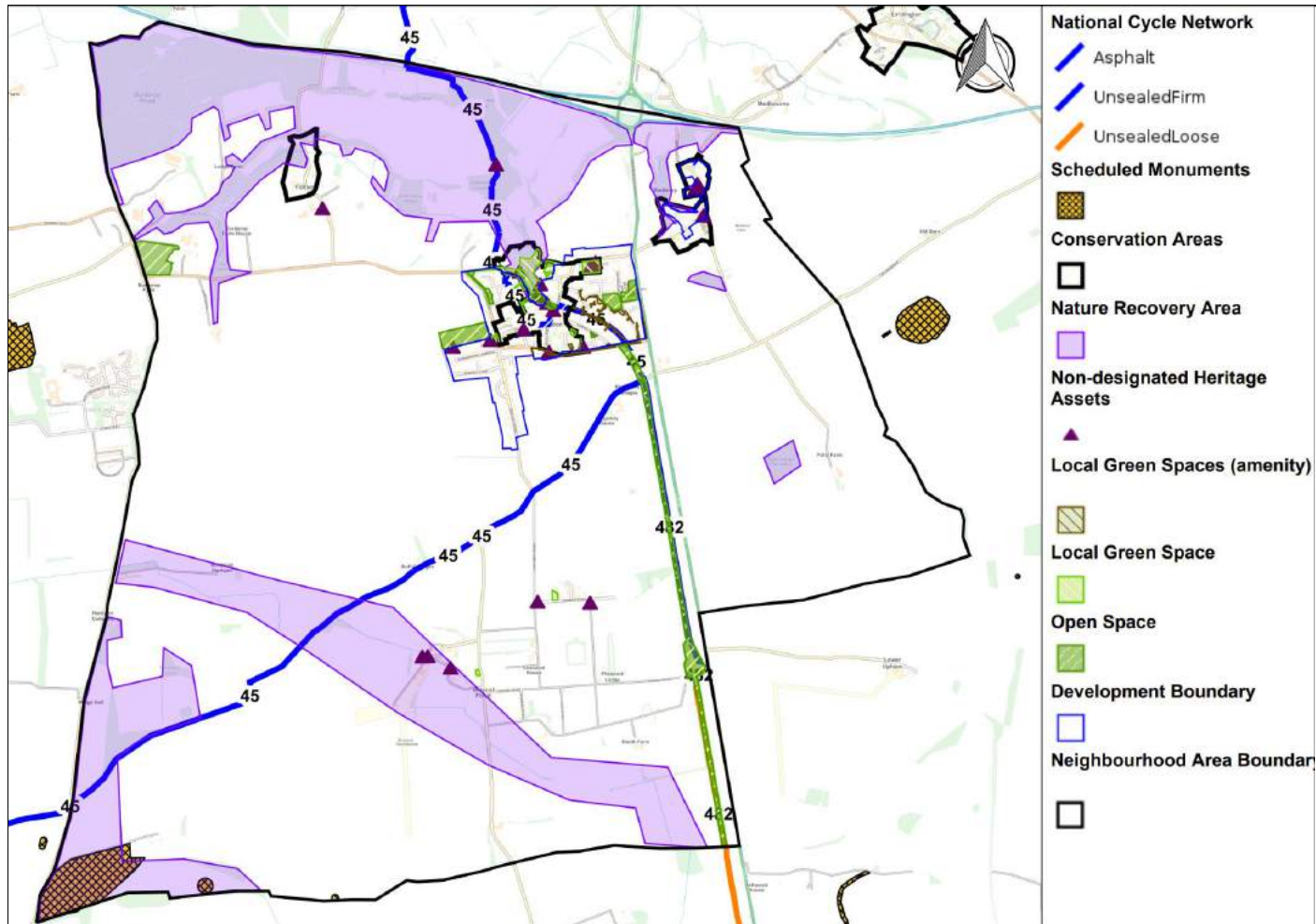
- *Enabling residents to stay within the village as their housing needs change*
- *The traffic congestion*
- *The state of the pavements and streets*

We appreciate all the feedback received from residents who have contributed with thoughts and ideas, and thank them for their support.

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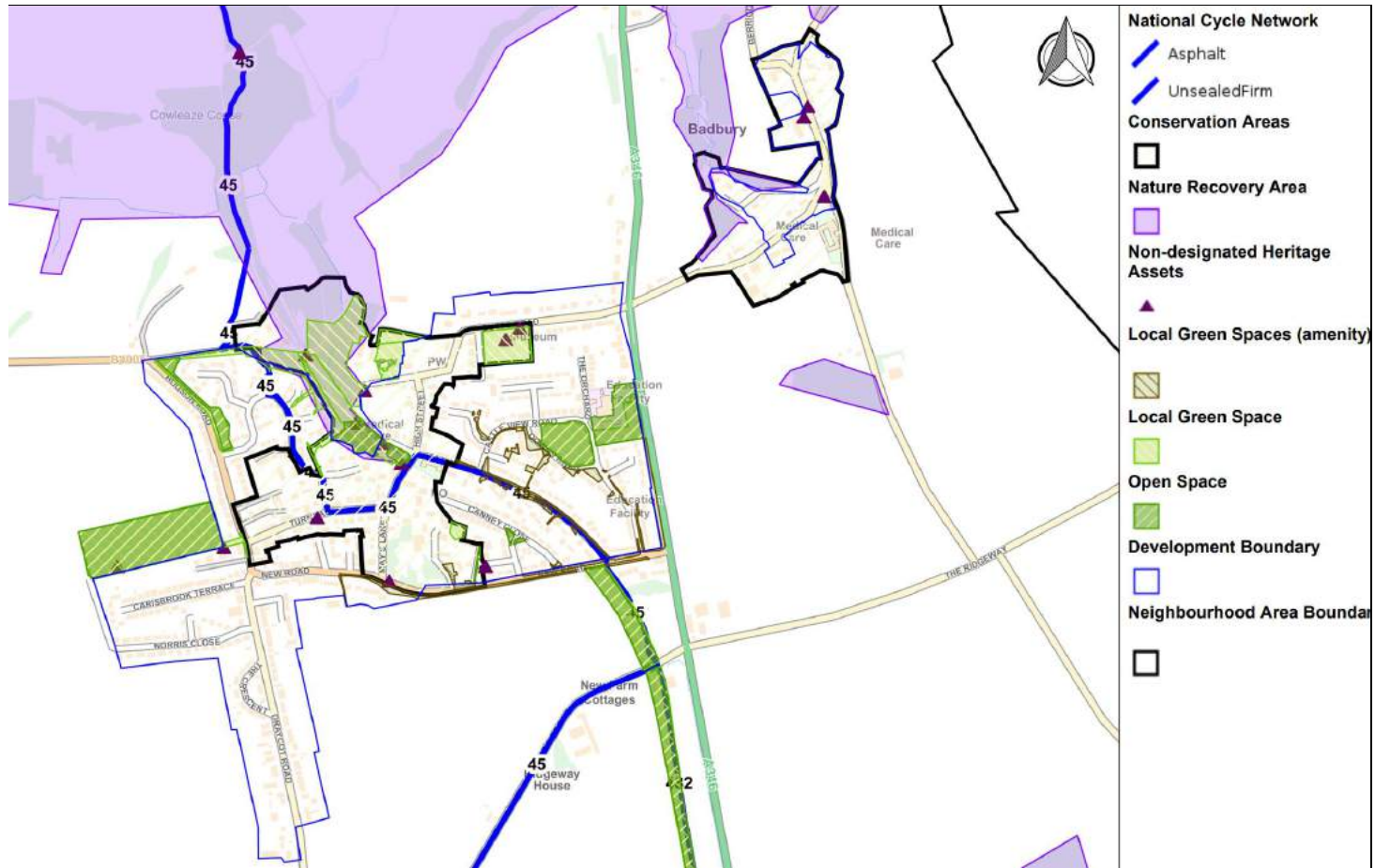
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Figure 1: CNDP policies map



Source: Andrea Pellegram Ltd, under OS licence100063176

Figure 2: CNDP policies map (Chiseldon and Badbury inset)



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CHAPTER 1

Introduction

How the NDP is organised

1. The NDP is provided in three parts and are available on the Chiseldon Parish Council website or on the Swindon Borough Council website:

PART 1

The main neighbourhood plan is this document which should be referred to in the preparation of planning proposals and in decisions for development within Chiseldon Parish.

PART 2

There are supporting documents that should also be referred to in the preparation of planning proposals and in decisions.

- Chiseldon Design Codes and Guidance
- Housing Needs Assessment
- Chiseldon Conservation Area Appraisals (prepared by Swindon Borough Council)
 - Chiseldon
 - Badbury
 - Hodson

PART 3

Supporting evidence that has been prepared to accompany the neighbourhood plan through the process to referendum:

- Basic Conditions Statement (as part of Regulation 15)
- Consultation Statement (as part of Regulation 15)
- Report of Vision Event held on 13 December 2021

Acknowledgements

2. The Parish Council wishes to thank all the members of the Steering Group for giving up their time to manage this project. The Chiseldon Local History Group for providing information and photographs. Sheila Passmore for providing historical local information. Andrea Pellegram our Consultant for her work and guidance. Local shops and pubs for agreeing to collect questionnaires and anyone else who has helped with the formation of the plan.

The role of the neighbourhood plans

3. Neighbourhood Development Plans (NDPs) were introduced by the Localism Act 2011 and enacted in the Neighbourhood Plan Regulations 2012. NDPs are prepared by parish councils for a designated area – in this case, Chiseldon Parish Council prepared this NDP for Chiseldon Parish (CNDP). Once the NDP is “made”, i.e. has been adopted, it becomes part of the planning decision-making framework for Chiseldon and becomes part of the Swindon development plan. This means that when the CNDP successfully passes its referendum with a majority vote in favour of adopting it, every planning application and decision that is submitted and considered in the parish must pay regard to the policies in the CNDP.
4. There are several stages in the preparation of an NDP and this version is only part-way through that process. As the draft plan progresses, the policies and proposals will be tested to ensure that they are suitable as a planning tool when finally adopted.
5. Neighbourhood plans must meet certain “basic conditions” and other legal requirements before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.¹ Neighbourhood plans must be in general conformity with the strategic policies contained in the development plan that covers their area². Neighbourhood plans should not promote less development than set out in the strategic policies of the

Swindon Borough Local Plan or undermine those strategic policies.³ The preparation of planning policies should be underpinned by relevant and up-to-date evidence.⁴

6. This current stage of the NDP’s preparation seeks confirmation from the Chiseldon community and other interested people and organisations that the policies meet basic conditions and reflect the aims of the community. Once the comments from the community, other stakeholders and statutory consultees are considered, another draft will be submitted to the planning authority, Swindon Borough Council (SBC), for them to undertake a wider consultation. **It will also be necessary to confirm that the draft NDP does not pose significant environmental concerns – if it appears that it might, it may be necessary to undertake a Strategic Environmental Assessment which involves more consultation.** The plan will then be finalised, with the help of the planning authority, and it will be submitted to a NDP Examiner to consider whether it is compliant with the Swindon Borough Local Plan 2026 (2015) and national policy and whether it meets other basic conditions. The Planning Authority will then make any necessary changes suggested by the Examiner and the NDP will be put out for a referendum.
7. At the referendum, the Chiseldon community can decide whether it wishes to adopt the NDP as its local planning policy. If there is a majority result, the plan will be “made” and it will be used in planning decisions immediately.

¹ National Planning Policy Framework 2021, 37.

² National Planning Policy Framework 2021, footnote 16.

³ National Planning Policy Framework 2021, 29.

⁴ National Planning Policy Framework 2021, 31.

8. The planning authority, Swindon Borough Council, prepares the Local Plan which is the highest tier policy for the area. This sets out strategic policies that are applicable across the entire Swindon Borough including allocation of major sites for future housing development. The CNDP works within those policies and adds local detail.
9. Once the NDP has been brought into force, the policies it contains take precedence over existing non-strategic policies in the local plan for Chiseldon Parish⁵.

Neighbourhood plan period

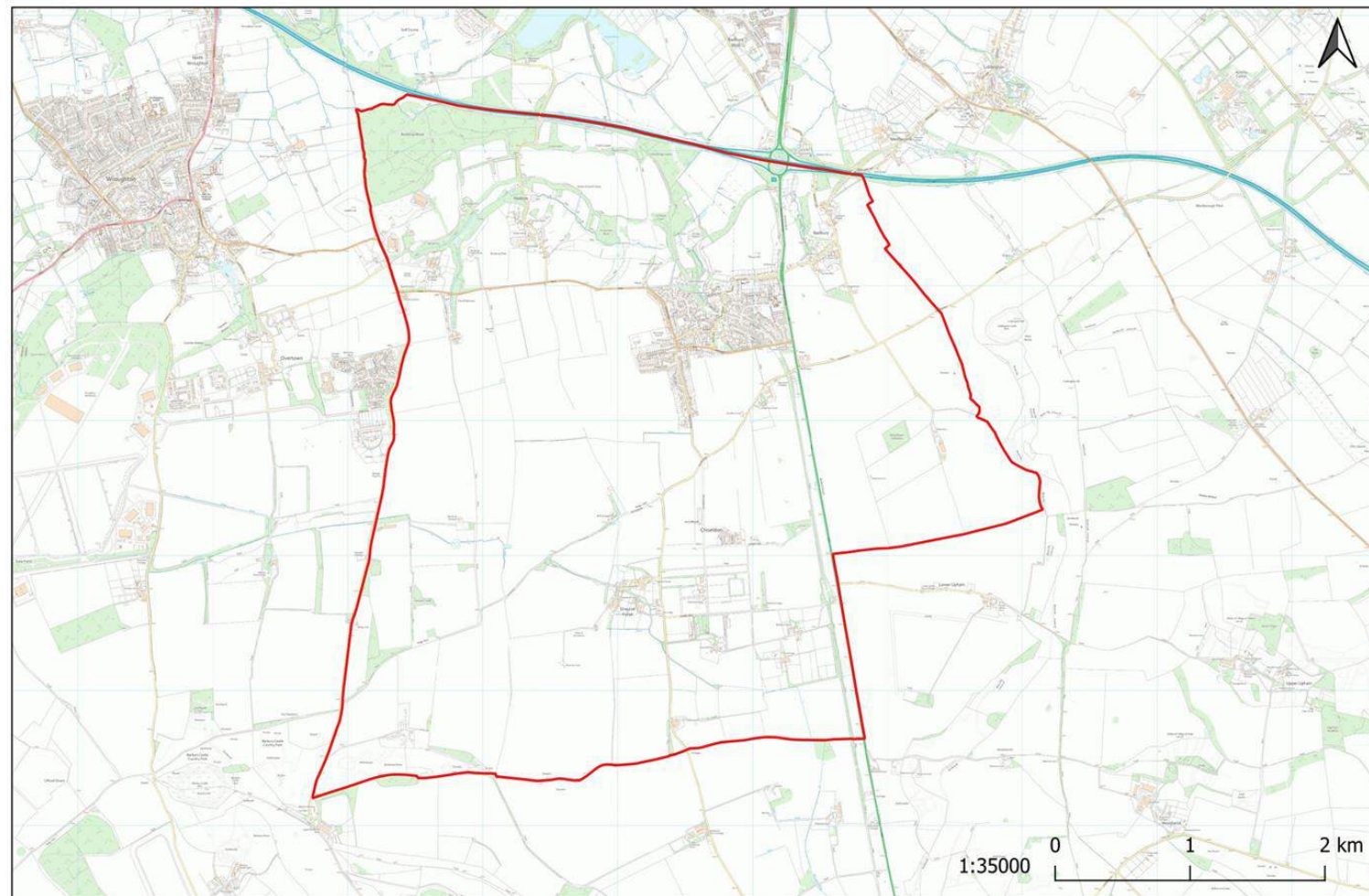
10. The Chiseldon Neighbourhood Development Plan covers the period 2022 to 2037. The year 2022 was the start year for data gathering for the NDP and is within the adopted Swindon Local Plan period to 2026. The CNDP covers a 15 year period in accordance with NPPF 2021 para. 21, though the CNDP does not contain strategic policies.
11. The CNDP is being prepared against the policy requirements of the adopted Swindon Borough Local Plan 2026. At the time of writing, the Swindon Local Development Scheme anticipates adoptions of a new local plan in 2026 after which time it may be necessary to update the CNDP.

⁵ National Planning Policy Framework 2021, 30.

Neighbourhood planning area

12. Swindon Borough Council in exercise of its power under Section 61G of the Town and Country Planning Act 1990 (as amended) made a decision on the 31 January 2022 to designate Chiseldon Neighbourhood Area as a Neighbourhood Area. The application for the designation of the Parish of Chiseldon as a neighbourhood area for the purpose of producing a neighbourhood development plan was received from Chiseldon Parish Council on 11 October 2021. No other parishes or areas are included in the application.
13. The area covered by the CNDP is Chiseldon parish and the neighbourhood area is shown in **Figure 3**.

Figure 3: Chiseldon Neighbourhood Area



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Neighbourhood Planning Area

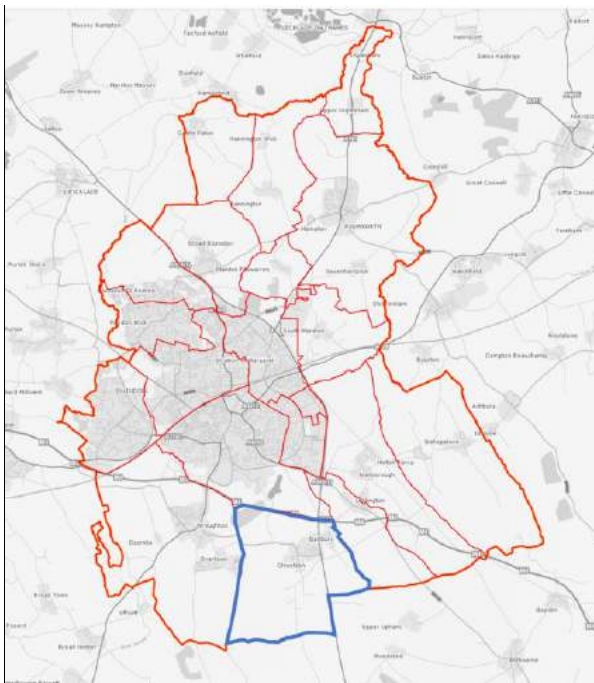
CHAPTER 2

Chiseldon Parish

Chiseldon: location and description

14. Chiseldon Parish is located within Swindon Borough in countryside immediately south of the M4 Motorway (**Figure 4**). Junction 15 is located on the northern boundary and the A436 off Junction 15 connects the M4 and Chiseldon with Marlborough in Wiltshire to the south. Figure 4 shows the location of Chiseldon parish within Swindon Borough.

Figure 4: Location of Chiseldon within Swindon Borough



Source: Swindon Borough Local Plan 2026 interactive map.

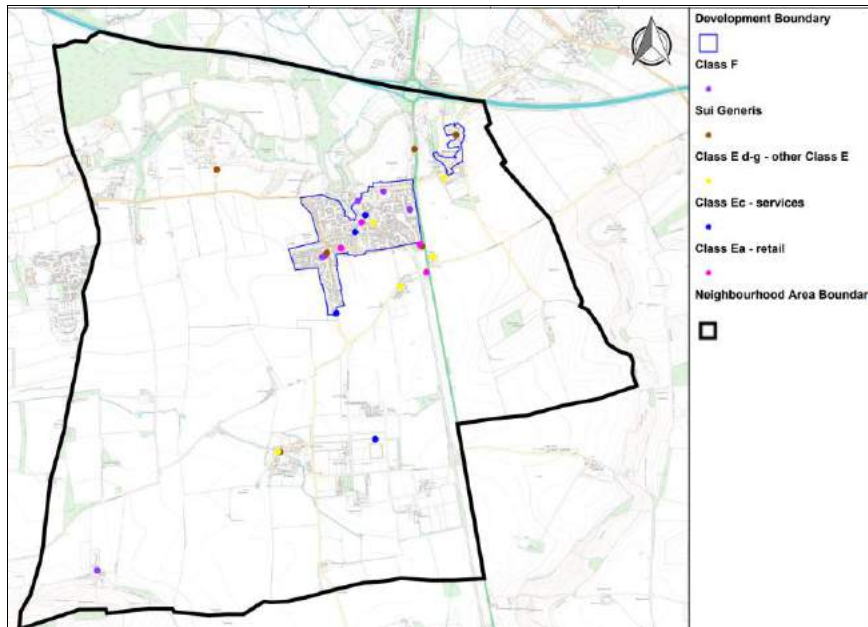
15. Chiseldon is composed of three main settlements: Chiseldon, Badbury and Hodson. Each settlement is attractive and compact, containing extensive conservation areas and residents enjoy easy access to beautiful countryside characterised by agriculture and rich hedgerows and wild areas.
16. The entire parish is washed over by the North Wessex Downs AONB.
17. Residents can shop locally and there are a range of small shops within the settlements but larger shopping trips are made to Marlborough, Swindon or even Cirencester to the north along the A419 which also leaves Junction 15 to the north.
18. All settlements have at least one public house and Chiseldon, as the largest, contains a range of shops, professional and personal services, a petrol station, various pubs and restaurants and two hotels and various venues for meetings. It also has a primary school and a range of out-door play and recreational fields as well as a community- managed natural area called the washpool to reflect the land's previous use for sheep. There is also a national cycle route and a good range of public rights of way.
19. **Table 1 and Figure 5** list the existing commercial and community services in Chiseldon. These will be referred to again in the policy section of the CNDP.

Table 1: Commercial and community facilities in Chiseldon Parish

<p>Class Ea – retail</p> <ul style="list-style-type: none"> • Spar (High Street) • Meadow Stores (New Road) • Three Trees Farm Shop and cafe (Ridgeway) • Esso Fuel station and forecourt shop, including Subway (New Road/A346) <p>Class Eb – Sale of food and drink</p> <ul style="list-style-type: none"> • Farm shop restaurant • Chiseldon House Hotel • Sandstorm Film Studios (private restaurant) <p>Class Ec – services</p> <ul style="list-style-type: none"> • Cameo Hairdressers (High Street) • Saffron and Rose Beauty Treatments (Turnball) • Ray Canning Auto Repairs (Draycot Road, Chiseldon) • Ladysmith Equestrian trainer (Draycot Foliat) • Class Ed – sport and recreation • Recreation Hall & pavilion (off Norris Close) • Draycot Foliat Aerodrome & flight centre (Draycot Foliat) <p>Class Ee – Health services</p> <ul style="list-style-type: none"> • Doctors Surgery (Station Road) <p>Class Eg – office, research and development, industrial</p> <ul style="list-style-type: none"> • Butts Business Centre (Butts Road) • Unicorn Business Centre (Ridgeway Road) • Bush House business units (Ridgeway/A346) • Dairy Farm Business Centre (Badbury) • Chlorella Products (Draycot Foliat) <p>Class F1 – learning</p> <ul style="list-style-type: none"> • Chiseldon Primary School (Castle View Road)
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<p>Class F2 – local community</p> <ul style="list-style-type: none"> • Museum (Butts Road) • Chapel office (Butts Road) • Holy Cross Church (Church Street) • Holy Cross Church hall (Church Street) • Memorial Hall (Draycot Road) • Social Club – (Draycot Road) • Religious building (New Road) <p>Class C1 and C2 – hotels and residential institutions</p> <ul style="list-style-type: none"> • Landmark Hotel (Station Road) • Chiseldon House Hotel (New Road) • Seahorses Care Home (Draycot Road) • Downsview Care Home (Badbury) • Rehabilitation Centre (Draycot Foliat) <p>F1 Class Learning and non-residential</p> <ul style="list-style-type: none"> • Badbury Shooting School & café (Badbury) <p>Sui Generis - pubs and other businesses</p> <ul style="list-style-type: none"> • Patriots' Arms pub (Draycot Road/New Road) • Plough on the Hill pub (A346 Badbury) • Bakers Arms pub (Berricot Lane, Badbury) • Calley Arms pub (Broome Manor Lane, Hodson) • LGV Test Centre (Ladysmith Road, Draycot Foliat) • Esso Fuel station and forecourt (New Road/A346)
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Figure 5: Commercial land uses in Chiseldon Parish



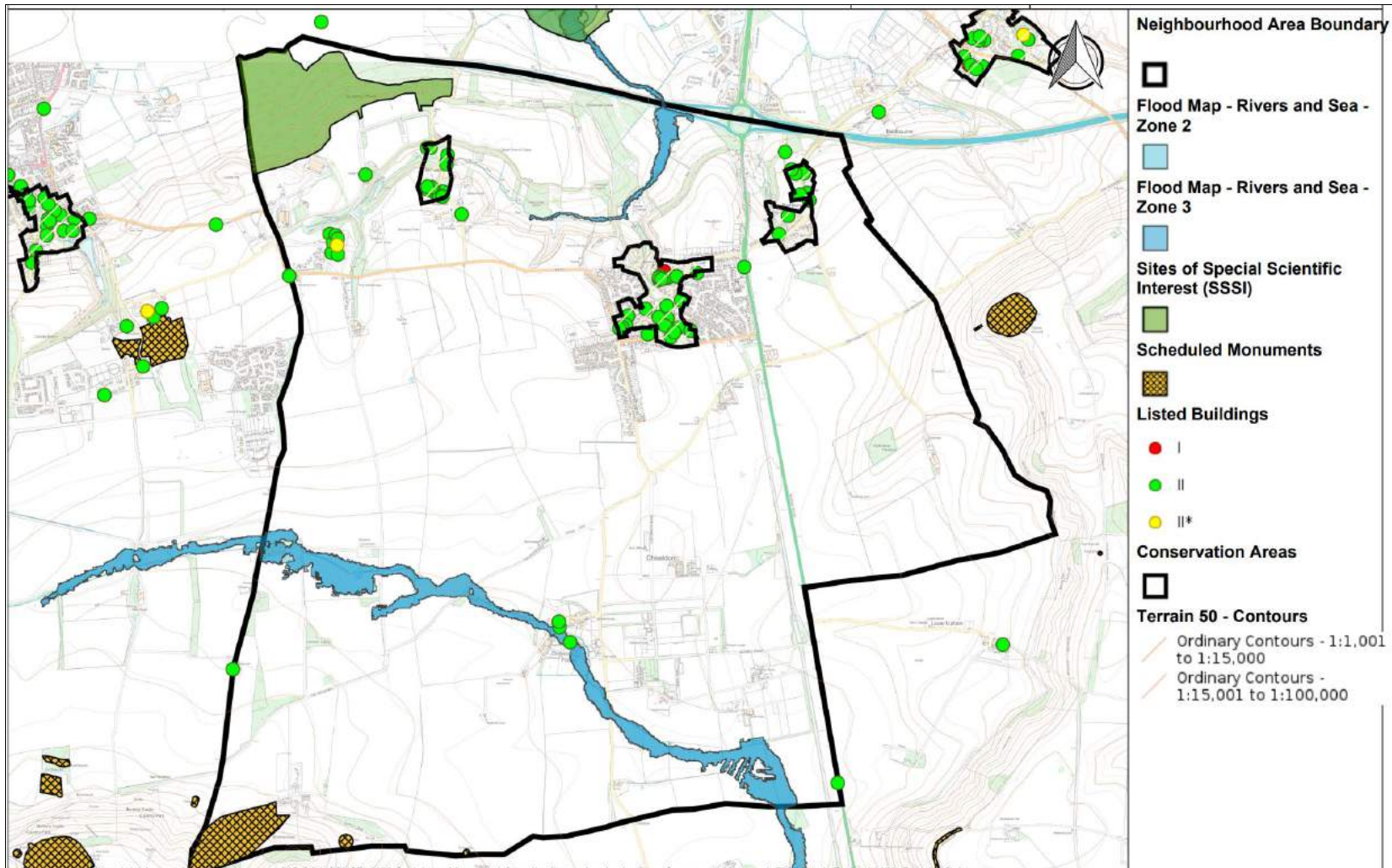
Source: Andrea Pellegram Ltd, under OS licence100063176

20. **Figure 6** shows that there are three conservation areas in Chiseldon, a site of special scientific interest (SSSI) at Burderop Wood in the north west corner of the parish, scheduled ancient monuments and rivers in the Parish. The three Conservation Area Management Plans (Chiseldon, Badbury and Hodson) which can be accessed on the [Swindon Borough Council website](#). The Conservation Area maps are replicated as **Appendix 1**. Some areas are subject to flooding (Flood Zones 2 and 3) though these areas avoid the main settlements (Hodson,

Chiseldon and Badbury, leaving only Draycot Foliat at risk of flooding. Listed buildings are shown in **Appendix 2**.

21. A full set of maps covering all land uses, habitats and other constraints has been prepared by the Wiltshire and Swindon Biological Records Centre, in **Appendix 3**.

Figure 6: Development constraints in Chiseldon Parish

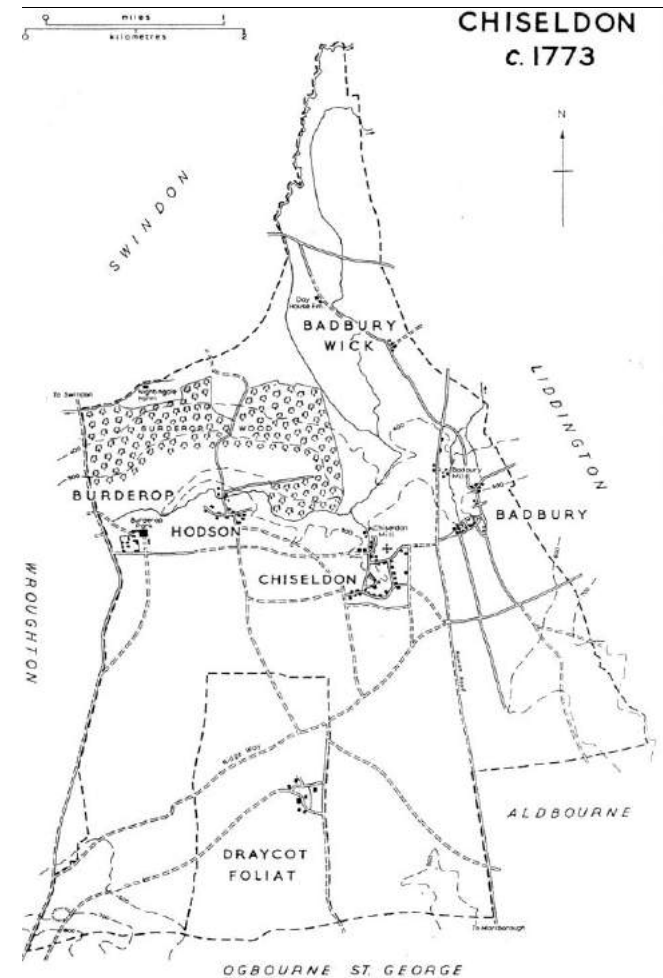


Source: Andrea Pellegram Ltd, under OS licence100063176

Historic development of Chiseldon Parish

22. The area around Chiseldon shows evidence of settlement since early prehistoric times. Stone tools have been found, there are the remains of Bronze Age barrows and two Iron Age hillforts are close by. Famously, a large deposit of Iron Age cauldrons was found in 2004 indicating significant activity at that time. At least three Roman buildings have been identified including a very large villa destroyed by the construction of Junction 15 of the M4.
23. Ancient trackways, the Ridgeway and the Icknield Way, cross the Parish from east to west, and the A346 follows the Roman Road north to south. New Road was a result of turnpike improvements in the early 19th century. A railway line was constructed in 1881 but survived only until the 1960s leaving little trace except the layout of Station Road and Sustrans cycle path number 45. More recently the M4 Motorway crossed from east to west.
24. 'Chiseldon and its church' is first mentioned in the 9th century will of King Alfred's father, Aethelwulf, indicating there was already a settlement here. It was bequeathed to the Abbot of Winchester and became a Monastic Possession. The original boundaries are almost certainly Saxon, and its long narrow outline (**Figure 7**) gave the parish a mix of land types, pasture and arable, as well as woodland.

Figure 7: 1773 Chiseldon



Source: Victoria County History, [Institute of Historical Research \(history.ac.uk\)](http://Institute of Historical Research (history.ac.uk))

Chiseldon Neighbourhood Development Plan

25. Both Chiseldon and Badbury remained monastic agricultural estates until the reformation in 1540. They continued virtually unchanged under private ownership until the early 20th century. The oldest cottages in the villages date from the 14th century but most of the listed buildings are from the 17th and 18th centuries.
26. The railway through the village provided easy access to Swindon which was fast developing as a railway town following Brunel's siting of the Great Western Railway works there in the 1840s.
27. W E M Brown, a Chiseldon Landowner and entrepreneur, invested heavily in the Midland and Southwestern Junction Railway but was obliged to sell his land in Chiseldon in 1901. This enabled the first new 'commuter' houses to be built in the village in New Road and Butts Road. The circled area in **Figure 8** shows the area of growth following the opening of the railway.

Figure 8: Growth in Chiseldon following the opening of the railway in the 1840s.



Source: Wiltshire History Centre.

28. A large army camp was constructed just south of the village in Draycot Foliat at the outbreak of the first World War. In continuous use until the 1960s, almost all traces of it has gone, except the road layout and a small development of post second World War, Ministry of Defence houses now known as Ridgeway View.

Chiseldon Neighbourhood Development Plan

29. The next phase of development, between the wars, saw houses and bungalows built along Hodson Road and Draycot Road and the first council houses in the Crescent, Station Road and School Close. After the second World War, development accelerated, mirroring the development of Swindon as an overspill town for Londoners. In the 1950s and 1960s, Norris Close, Canney Close and the Castle View area round the school were all built and in the 1970s the railway cutting in Station Road was filled in and more houses erected. Home Close was constructed in the 1980s.
30. Swindon's expansion led to a re-drawing of boundaries and in 1974 Chiseldon became part of the new Borough of Thamesdown instead of Highworth Rural District Council. The northern 'finger' of the Parish was built over (now Eldene and Dorcan) and the A4259 from Common Head to Coate Water became the northern boundary of the Parish. The old area (north) and existing parish (south) are shown in **Figure 9**.

Figure 9: Chiseldon Parish in the 1980s (northern section was previously part of the parish)



Source: Andrea Pellegram Ltd, under OS licence 100063176

31. In 2016, Swindon Borough Council, (Thamesdown's successor) proposed and implemented major changes to Parishes throughout the Borough. Badbury Park had recently been built, and together with Coate and Badbury Wick, became part of the new South Swindon Parish. Chiseldon's northern boundary is now the M4. Built in the 1970s, the M4 is a major link between London and the west country and further accelerated Swindon's growth.

Community baseline/statistics

32. The statistics show that in the 2011 Census the NA had a total of 2,667 residents, formed into 1,066 households and occupying 1,099 dwellings. This had dropped by the 2021 census.

33. Chiseldon had a population of 2,500 in 2021 according to the census living in 1,000 households. The age profile shows that there are fewer children relative to Swindon's wider population and more older people. Household size is dominated by two person households (40%), followed by 1 person households (23%), three person households (17%) and 10% households with 4 or more people. Households are mainly single family (72%). Deprivation is low and 88% of these households are not deprived or only deprived on one dimension which is better than for Swindon as a whole. 95% of the population is white.

34. Most people (96%) live in a whole house or bungalow. Most houses have 3 or more bedrooms (79%). There is a high level of outright home ownership (43%) or ownership with a mortgage (32%) and only 15% social rented and 11% private rented.

35. Most people work from home (42%) and 26% work locally defined as less than 10 km from home. Of those who travel to work, 47% do so by car. Most people are economically active (55%) but only 3% are unemployed and 42% are economically inactive, presumably choosing not to work because of retirement. This would coincide with the relatively high proportion of older people in the parish.

36. Socio-economic status is 17% in higher managerial occupations and another 22% in lower managerial occupations and 33% of the population have Level 4 qualifications or above, and 42% have Level 1,2 or 3 level qualifications. This is a higher percentage of higher qualifications and lower percentage of Level 1-3 qualifications relative to Swindon. Only 15% of the population are students.

37. Chiseldon parish is amongst the least deprived areas of England according to the government Index of Multiple Deprivation (2019).

CHAPTER 3

**Community vision and
planning policy context**

Key challenges and development objectives

38. Chiseldon Parish has remained remarkably stable over the centuries and the recent push for major development in Swindon town to the north has largely not affected it. This is due to, and also reflected in, the parish's location in the North Wessex Downs AONB, the significant level of heritage protection arising from the conservation area and historic building designations, and the countryside status expressed in Swindon Borough Local Plan's settlement hierarchy in the Sustainable Development Strategy (Policy SD2).
39. Swindon Borough Council is reviewing its local plan. The 2021 Regulation 19 consultations have been paused and the Local Development Framework indicates that a new Regulation 18 consultation, based on a new call for sites, will first be carried out. This leaves the CNDP in an uncertain position with regard to new housing development – its geographic size and location, how it meets the need for new housing in the parish, and its basic infrastructure requirements.
40. The CNDP has been written to anticipate that major housing is likely to occur and to provide policies that will enable this to happen in the best manner possible. The CNDP and its supporting evidence will form the basis for the parish council's negotiations with Swindon Borough council over its plans for new housing provision and with applicants as they design their schemes.
41. Additional pressure arises from climate change. The CNDP will not comment on the fabric of buildings and will leave matters of sustainable construction to the review of the local plan. Also,

climate change has led to a break down in England's natural environment and the CNDP will specifically address how it can play a part in nature recovery.

The community vision for Chiseldon

42. An inception meeting of the Steering Group (mainly the Parish Council at this stage) was held on 22 September 2021, where it was decided to start the neighbourhood plan process with a public meeting in December.
43. Accordingly, the Chiseldon House Hotel was booked for the event on 13 December, 2021 from 19.00 to 21.00. Approximately 40 people from the village attended plus the Parish Council. All participated in the discussion. At the end of the event, villagers came forward who expressed an interest in joining the Steering Group.
44. A half hour presentation was given to the audience which explained the neighbourhood planning process and discussed emerging Swindon Local Plan policies. An interactive exercise was then undertaken – it was to consider Strengths, Weaknesses and Opportunities (there was no time to consider the "threats"). The full report of the session is available to view in the CNDP supporting evidence.
45. The community expressed their contentment with life in the parish and its rural location. Walking in the countryside was considered to be a great strength as well as the wide range of public amenities. The parish was seen as very accessible to other major cities by good road infrastructure (Swindon, Marlborough, Bristol, Reading and London). There is a good

community spirit and new residents are welcomed. The local history of the settlements is valued by the community, particularly the many listed buildings and the conservation areas.

46. There are however some weaknesses, derived mainly from transport. The same roads that allow the community to travel to other areas also bring people into the parish and rat-running across the parish is seen as a problem. Also, affordable housing is needed for the younger generation if they are to remain and some local people are being priced out of the housing market.
47. The neighbourhood plan is seen as an opportunity to address some weaknesses such as the requirement for a revamped and improved community facility, good design at any new housing allocation, and the need to address play for children of all ages and abilities.
48. Taking this into account, the steering group identified a vision for the parish to 2037:

In 2037, Chiseldon will be a place where people want to live, play and relax. It will be a healthy and thriving village with a diversity of age ranges and all facilities will be up to date. Residents will enjoy a healthy environment and new houses will cater to all sectors of the community. Local job opportunities and businesses will continue to thrive.

49. To work towards this vision, the steering group identified the following policy themes for the NDP:

- A **housing mix** policy to help build the right types of homes to meet the needs of current and future residents.
- A **sustainable transport** policy to allow better access across settlements and to other areas by foot or cycle.
- Policies on **biodiversity and green infrastructure** to make the most of the existing beautiful surroundings.
- Policies which identify **Local Green Spaces** to protect existing green spaces that are important to local people and/or which add to the pleasant character of the settlements.
- A **design code** to ensure that future new development adds positively to local character and protection for **non-designated heritage assets**.
- A policy on how **new play equipment** should be provided so that children of all ages can benefit.

Sustainable development

50. The NPPF 2021 requires plans to be based upon the presumption in favour of sustainable development to meet the development need of their area, align growth and infrastructure, improve the environment, and mitigate climate change. Sustainable development is defined as having economic, social and environmental objectives.
51. The CNDP has set out policies to meet the requirement for sustainable development and this is illustrated in **Table 2**.

Table 2: How the CNDP applies the presumption in favour of sustainable development

CNDP policy	Economic Objective	Social Objective	Environmental Objective
1: Housing Mix			
2: Sustainable Transport			
3: Biodiversity Net Gain and Nature Recovery			
4: Local Green Spaces			
5: Design			
6: Non-designated Heritage Assets			
7: New Play Equipment			
8: Community Facilities			

Policy context

Local Plan policies

52. The **Swindon Borough Local Plan 2026** is main development plan document for the CNDP.
53. The entire parish is washed over by the North Wessex Area of Outstanding Natural Beauty (AONB). Relevant policies are set out in local plan policy EN5 and the North Wessex Downs AONB Management Plan⁶. Chiseldon is identified as being location in the Down Plain and Scarp landscape area⁷.
- Policy B04 encourages a co-ordinated and consistent approach to biodiversity conservation across the AONB and its setting which invites the NDP to make provision for specific biodiversity net gain projects.
 - Policy B08 encourages the improvement of connections between people and the natural environment and promote access to nature throughout the AONB.
 - Policy HE05 promotes the production and publication of 'local lists' of heritage assets.
 - Policy DE01 encourages all proposals for new development, redevelopment and re-use to conserve and enhance the natural beauty of the North Wessex Downs and opposes forms of development that fail to conserve and enhance the character and quality of the AONB and its setting.

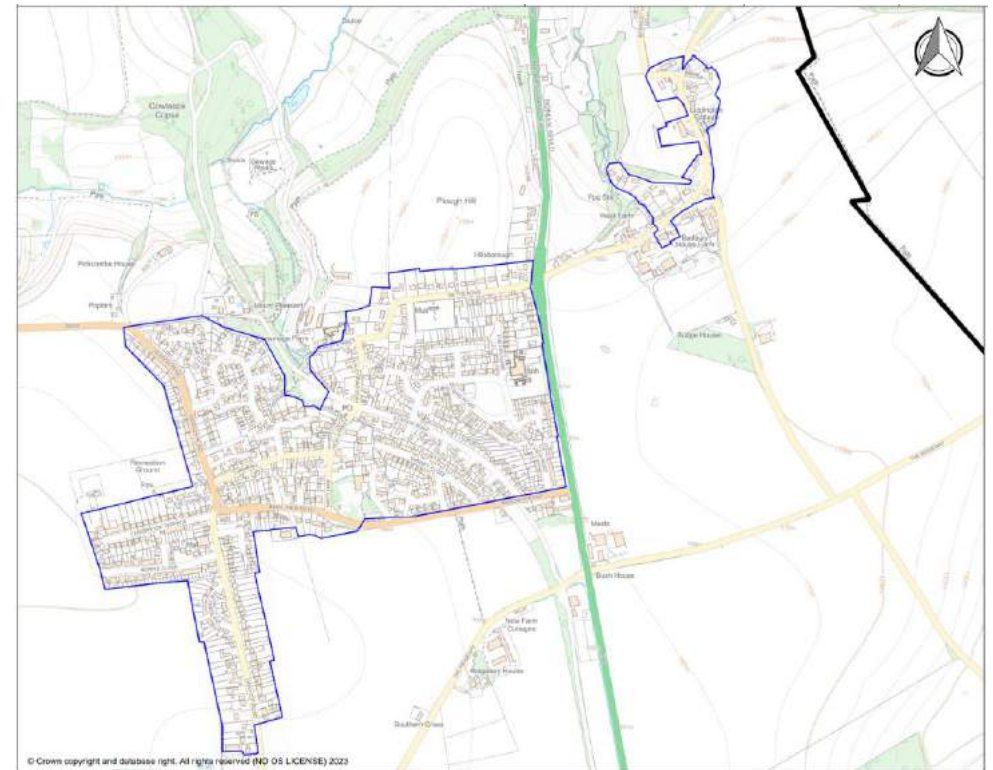
⁶ [Management Plan - North Wessex Downs AONB](#)

⁷ North Wessex Downs Management Plan Figure 4.

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- Policy DE08 seeks to avoid and reduce light pollution, including control of lighting schemes or other developments that threaten the integrity of dark night skies over the North Wessex Downs.
 - Policy DE16 encourages local community to identify local needs and assist in the conservation and enhancement of local distinctiveness through the preparation of neighbourhood plans.
 - Policies TLA 12 and 13 support responsible use of rights of way, and encourage the creation and maintenance of new permissive and definitive routes that link existing routes and enable recreational walkers, cyclists, riders and carriage-drivers to avoid busy roads.
54. Chiseldon parish is mainly agricultural outside the developed areas. Development boundaries have been identified in Local Plan policy SD2 for Chiseldon and Badbury. These are shown in **Figure 10**. The settlements are not identified as containing primary or secondary retail frontages. Local Plan policy SD2 supports development in smaller villages such as Chiseldon but outside the village, development in the countryside will be permitted to meet local needs (including where identified in a neighbourhood plan) and for the expansion of tourist and visitor facilities.
55. Policy LN1: Local and Neighbourhood Planning sets out how the Borough will engage in the neighbourhood planning process.

Figure 10: Development boundaries in Chiseldon and Badbury



Source: Andrea Pellegram Ltd, under OS licence 100063176

CHAPTER 4

Policies

Policy 1: Housing mix

56. Swindon Borough Council provided an assessment of the number of dwellings that have been delivered in the parish between April 2011 and March 2022. 31 dwellings were delivered in this period of which none were affordable and most were 2-4 bedrooms. However, local data indicates that affordable housing is needed.
57. Chiseldon Parish Council undertook an online survey in the Summer of 2022 to better understand resident's needs for new housing. 135 people responded to the survey and they were predominantly home owners (75%).
58. The headline results are that 37% would wish to move into a different home in Chiseldon if they could. For those who wished to move:
59. The preferred house size was 2 bedrooms (51%), with an even split for other house sizes.
60. They prefer a detached house (67%), bungalow (55%) and terraced housing was the least preferred (35%)
61. Most (77%) would prefer to purchase their home if they moved.
62. The main reasons for wanting to move were about house size (either too large or too small) but 22% wanted to move because they were living with family.
63. In order to better understand housing need in the Parish, the parish council commissioned AECOM to prepare a Housing Needs Assessment (HNS) which forms part of the evidence base for the CNDP.

64. The HNA should be considered in detail by applicants when preparing schemes and decision-makers in determination of planning permission. The HNA confirmed that 72% of people own their homes in the parish with relatively high house prices that have increased by around 70% in the decade. The HNA found that the median house price would require an annual income 43% higher than the current average and that average private rents are only affordable to higher earners.
65. Swindon Borough Council advised that in 2022, there were 10 households with a local connection to Chiseldon on the waiting list for affordable housing.

First Homes

66. First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.
67. First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. First Homes are discounted market sale units which:
 - a) must be discounted by a minimum of 30% against the market value;
 - b) are sold to a person or persons meeting the First Homes eligibility criteria (a first time buyer with a combined household income of less than £80,000).
 - c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of

current market value) and certain other restrictions are passed on at each subsequent title transfer; and,

d) after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London).

68. First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations. Neighbourhood Plans can apply their own eligibility criteria in addition to the national criteria. This can include a policy requiring a local connection. Any local eligibility criteria will apply for a maximum of 3 months from when a home is first marketed.
69. The HNA concluded that the 50% discount would make First Homes comfortably affordable to average earning households. Given the current own/rent proportions in Chiseldon and other matters of affordability, First Homes would provide a very useful form of affordable housing for Chiseldon.

Type and size

70. The HNA concluded that Chiseldon's housing stock is dominated by detached and semi-detached housing which make up a substantially higher proportion of stock compared to the levels in Swindon as a whole. There is a relatively smaller proportion of terraced and very few flats.
71. The HNA considered that many of the current homes (81%) have one bedroom more than what is required and are thus considered to be "under-occupied", mainly because as families grow older and change, children move out leaving the houses

with un-used bedrooms. The conclusion is that there are sufficient large homes but that smaller 2 and 3 bedroom properties are needed to complement existing stock. This conclusion is supported by the Chiseldon Parish Council survey cited above.

Local plan policies

72. It is likely that the next Swindon Local Plan will allocate land for housing in the parish. Swindon Borough Local Plan Policy HA1 requires housing development to be design led and to respect the character of the surrounding area with a variety of densities, sizes and types to meet local needs as identified within the Swindon Strategic Housing Market Assessment and the Swindon Borough Housing Strategy. However, these studies will now be out of date and the HNA provides more recent evidence.
73. Local Plan Policy HA 2: Affordable housing requires that all developments of 15 homes or more have a target to deliver 30% affordable homes on site and mixed with other homes in the development.
74. Policy HA3: Wheelchair Accessible Housing requires that for proposals for 50 dwellings or more at least 2% should be suitable for wheelchair users. This would indicate that the provision of single storey access (bungalow) developments would be appropriate in Chiseldon which is supported by the parish council survey.

The local plan does not contain policies on First Homes and this has therefore not been assessed for viability. The neighbourhood plan does not allocate land for housing and there are no current local plan housing allocations in the parish. For this reason, it is

unknown whether the provision of affordable housing or First Homes will be required. As such, it is deemed necessary to consider viability of these policies at planning application stage.

to the nationally described space standard and should be adaptable for wheel chair use on the ground floor.

Policy 1: Housing mix

When meeting the requirements of Swindon Borough Local Plan policies HA1, HA2 and HA3, the following mix of housing will be required in Chiseldon Parish:

- A. A minimum of 30% required affordable housing will be provided of which at least 25% will be First Homes.**
- B. First Homes will have a 50% discount applied and will be offered first to people with a local connection to Chiseldon Parish.**
 - 1. The First Homes discount percentage may by exception vary on a site-by-site basis, taking into account viability. In the event that concerns are raised that the requirements may render development unviable, a viability assessment will be required to evidence any variation.**
 - 2. A local connection can be proven by demonstrating: current residency, employment requirements, family connections or special circumstances, such as caring responsibilities. Buyers with a local connection should be given priority over non-local residents for a minimum marketing period of 3 months.**
- C. Dwelling sizes of market and affordable housing should be predominantly 2-3 bedrooms, will conform**

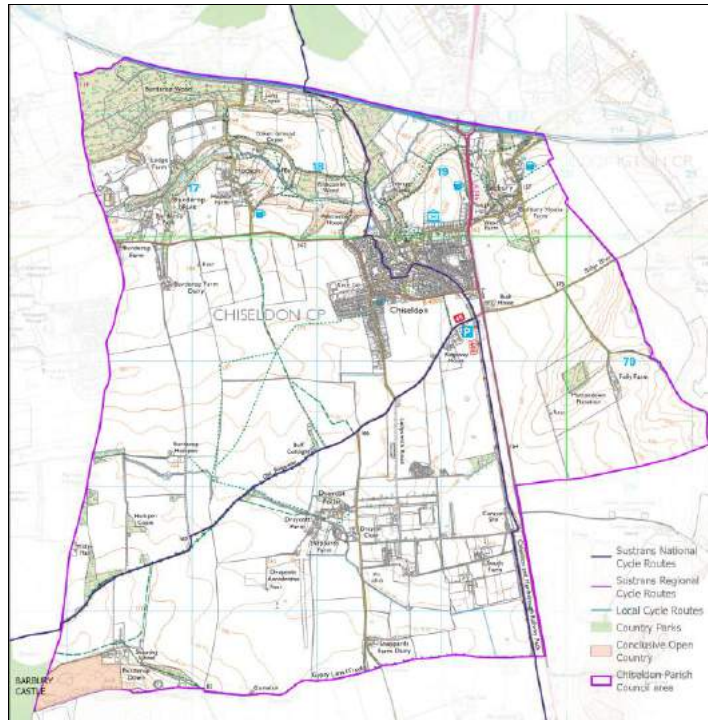
Policy 2: Sustainable transport

75. Chiseldon Parish already has a well-developed network of public rights of way and bridleways. Sustrans National Cycle Route (NCR) 45 also crosses the parish and joins NCR 482 which is in the southern part of the parish and joins to Marlborough. However, the local community have expressed a wish for the walking and cycling network to be improved and extended. There are two ways that this might happen: it might be delivered as a developer contribution as part of a major housing scheme or other large-development, or it might be provided by either Swindon Council or Chiseldon Parish Council from Community Infrastructure Levy receipts.
76. Swindon Borough Local Plan Policy TR1 seeks to maximise opportunities to walk and cycle and reduce the dominance of the car on the street scene. Green infrastructure should be integrated into the design of transport schemes. Policy CM2 will increase opportunities to walk and cycle and improve access to green spaces.

Walking

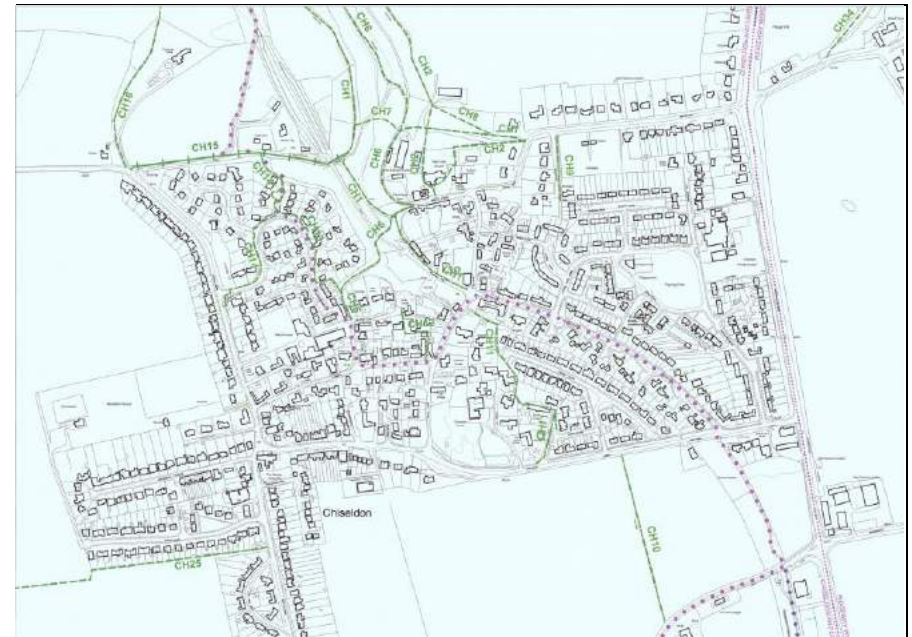
77. **Figure 11** shows the footpath and Sustrans national cycle network in Chiseldon Parish. **Figure 12** is an inset of Chiseldon village which shows that there are numerous footpaths in the settlement rendering it extremely permeable and “walkable”.

Figure 11: public access routes in Chiseldon Parish



Source: Wiltshire and Swindon Biological Records Centre, under OS licence100063176

Figure 12: public rights of way in Chiseldon village

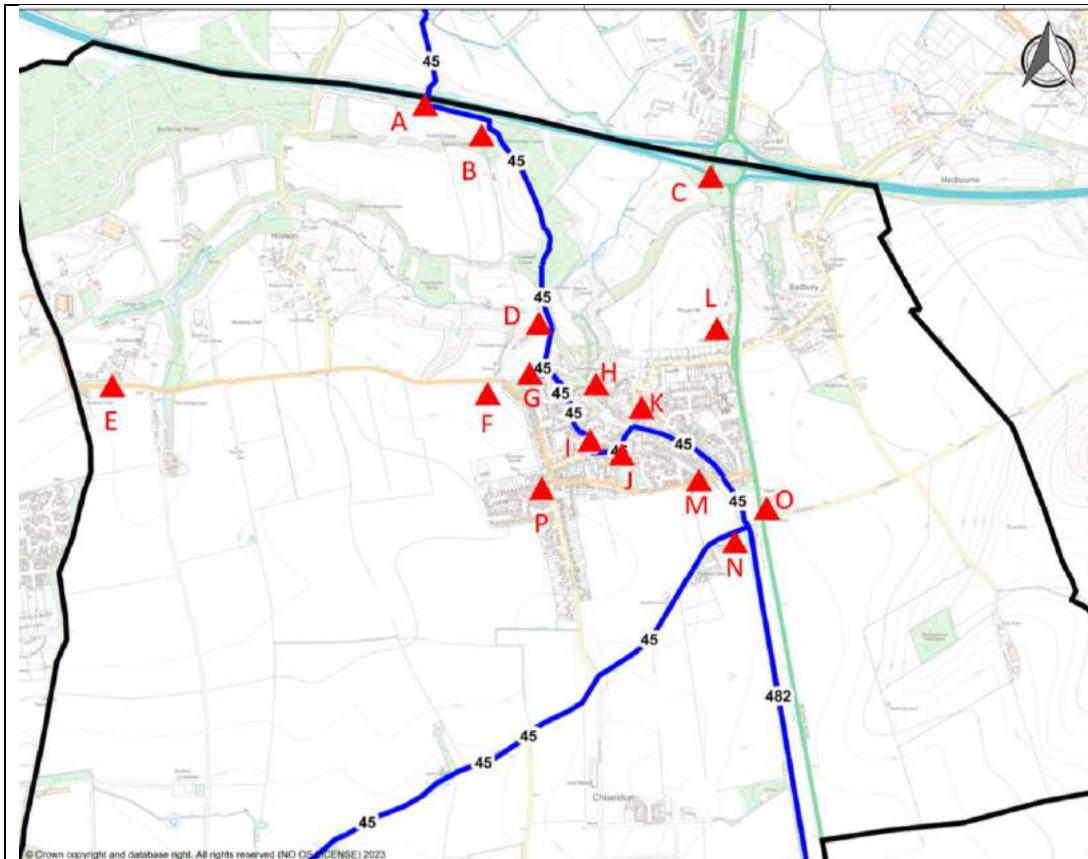


Source: Chiseldon Parish Council, under OS licence100063176

Cycling

78. Sustrans priorities include improving the crossings of New Rd and the Ridgeway which are currently uncontrolled and unsuitable for unsupervised children. Longer-term, Sustrans has had an aspiration to reroute NCN 45 so it avoids the steep hill up to Home Close and Hodson Road. There are a number of options such as the former railway alignment, the Washpool and the water treatment plant track but none have been properly investigated. A more accessible and direct alignment which would need to be subject to a future feasibility study but would clearly be beneficial.
79. The steering group has assessed the current cycle route provision, considering where improvements are required and where hazards are present. The output of this work is shown in **Figure 13** which identifies existing weaknesses and **Figure 14** which shows where improvements are sought.

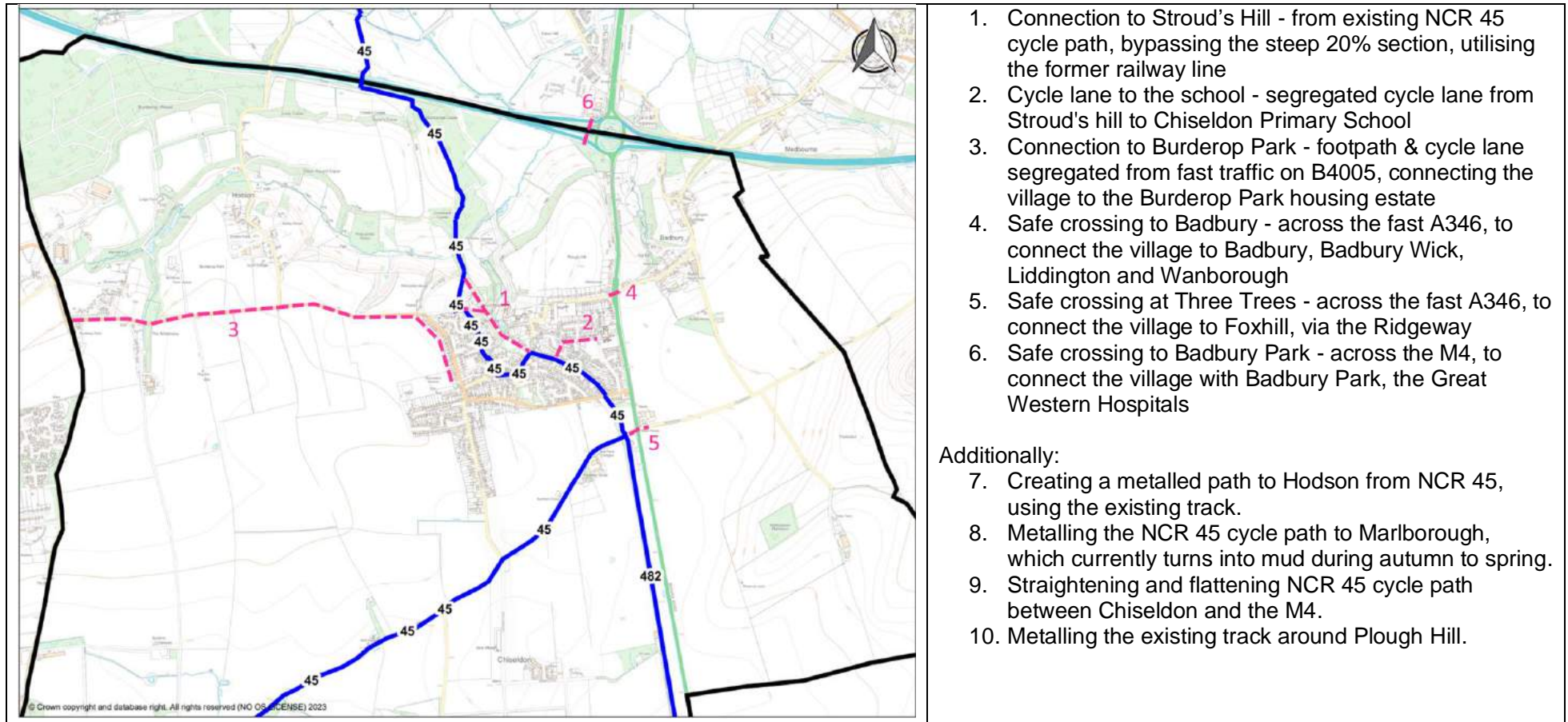
Figure 13: Identified weaknesses in the cycle and pedestrian network in Chiseldon Parish



- A. NCR 45 bridge across the M4 becomes very icy in temperatures approaching zero degrees Celsius.
- B. NCR 45 has a sharp, near-90 degree bend on a steep descent, made more slippery by leaves and moss, especially in autumn & winter.
- C. M4 crossing has no traffic light control.
- D. Steepest section of NCR 45 averaging 20% with maximum 22% gradient makes it impossible to ride for most people and difficult to walk up. Descending is dangerous due to the sharp bend at the bottom, made more slippery due to moss and leaves.
- E. The narrow pavement is directly next to the very fast and narrow B4005 single carriageway with poor surface, used by many HGVs, including Earthline. Pavement ends suddenly.
- F. Hodson Road crossing is uncontrolled. Travelling north, the left hand side is blind when turning right towards NCR 45.
- G. NCR 45 into Chiseldon connects to Home Close via many sharp turns and a narrow, blind footpath.
- H. Steep, narrow footpath downhill to Washpool averages c13%.
- I. NCR 45 through Dykes Mews crosses over garages, which are in frequent use.
- J. The High Street is narrow, with cars invariably parked by the Spar, with a risk of being hit by car doors.
- K. Busy and confusing crossroads.
- L. Crossing the fast A346 is uncontrolled.
- M. NCR 45 crossing busy New Road is uncontrolled.
- N. NCR 45 crossing The Ridgeway (by the Three Trees) is uncontrolled.
- O. Crossing the fast A346 is uncontrolled.
- P. The roundabout by the Patriots Arms is busy, fast, and cars frequently pass over the roundabout and even the wrong way.

Source: Andrea Pellegram Ltd, under OS licence100063176

Figure 14: Proposed improvements to the cycle and pedestrian network in Chiseldon Parish



1. Connection to Stroud's Hill - from existing NCR 45 cycle path, bypassing the steep 20% section, utilising the former railway line
2. Cycle lane to the school - segregated cycle lane from Stroud's hill to Chiseldon Primary School
3. Connection to Burderop Park - footpath & cycle lane segregated from fast traffic on B4005, connecting the village to the Burderop Park housing estate
4. Safe crossing to Badbury - across the fast A346, to connect the village to Badbury, Badbury Wick, Liddington and Wanborough
5. Safe crossing at Three Trees - across the fast A346, to connect the village to Foxhill, via the Ridgeway
6. Safe crossing to Badbury Park - across the M4, to connect the village with Badbury Park, the Great Western Hospitals

Additionally:

7. Creating a metalled path to Hodson from NCR 45, using the existing track.
8. Metalling the NCR 45 cycle path to Marlborough, which currently turns into mud during autumn to spring.
9. Straightening and flattening NCR 45 cycle path between Chiseldon and the M4.
10. Metalling the existing track around Plough Hill.

Source: Andrea Pellegram Ltd, under OS licence100063176

Policy 2: Sustainable Transport

Developments that seek to fulfil requirements in Swindon Borough Local Plan policies TM1 and CR2 will deliver improvements set out in Figures 13 and 14.

Policy 3: Biodiversity and nature recovery

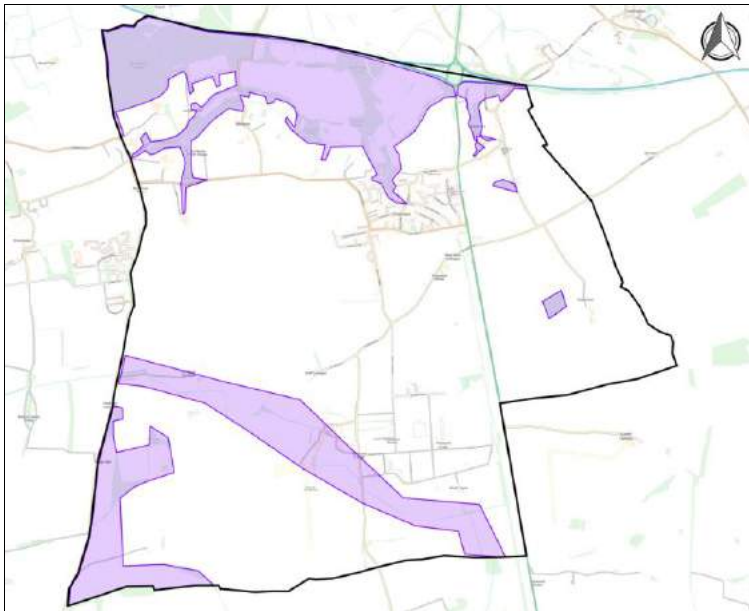
80. This policy is provided in anticipation to changes required under the Environment Act 2021 but not yet implemented.
81. National guidance on local nature recovery (LNR) was issued by DEFRA on 23 March 2023. Local nature recovery strategies are a nationwide system of spatial strategies to help reverse the decline of biodiversity. There will be approximately 50 strategy areas covering the whole of England with no gaps or overlaps. Preparation of each strategy will be locally led by a 'responsible authority', in this case Swindon Borough Council will be working with Wiltshire Council to prepare the LNR strategy for Chiseldon.
82. The responsible authority (Swindon and Wiltshire councils) will be required to work collaboratively with other local organisations with input encouraged from across the public, private and voluntary sectors to establish shared proposals for what action should be taken and where. In this case, the NDP is setting out a local land use strategy for inclusion in the wider LRN strategy when that is prepared. There is already a significant level of environmental stewardship in Chiseldon Parish for local sites such as the Washpool and elsewhere on local farms.

83. Section 106 of the Environment Act 2021 requires that all local nature recovery strategies must contain a statement of biodiversity priorities and local habitat map and lists what both must include. In this case, the LNR strategy has not been prepared and in anticipation, the Parish Council has commissioned the Wiltshire and Swindon Biological Records Centre to prepare maps of habitats and ecological data for local input into the preparation of the LNR, probably as part of the local habitat map for Wiltshire and Swindon.
84. The Environment Act 2021 requires that all statements of biodiversity priorities set out:
 - a description of the strategy area and its biodiversity
 - a description of the opportunities for recovering or enhancing biodiversity in the strategy areas
 - the priorities for recovering or enhancing biodiversity
 - proposals as to potential measures relating to those priorities

The strategy area

85. The strategy area is the neighbourhood area. **Appendix 3** provides detailed habitat maps describing the local baseline which may be included in the LNR strategy for Wiltshire and Swindon. The maps show areas of particular importance to biodiversity, either because of their existing designations, they are locally important or have potential for improvement. **Figure 15** shows potential areas of importance.

Figure 15: Nature recovery priority areas



Source: Andrea Pellegram Ltd, under OS licence100063176

Opportunities and priorities for recovering and enhancing biodiversity

86. DEFRA advice is that some changes in land use or management may require a separate consent before they can be undertaken, such as planning permission. Responsible authorities do not need the relevant consents to be in place before including areas that could become of particular importance in their local habitat map. It is therefore appropriate and possible for the NDP to

indicate where biodiversity net gain and habitat improvement could be directed to be finally determined at planning application stage, when the details of a specific proposal can be fully explored.

87. DEFRA guidance states that the priorities identified by every local nature recovery strategy should reflect local circumstances, including the most important issues to local people and organisations. The NDP is therefore setting out local priorities to assist in the preparation of the wider LNR strategy.
88. **Figure 15** shows that there are already existing habitats that could benefit from protection and improvement, marked A-F. Consideration of the data in Appendix 3 can be utilised to identify priorities for these areas:
- Areas A and B are large mosaic areas with a range of habitats including deciduous woodland, lowland calcareous grassland and meadows, water bodies that could be improved for natural flood management and wetland habitats, alongside high quality agricultural land. Much of this land is protected by the M4 motorway on the northern boundary as well as the steep hillside slopes that make access and development difficult. These areas should be protected and could be enhanced to provide better habitats through careful management that allows wildlife to thrive. It may be necessary to limit public access to certain areas to reduce human impacts.
 - Areas C and D are small wooded areas in the midst of monoculture agriculture. As such, they provide local oases for wildlife and should be protected. It may be necessary to limit public access to these sites to allow nature to recover.

- Area E is predominantly agriculture at present but is subject to flooding at periods of high rainfall. It may be appropriate to consider natural flood management techniques and the creation of wetland habitats in this corridor.
- Area F links to Barbury Castle and contains a scheduled monument in the south west corner of the parish. There are small areas of woodland and a good number of hedgerows. There may be scope to improve the hedgerow network to provide natural corridors for small creatures whilst taking advantage of the protection provided by the scheduled monuments. Changed approaches to land management and agriculture might be suitable to foster nature recovery.

Requirements for applicants

89. Applicants for development where biodiversity net gain is a requirement should provide evidence in planning applications that demonstrate that biodiversity net gain and local nature recovery has been fully considered in scheme design.

Local Plan policy

90. Swindon Borough Local Plan Policy EN1: Green Infrastructure Network, in accordance with the Swindon Borough Green Infrastructure Strategy requires that development shall protect and enhance green infrastructure including trees, hedges and woodlands, habitats. Development shall provide and design green infrastructure to integrate with existing green corridors identified in the policies map. Figure 15 should be considered to form part of the policies map.

91. Policy EN4 requires development to avoid direct and indirect negative impact on sites identified on the policies map and damage or disturbance to local sites will generally be unacceptable. All development should provide biodiversity net gain which is defined in the Environment Act as a 10% net improvement.

Policy 3: Biodiversity net gain and local nature recovery

Proposals that are required to provide biodiversity net gain must demonstrate that those requirements have been fully addressed as follows:

- 1. Contact Swindon Borough Council to determine whether work has been done towards the preparation of the Local Nature Recovery Strategy regarding the proposal site and its relationship with the Local Nature Recovery map and seek advice on how best to delivery local nature recovery and biodiversity net gain.**
- 2. Where biodiversity net gain cannot be delivered on site, applicants must work with Swindon Borough Council to identify ways that off-site biodiversity net gain can be delivered in Chiseldon Parish.**
- 3. Where off-site biodiversity gain is proposed, this should be focused on the nature recovery areas shown in Figure 15 or the Local Nature Recovery Map.**
- 4. Expert ecological advice should accompany planning applications to demonstrate how long-term biodiversity net gains on-site or off-site will be**

delivered with enduring benefits and long-term management where necessary.

5. Only where off-site biodiversity improvements can be proven impossible to deliver within the parish can off-site and out-of-parish biodiversity improvements be considered.
6. Planning proposals must demonstrate that landowners of sites where biodiversity net gain is proposed agree to the proposals and will cooperate in their delivery.

103. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

Policy 4: Local Green Spaces

92. National Planning Policy Framework policies apply for this:

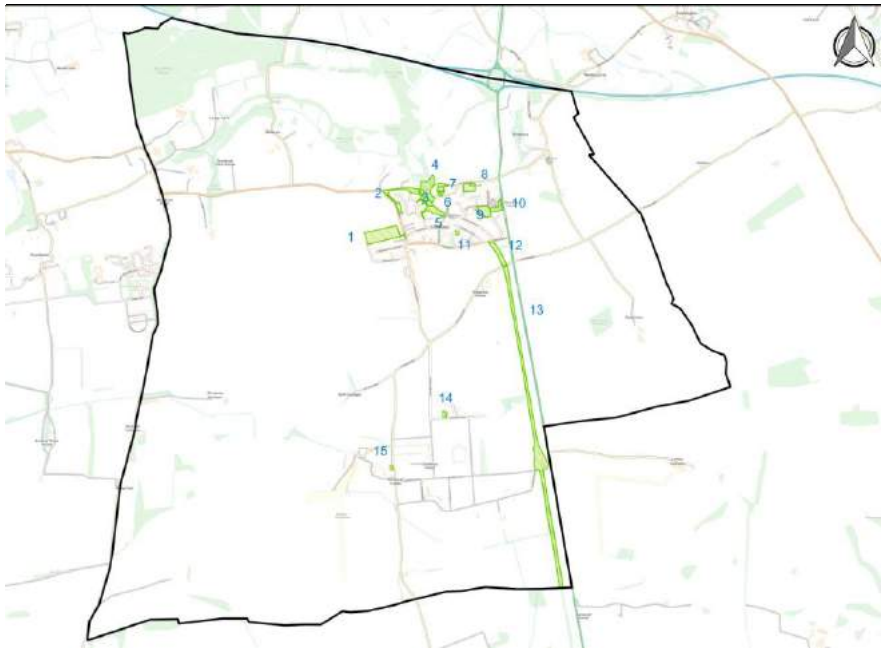
101. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

102. The Local Green Space designation should only be used where the green space is:

- (a) in reasonably close proximity to the community it serves;
- (b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- (c) local in character and is not an extensive tract of land.

93. Chiseldon's character is defined in large part by the available local green spaces that provide opportunities for the community to gather, celebrate, play and relax. These open spaces are a result of historical development patterns, such as the local church cemeteries, the washpool (where sheep were herded for dipping) and the abandoned railway line and station site. New development has also added important green spaces which give definition to residential areas and, where larger and more substantial such as on Hodson's road provide extensive nature corridors.
94. The NDP is allocating the following sites as Local Green Spaces (**Table 3**), according to the provisions of the NPPF 2021. Full descriptions and detailed maps are provided in **Appendix 4**. The parish-wide map of Local Green Spaces is copied overleaf in **Figure 16**.

Figure 16: Local Green Spaces in Chiseldon Parish



Source: Andrea Pellegram Ltd, under OS licence100063176

95. In the Chiseldon settlement, there are a number of very small individual green spaces that together, make a significant contribution to the street scene and character. Most of these small spaces frame other Local Green Spaces or are simply places for people to walk or park their cars. Though these small spaces are unlikely in most instances to be vulnerable to development, they are vulnerable to change, for instance if they were paved or otherwise covered in hard surfaces. If this were

to occur, their contribution to local greening and street scene would be diminished. They therefore require protection.

96. The Local Green Spaces in Chiseldon that make a positive contribution to the local character and street scene are shown in **Figure 17** and discussed in detail in **Appendix 4**.

Figure 17: Local Green Spaces that are important for street scene and framing local character in Chiseldon Parish (brown outline)



Source: Andrea Pellegram Ltd, under OS licence100063176

Policy 4: Local Green Spaces

A. Land identified in Figure 16 and Appendix 4 is designated as Local Green Space in Chiseldon Parish.

1. Recreation Field
2. Home Close nature area and wildlife corridor (West)
3. Home Close nature area and wildlife corridor (East)
4. Washpool
5. Strouds Hill Green
6. Holy Cross church graveyard
7. Sir Henry Calley Memorial Garden
8. Butts Road cemetery and garden of remembrance
9. Castle View Play Area
10. Chiseldon Primary School playing field
11. Canney Green
12. Allotments and "Millennium Copse"
13. Old railway track path
14. Green space at Aisne Road, Ridgeway View
15. Green space at Draycot Close, Draycot Foliat

B. Land identified as Local Green Space (amenity) in Figure 17 and Appendix 5 will retain its green and open character and will remain free of hard surfacing, except for the purposes of pedestrian access.

Policy 5: Design

97. Swindon Borough Local Plan Policy DE1 requires high standards of design for all types of development and proposals should

address the objectives of sustainable development through design principles:

- a) Context and character
- b) Layout, form and function
- c) Amenity
- d) Quality of the public realm.

98. Policy DE1 is supported by the Swindon Design Toolkit. Policy DE2 sets out detailed methods to encourage new development to be as carbon neutral as possible and it is suggested that the CNDP does not therefore need to consider this.

99. Swindon Borough Local Plan Policy TR2 requires parking provision including secure cycle and motorcycle parking to be provided in accordance with the Council's adopted parking standards.

100. Swindon Borough Local Plan Policy EN5: Landscape Character and Historic Landscape protects the intrinsic character, diversity and local distinctiveness of landscape and requires the design of development and materials to be sympathetic with the North Wessex Downs Area of Outstanding Natural Beauty (AONB) is a nationally recognised area of landscape protection. Proposals within the Borough which are within and or abuts the North Wessex Downs AONB must accord with relevant criteria set out in the AONB Management Plan and paragraph 115 and 116 of the NPPF.

101. The North Wessex Downs Management Plan sets out a planning and management approach to the North Wessex Downs.

102. Swindon Borough Local Plan Policy EN10 states that Swindon Borough's historic environment shall be sustained and

enhanced. This includes all heritage assets including historic buildings, conservation areas, historic parks and gardens, landscape and archaeology.

103. Chiseldon Parish Council engaged AECOM to prepare **Chiseldon Design Codes and Guidance (2023)**. This document accompanies the CNDP and should be considered by all applicants when designing their schemes.

Policy 5: Design

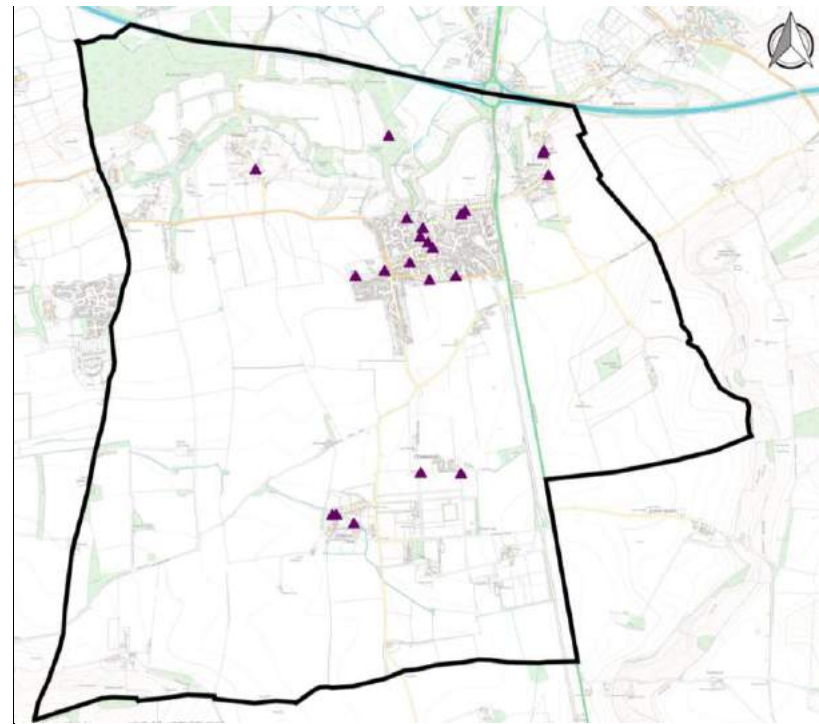
All planning applications should demonstrate conformity with the Chiseldon Design Codes and Guidance (2023).

Policy 6: Non-designated Heritage Assets

104. A great part of Chiseldon parish's character derives from its very high quality built environment. **Appendixes 1 and 2** show the conservation areas and listed buildings respectively.
105. Swindon Borough Local Plan policy EN10 requires that the historic environment will be sustained and enhanced. Proposals for development affecting heritage assets shall conserve and, where appropriate, enhance their significance and setting. Any harm to the significance of a designated or non-designated heritage asset, or their loss, must be justified.

106. In addition to listed buildings, there are many non-listed structures and buildings that are also worthy of protection. These are listed in **Table 4, Figure 18 and Appendix 6**.

Figure 18: Non-designated heritage assets in Chiseldon Parish



Source: Andrea Pellegram Ltd, under OS licence 100063176

Policy 6: Non-designated Heritage Assets

For the purposes of Swindon Local Plan Policy EN10, non-designated heritage assets are listed below, shown in Figure 18 and described in Appendix 6.

1. Well preserved old style post box in attractive corner building with brick wall enclosure.
2. Centuries old bridge believed to be Saxon. Reinforced by US troops in the 1940's.
3. Church remains at Draycot Foliat
4. Commemorative Stone at Chiseldon Camp
5. Chiseldon Camp at Ridgeway View 1915 – 1974
6. Stone and Brick walls
- 7,8 Old brick railway bridges from Marlborough to Swindon line. Includes Cuckoo bridge at Washpool
9. Historic building dating to 1877. Was once a Chapel and then morgue. Now the site of the Parish Council offices and local museum. These buildings are not listed. Unique purpose and design in the local area.
10. Millstone near Butts Road Cemetery.
11. Steps between Church Street and Washpool
12. Iron bench and gate at entrance to washpool from Strouds Hill
13. Stone at Strouds Hill carpark entrance
14. Remains of train station wall at Strouds Hill
15. Jubilee tree guard at Rec ground with time capsule buried underneath
16. Coronation Gates at Recreation Ground
17. Old stone walls along Turnball
18. War Memorial on New Road
19. Brick wall at Canney Green. Chiseldon
20. Red BT box at Badbury
21. Royal Mail post box in listed wall at Badbury
22. Stone and Brick walls

Policy 7: New play equipment

107. Chiseldon Parish has three main areas with play and recreation capacity and equipment. **Appendix 7** describes the existing facilities. There are two recreation and play areas: Castle View is aimed mainly at children and young people and the Recreation Ground is aimed mainly at adults. There are no other formal outdoor play areas in the parish.
108. Swindon Borough Local Plan policy EN3 requires new development to make provision for play space and protects them against development unless alternative provision is made. Para. 4.346 allows neighbourhood plans to identify new provision when considering proposals. Policy EN3 therefore anticipates that development may give rise to the need for additional play equipment.
109. Chiseldon Parish Council has considered existing provision for play equipment and has drawn up a list of considerations that should form part of design for new play equipment.
110. Any new play equipment within the Parish should take note of the following considerations:
 - All equipment should be provided by a recognised national equipment supplier. Equipment should not be bought from unknown/local sources or created by the developer or their builder/contractor.
 - All equipment should pass current British and European safety standard BS EN1176 before installation. This applies to all fencing, flooring, and auxiliary equipment provided such as bins and noticeboards.

- Play equipment should not be situated near any water hazard.
- Play equipment should not be situated near any roads unless suitable fencing is installed, which is at least 4 foot tall and gated.
- All equipment should include a range of inclusive equipment which is accessible by those with disabilities. Installation should follow the principles found in the Disability Discrimination Act 2004 and Equality Act 2010 and not contravene these laws in any way.
- All equipment installed should have a 10 year manufacturer guarantee.
- The age range for equipment should be between 2-16 years of age.
- The council prefer equipment made of metal to ensure longevity.
- The council will not accept responsibility for the insurance, maintenance or other liability of zip wires or high rope equipment.
- All equipment should be accessible by the whole parish – private play areas will not be supported.
- Suitable poured rubber flooring should be supplied under all equipment with a fall height in excess of 1500mm. Grass may be used for fall heights under 1500mm. (RoSPA recommendations as of 2023) British Standards EN1176 and EN1177 should be followed.
- Suitable flooring should be supplied under all equipment to minimise the degradation of grass.
- No bark mulch is to be used on site.
- Suitable waste receptacles should be on site which includes recycling facilities.

- Suitable benches should be on site.
- There should be vehicle access available to the site, for grass cutting machinery or maintenance vehicles.
- A metal notice will be supplied and erected to outline any rules or procedures required on site, with the Parish Council providing the required wording.
- Play equipment should be situated a minimum of 30 metres from the nearest dwelling boundary.
- Design should be in accordance with [Let's Play Fair | Bringing inclusive playgrounds to life | Disability charity Scope UK](#)

Policy 7: Play equipment and play areas

- A. Existing play equipment and play areas in Chiseldon will be preserved according to the requirements of Swindon Borough Local Plan policy EN3.**
- B. New play equipment will be designed according to the considerations set out in paragraph 110 above.**

Policy 8: Community facilities

111. Chiseldon is well provided with a range of community buildings and places where residents can gather for social occasions. In addition to formal Use Class F uses (learning and local community uses) there are also a number of pubs and the

recreation ground where people can gather socially. There are three halls that can be privately booked: the Memorial Hall, the Church hall and the school hall.

112. Swindon Borough Local Plan policy CM4 supports the creation of new community infrastructure (Class F) and protects against the loss of such facilities except under certain circumstances. Para. 4.308 states:

Where a development proposal comes forward which involves the loss of an existing community facility, this may be appropriate where sufficient evidence is provided to demonstrate that there is either a suitable and sustainable alternative and/or that the facility is no longer required and/or that the facility is longer economically viable.

113. Some of the community facilities listed in Policy 8 have national permitted development rights to change use because they are shops. Where this may become an issue in a planning application, applicants will be required to demonstrate that their proposal is permitted, and if not, then a planning application will be required to explain why the change of use is justified and Policy 8 will be engaged. Applicants are asked to consider the Town and Country Planning General Permitted Development order, Class MA, which requires that change of use of shops to residential can require planning permission. However, that right does not exist where the shop to be converted is more than 1000 metres from any other shop that would serve the day to day needs of the community or is smaller than 280 metres square. Where this is the case, professional planning advice should be sought.

Policy 8: Community Facilities

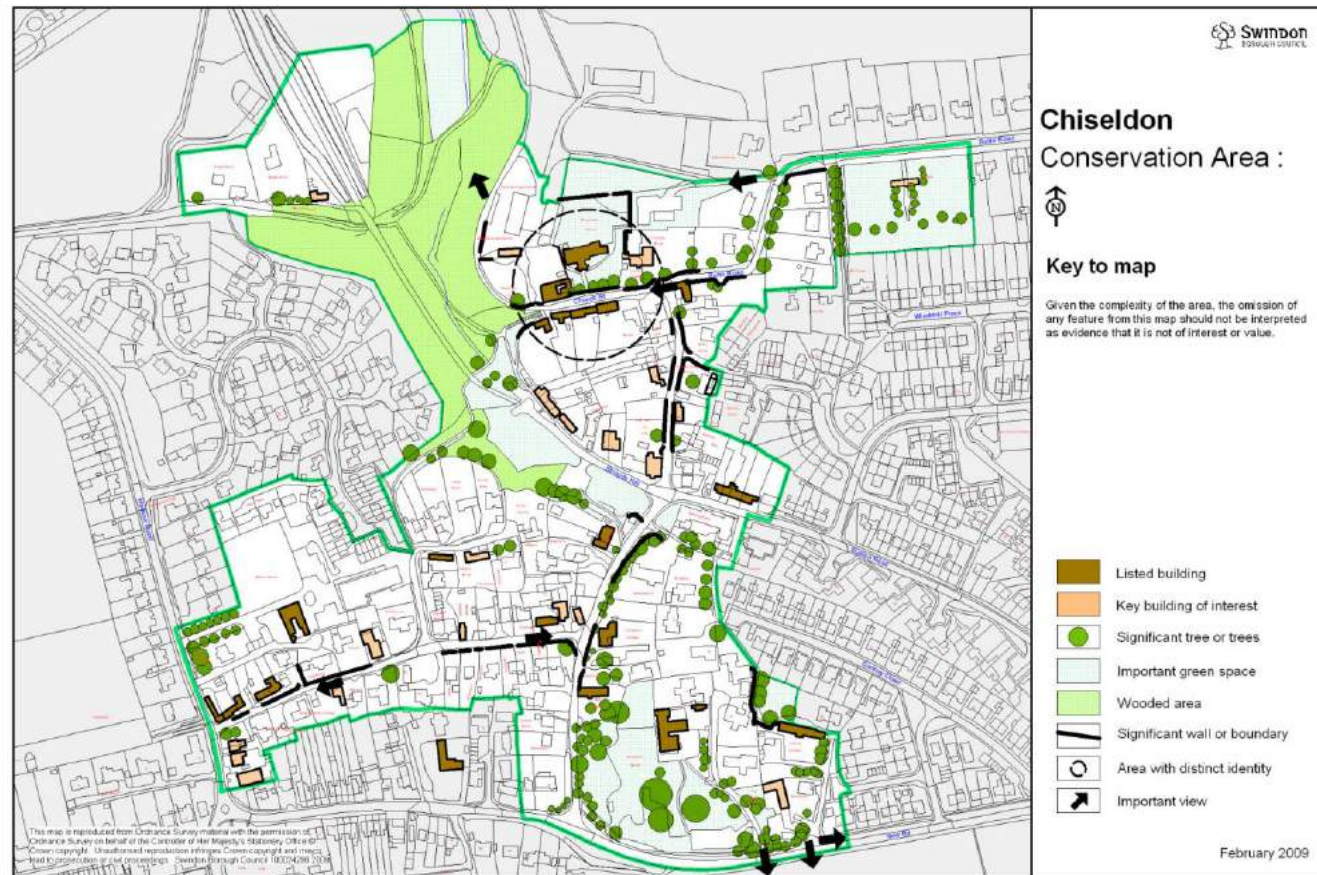
The facilities listed below should be considered when fulfilling the requirements of Swindon Borough Local Plan policy CM4.

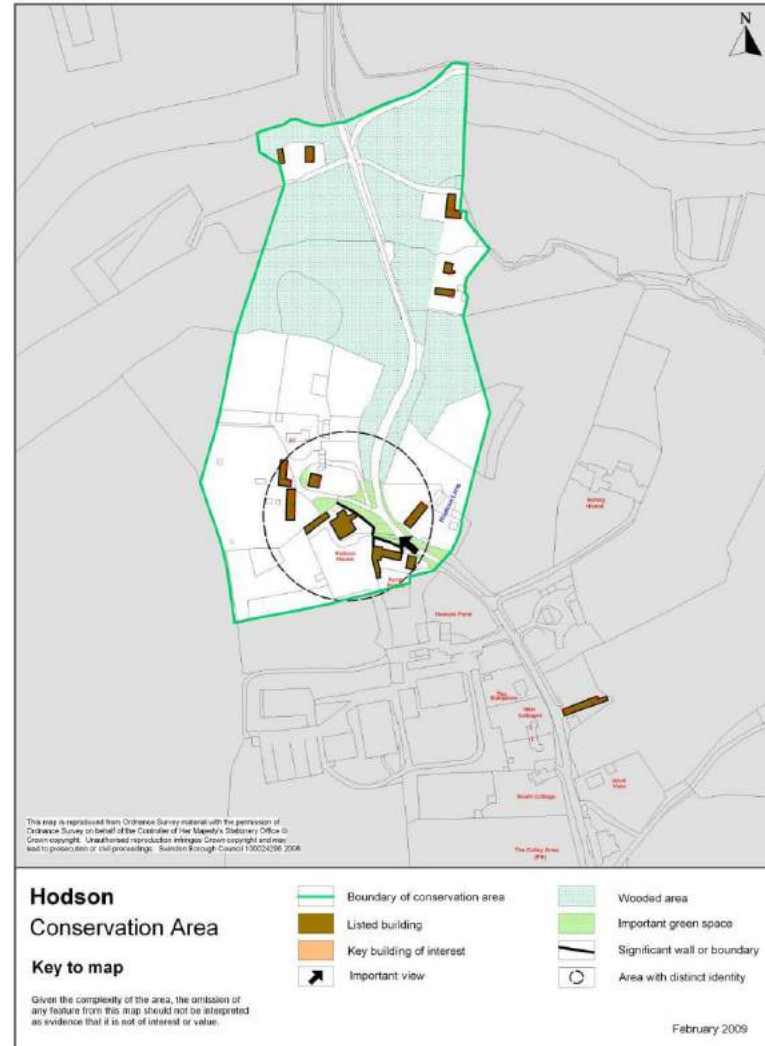
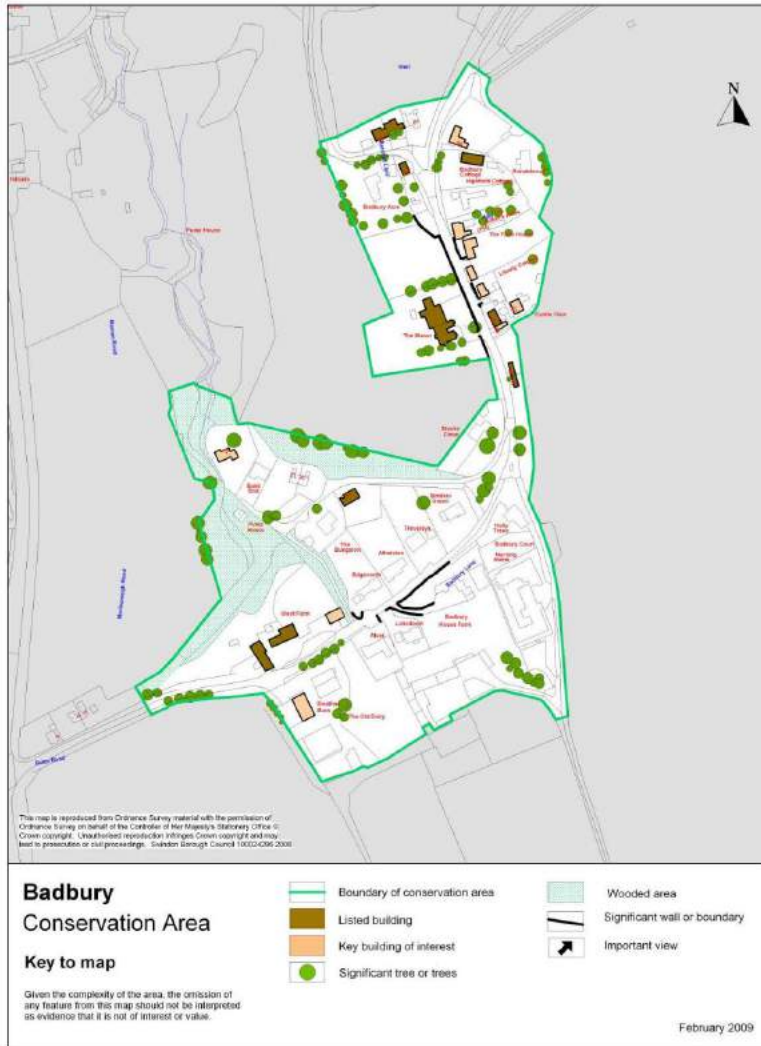
Community facilities as defined in the Swindon Borough Local Plan	Facilities in Chiseldon Parish
Public Halls (including community/youth centres),	<ul style="list-style-type: none"> Chapel office (Butts Road) Memorial Hall (Draycot Road) Social Club – currently closed (Draycot Road) Religious building (New Road)
Church Halls;	<ul style="list-style-type: none"> Holy Cross Church hall (Church Street)
Post Offices;	<ul style="list-style-type: none"> Spar (High Street)
Local shops within both urban and rural areas;	<ul style="list-style-type: none"> Spar (High Street) Meadow Stores (New Road) Three Trees Farm Shop and cafe (Ridgeway) Esso Fuel station and forecourt shop, including Subway (New Road/A346)
Indoor and outdoor sports facilities;	Recreation ground and club house
Schools and non-residential education and training centres;	<ul style="list-style-type: none"> Chiseldon Primary School (Castle View Road) Badbury Shooting School & café (Badbury)
Places of worship;	<ul style="list-style-type: none"> Holy Cross Church (Church Street)
consulting rooms (including GP surgeries and dental practices);	<ul style="list-style-type: none"> Doctors Surgery (Station Road)
Museums,	<ul style="list-style-type: none"> Museum (Butts Road)
Public Houses;	<ul style="list-style-type: none"> Patriots' Arms pub (Draycot Road/New Road) Plough on the Hill pub (A346 Badbury) Bakers Arms pub (Berricot Lane, Badbury) Calley Arms pub (Broome Manor Lane, Hodson)

CHAPTER 5

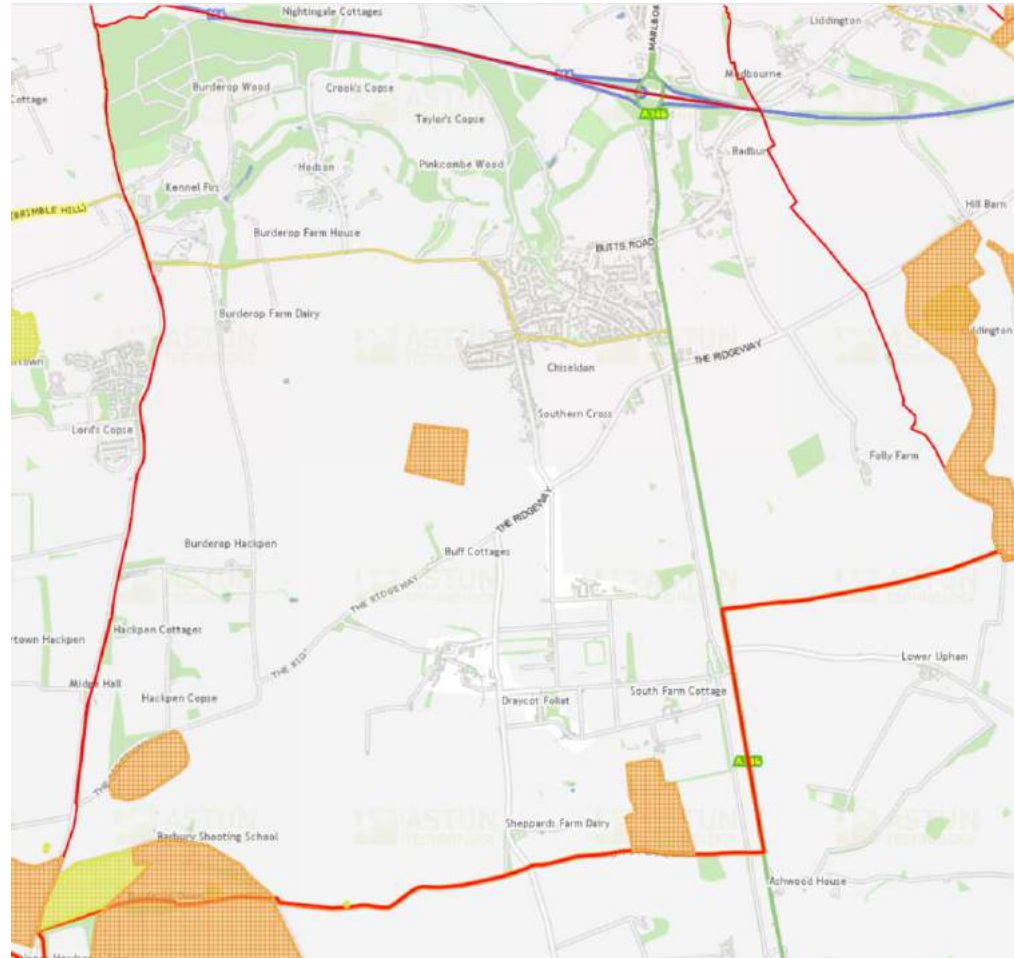
Appendixes

Appendix 1: Conservation Area Maps for Chiseldon, Badbury and Hodson and scheduled monuments





Swindon Borough Local Plan 2026 Significant unscheduled archaeological feature (Policy EN10)



Source: Swindon Borough Local Plan 2026 policies map

Appendix 2: Listed Buildings in Chiseldon Parish

List Entry Name	List Entry Number	Link	Heritage Category	Grade	Location
CHISELDON COTTAGE	1023326	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023326	Listing	II	CHISELDON COTTAGE MAYS LANE Chiseldon CHISELDON Swindon
CHISELDON MANOR HOUSE	1023324	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023324	Listing	II	CHISELDON MANOR HOUSE HODSON ROAD Chiseldon CHISELDON Swindon
CHISELDON HOUSE	1355977	https://HistoricEngland.org.uk/listing/the-list/list-entry/1355977	Listing	II	CHISELDON HOUSE NEW ROAD Chiseldon CHISELDON Swindon
LION IN GROUNDS OF CHISELDON HOUSE	1023328	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023328	Listing	II	LION IN GROUNDS OF CHISELDON HOUSE NEW ROAD Chiseldon CHISELDON Swindon
SMALL SUMMERHOUSE TO NORTH EAST OF CHISELDON HOUSE	1184458	https://HistoricEngland.org.uk/listing/the-list/list-entry/1184458	Listing	II	SMALL SUMMERHOUSE TO NORTH EAST OF CHISELDON HOUSE NEW ROAD Chiseldon CHISELDON Swindon
BASE OF FORMER WINDMILL	1023311	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023311	Listing	II	BASE OF FORMER WINDMILL THE BUTTS Chiseldon CHISELDON Swindon

Chiseldon Neighbourhood Development Plan

GLEBE COTTAGE	1023314	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023314	Listing	II	GLEBE COTTAGE 1 CHURCH STREET Chiseldon CHISELDON Swindon
THE LIMES	1300134	https://HistoricEngland.org.uk/listing/the-list/list-entry/1300134	Listing	II	1 THE BUTTS Chiseldon CHISELDON Swindon
27, TURNBALL	1355979	https://HistoricEngland.org.uk/listing/the-list/list-entry/1355979	Listing	II	27 TURNBALL Chiseldon CHISELDON Swindon
3, TURNBALL	1184481	https://HistoricEngland.org.uk/listing/the-list/list-entry/1184481	Listing	II	3 TURNBALL Chiseldon CHISELDON Swindon
CORNER THATCHES	1355975	https://HistoricEngland.org.uk/listing/the-list/list-entry/1355975	Listing	II	CORNER THATCHES HIGH STREET Chiseldon CHISELDON Swindon
25 AND 26, TURNBALL	1184485	https://HistoricEngland.org.uk/listing/the-list/list-entry/1184485	Listing	II	25 AND 26 TURNBALL Chiseldon CHISELDON Swindon
MAY COTTAGE	1300124	https://HistoricEngland.org.uk/listing/the-list/list-entry/1300124	Listing	II	MAY COTTAGE MAYS LANE Chiseldon CHISELDON Swindon
2, SLIPPER LANE	1184474	https://HistoricEngland.org.uk/listing/the-list/list-entry/1184474	Listing	II	2 SLIPPER LANE Chiseldon CHISELDON Swindon
CANNEY COTTAGE	1355971	https://HistoricEngland.org.uk/listing/the-list/list-entry/1355971	Listing	II	CANNEY COTTAGE THE CANNEY Chiseldon CHISELDON Swindon
3-6, STATION ROAD	1355978	https://HistoricEngland.org.uk/listing/the-list/list-entry/1355978	Listing	II	3-6 STATION ROAD Chiseldon CHISELDON Swindon
DEVILSTONE WALL AND GARDEN WALLS	1355972	https://HistoricEngland.org.uk/listing/the-list/list-entry/1355972	Listing	II	DEVILSTONE WALL AND GARDEN WALLS TO NORTH AT

Chiseldon Neighbourhood Development Plan

TO NORTH AT PARSONAGE FARMHOUSE					PARSONAGE FARMHOUSE CHURCH STREET Chiseldon CHISELDON Swindon
PARSONAGE FARMHOUSE	1023313	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023313	Listing	II	PARSONAGE FARMHOUSE CHURCH STREET Chiseldon CHISELDON Swindon
BLYTHE COTTAGE	1300163	https://HistoricEngland.org.uk/listing/the-list/list-entry/1300163	Listing	II	BLYTHE COTTAGE 5 CHURCH STREET Chiseldon CHISELDON Swindon
4, CHURCH STREET	1355973	https://HistoricEngland.org.uk/listing/the-list/list-entry/1355973	Listing	II	4 CHURCH STREET Chiseldon CHISELDON Swindon
20 AND 24, TURNBALL	1023329	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023329	Listing	II	20 AND 24 TURNBALL Chiseldon CHISELDON Swindon
CHURCH COTTAGE	1184363	https://HistoricEngland.org.uk/listing/the-list/list-entry/1184363	Listing	II	CHURCH COTTAGE 3 CHURCH STREET Chiseldon CHISELDON Swindon
CHURCH OF THE HOLY CROSS	1023312	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023312	Listing	I	CHURCH OF THE HOLY CROSS CHURCH STREET Chiseldon CHISELDON Swindon
MILESTONE NEAR PARISH SOUTH BOUNDARY	1203736	https://HistoricEngland.org.uk/listing/the-list/list-entry/1203736	Listing	II	MILESTONE NEAR PARISH SOUTH BOUNDARY A435 Chiseldon Swindon
BARN TO WEST OF NO 34	1023323	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023323	Listing	II	BARN TO WEST OF NO 34 Chiseldon HODSON Swindon

Chiseldon Neighbourhood Development Plan

15 AND 16, BADBURY	1184291	https://HistoricEngland.org.uk/listing/the-list/list-entry/1184291	Listing	II	15 AND 16 BADBURY Chiseldon BADBURY Swindon
24, BADBURY	1184298	https://HistoricEngland.org.uk/listing/the-list/list-entry/1184298	Listing	II	24 BADBURY Chiseldon BADBURY Swindon
21	1184419	https://HistoricEngland.org.uk/listing/the-list/list-entry/1184419	Listing	II	21 Chiseldon HODSON Swindon
BADBURY COTTAGE	1023306	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023306	Listing	II	BADBURY COTTAGE BADBURY Chiseldon BADBURY Swindon
STORE TO EAST OF HODSON FARMHOUSE	1355976	https://HistoricEngland.org.uk/listing/the-list/list-entry/1355976	Listing	II	STORE TO EAST OF HODSON FARMHOUSE HODSON Chiseldon HODSON Swindon
19, BADBURY	1023305	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023305	Listing	II	19 BADBURY Chiseldon BADBURY Swindon
CRUACHAN COTTAGE	1023321	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023321	Listing	II	CRUACHAN COTTAGE 31 Chiseldon HODSON Swindon
GRANARY IN KITCHEN COURT	1184319	https://HistoricEngland.org.uk/listing/the-list/list-entry/1184319	Listing	II	GRANARY IN KITCHEN COURT Chiseldon BURDEROP PARK Swindon
BOUNDARY WALLS TO FRONT AND GARDEN PAVILION AT DRAYCOT FARMHOUSE	1023317	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023317	Listing	II	BOUNDARY WALLS TO FRONT AND GARDEN PAVILION AT DRAYCOT FARMHOUSE Chiseldon DRAYCOT FOLIAT Swindon
30, BERRICOT LANE	1355970	https://HistoricEngland.org.uk/listing/the-list/list-entry/1355970	Listing	II	30 BERRICOT LANE Chiseldon BADBURY Swindon

Chiseldon Neighbourhood Development Plan

BARN AT LODGE FARM	1023310	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023310	Listing	II	BARN AT LODGE FARM Chiseldon Swindon
28 AND 29, BADBURY	1355968	https://HistoricEngland.org.uk/listing/the-list/list-entry/1355968	Listing	II	28 AND 29 BADBURY Chiseldon BADBURY Swindon
11	1023304	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023304	Listing	II	11 Chiseldon BADBURY Swindon
KITCHEN GARDEN WALLS, GATES AND GATE PIERS TO BURDEROP PARK	1023308	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023308	Listing	II	KITCHEN GARDEN WALLS GATES AND GATE PIERS TO BURDEROP PARK Chiseldon BURDEROP PARK Swindon
32 AND 33	1023322	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023322	Listing	II	32 AND 33 Chiseldon HODSON Swindon
WALLS TO KITCHEN COURT ON NORTH AND EAST SIDES AND ATTACHED BUILDING AT BURDEROP PARK	1300178	https://HistoricEngland.org.uk/listing/the-list/list-entry/1300178	Listing	II	WALLS TO KITCHEN COURT ON NORTH AND EAST SIDES AND ATTACHED BUILDING AT BURDEROP PARK Chiseldon BURDEROP PARK Swindon
4 AND 4A	1184285	https://HistoricEngland.org.uk/listing/the-list/list-entry/1184285	Listing	II	4 AND 4A Chiseldon BADBURY Swindon
MILESTONE	1300123	https://HistoricEngland.org.uk/listing/the-list/list-entry/1300123	Listing	II	MILESTONE MARLBOROUGH ROAD Chiseldon COATE Swindon
22 AND 23	1023320	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023320	Listing	II	22 AND 23 Chiseldon HODSON Swindon

Chiseldon Neighbourhood Development Plan

28 AND 29	1184426	https://HistoricEngland.org.uk/listing/the-list/list-entry/1184426	Listing	II	28 AND 29 Chiseldon HODSON Swindon
LITTLECOT	1300149	https://HistoricEngland.org.uk/listing/the-list/list-entry/1300149	Listing	II	24 Chiseldon HODSON Swindon
12-16, HODSON	1184397	https://HistoricEngland.org.uk/listing/the-list/list-entry/1184397	Listing	II	12-16 HODSON Chiseldon HODSON Swindon
34	1184433	https://HistoricEngland.org.uk/listing/the-list/list-entry/1184433	Listing	II	34 Chiseldon HODSON Swindon
WEST WING TO BURDEROP PARK	1184299	https://HistoricEngland.org.uk/listing/the-list/list-entry/1184299	Listing	II	WEST WING TO BURDEROP PARK BURDEROP Chiseldon BURDEROP PARK Swindon
DRAYCOT FARMHOUSE	1184386	https://HistoricEngland.org.uk/listing/the-list/list-entry/1184386	Listing	II	DRAYCOT FARMHOUSE Chiseldon DRAYCOT FOLIAT Swindon
18 AND 20, HODSON	1023318	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023318	Listing	II	18 AND 20 HODSON Chiseldon HODSON Swindon
COACH HOUSE AND STABLE BLOCK EAST OF BURDEROP COTTAGE	1355969	https://HistoricEngland.org.uk/listing/the-list/list-entry/1355969	Listing	II	COACH HOUSE AND STABLE BLOCK EAST OF BURDEROP COTTAGE Chiseldon BURDEROP PARK Swindon
SHEPHEARD'S FARMHOUSE	1355974	https://HistoricEngland.org.uk/listing/the-list/list-entry/1355974	Listing	II	SHEPHEARD'S FARMHOUSE Chiseldon DRAYCOT FOLIAT Swindon

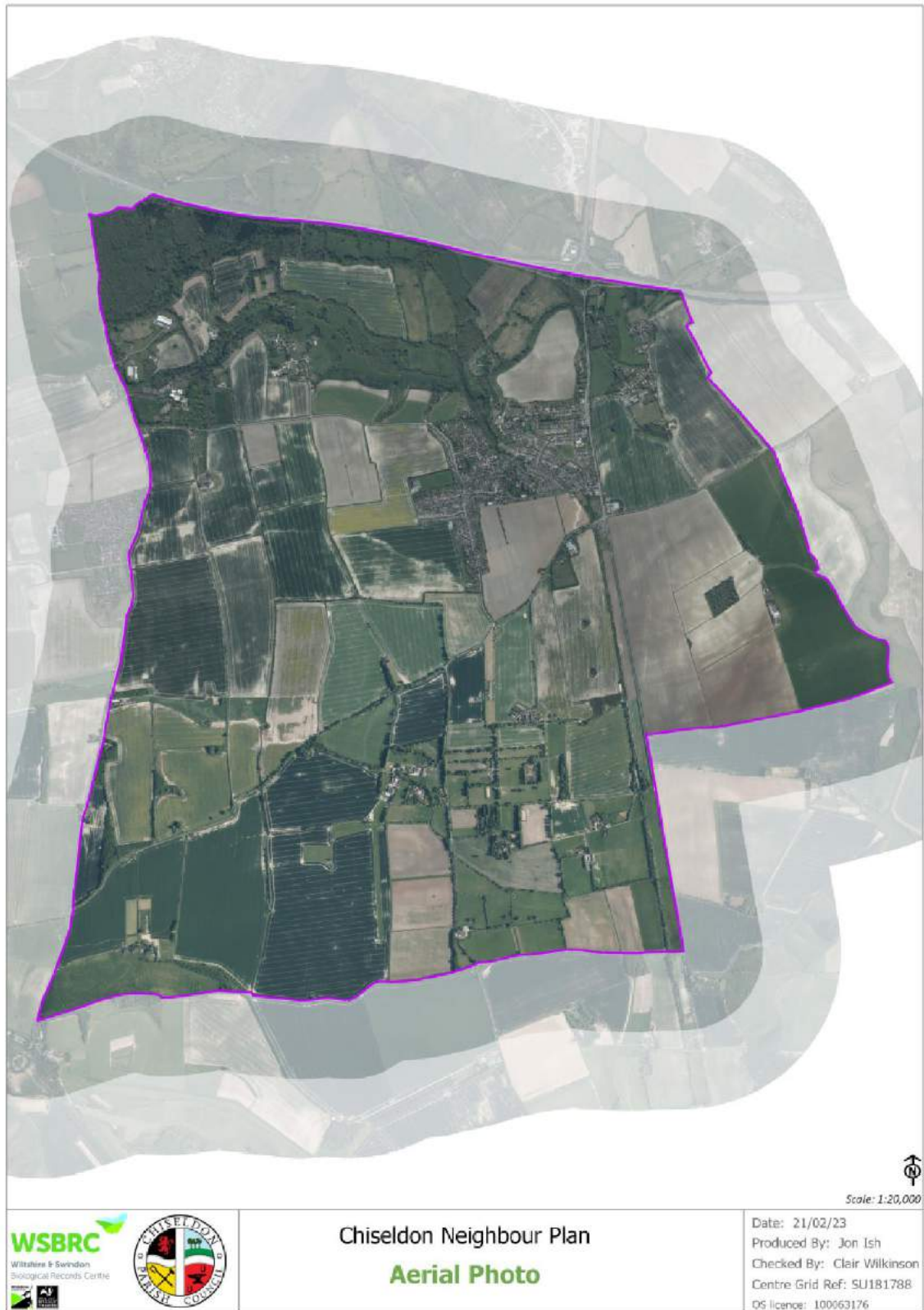
Chiseldon Neighbourhood Development Plan

HODSON HOUSE AND STABLE RANGE TO WEST	1023319	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023319	Listing	II	HODSON HOUSE AND STABLE RANGE TO WEST HODSON Chiseldon HODSON Swindon
FORMER TOLL HOUSE TO WEST OF BURDEROP FARM	1023325	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023325	Listing	II	FORMER TOLL HOUSE TO WEST OF BURDEROP FARM MARLBOROUGH ROAD Wroughton CHISELDON Swindon
BADBURY WICK FARM COTTAGE	1300167	https://HistoricEngland.org.uk/listing/the-list/list-entry/1300167	Listing	II	BADBURY WICK FARM COTTAGE 44 DAY HOUSE LANE Central Swindon South CHISELDON Swindon
45, DAY HOUSE LANE	1023316	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023316	Listing	II	45 DAY HOUSE LANE Central Swindon South CHISELDON Swindon
THE MANOR	1184296	https://HistoricEngland.org.uk/listing/the-list/list-entry/1184296	Listing	II	THE MANOR BADBURY Chiseldon BADBURY Swindon
HODSON FARMHOUSE	1184403	https://HistoricEngland.org.uk/listing/the-list/list-entry/1184403	Listing	II	HODSON FARMHOUSE HODSON Chiseldon HODSON Swindon
DAY HOUSE	1023315	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023315	Listing	II	DAY HOUSE DAY HOUSE LANE Central Swindon South CHISELDON Swindon
35, NEW ROAD	1023327	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023327	Listing	II	35 NEW ROAD Chiseldon CHISELDON Swindon

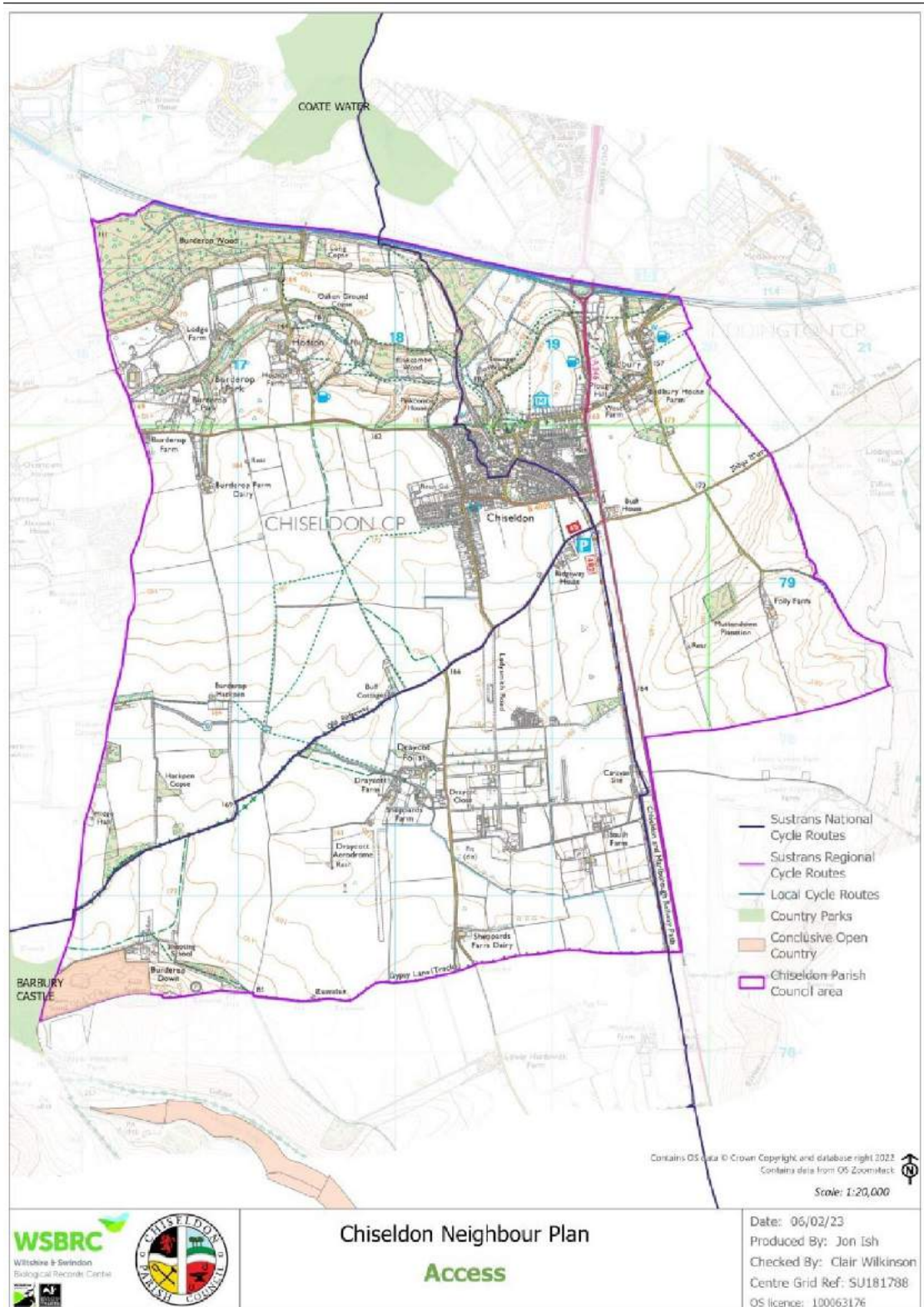
Chiseldon Neighbourhood Development Plan

BURDEROP COTTAGE AND STABLES TO NORTH	1023309	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023309	Listing	II	BURDEROP COTTAGE AND STABLES TO NORTH Chiseldon BURDEROP PARK Swindon
BURDEROP PARK	1023307	https://HistoricEngland.org.uk/listing/the-list/list-entry/1023307	Listing	II*	BURDEROP PARK BURDEROP Chiseldon BURDEROP PARK Swindon
NIGHTINGALE FARMHOUSE AT NATIONAL GRID REFERENCE SU 165815	1184438	https://HistoricEngland.org.uk/listing/the-list/list-entry/1184438	Listing	II	NIGHTINGALE FARMHOUSE AT NATIONAL GRID REFERENCE SU 165815 Central Swindon South HODSON Swindon
Disc barrow on Burderop Down, 1km north-east of Upper Herdswick Farm	1010457	https://HistoricEngland.org.uk/listing/the-list/list-entry/1010457	Scheduling	n/a	Chiseldon Swindon
Field system and earthwork enclosure on Burderop Down	1016383	https://HistoricEngland.org.uk/listing/the-list/list-entry/1016383	Scheduling	n/a	Chiseldon Swindon

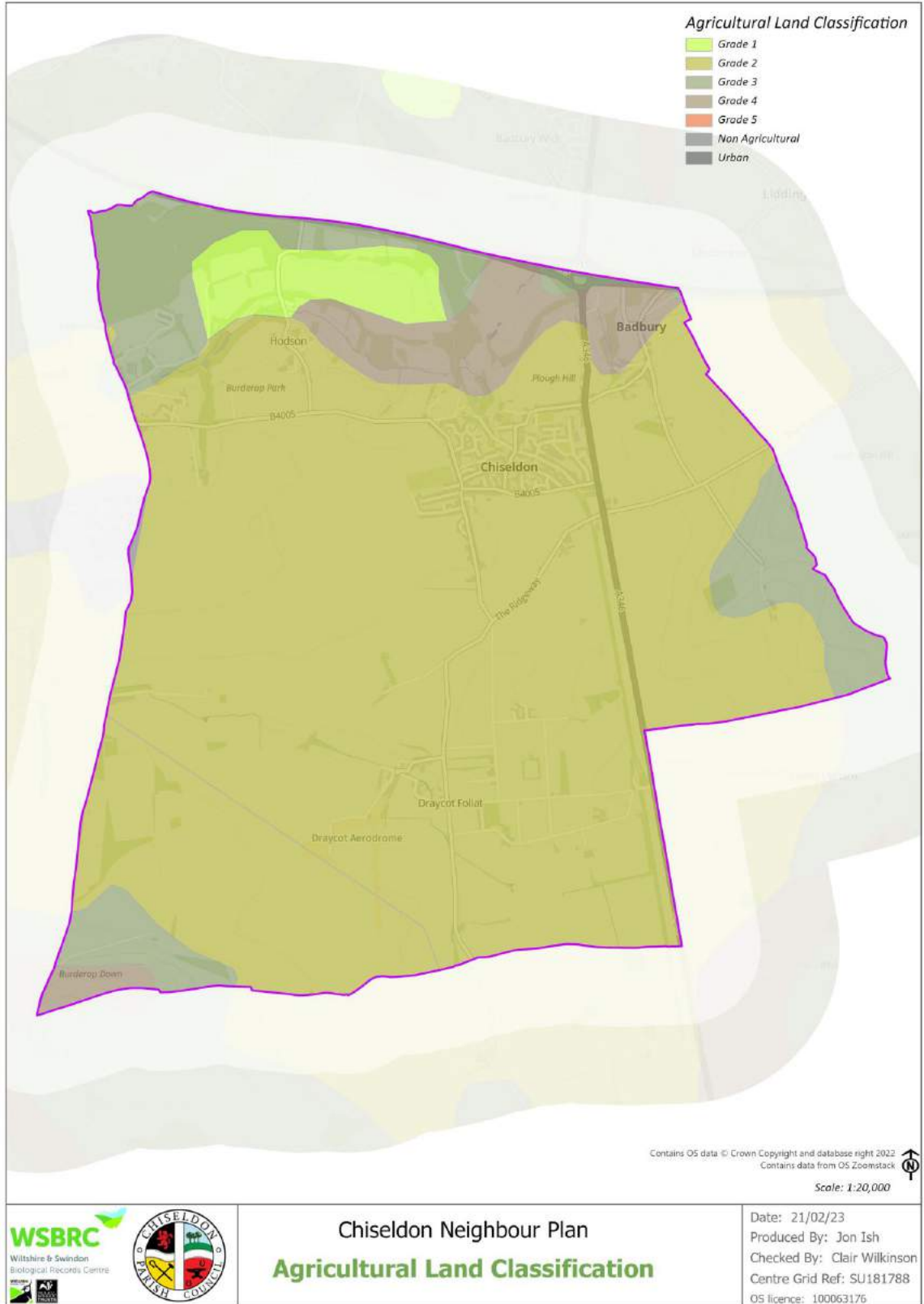
Appendix 3: Biodiversity and nature recovery mapping



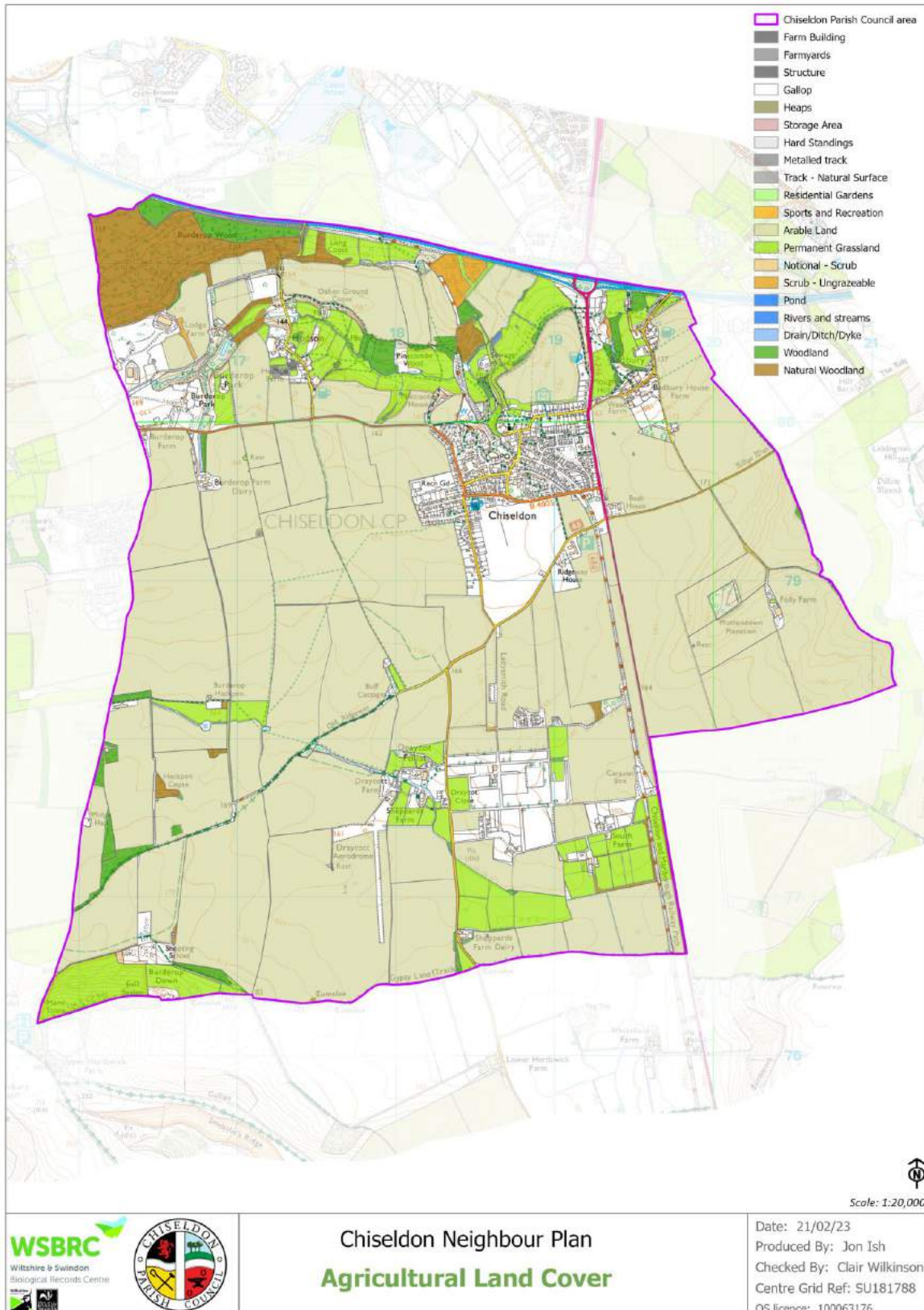
Chiseldon Neighbourhood Development Plan



Chiseldon Neighbourhood Development Plan



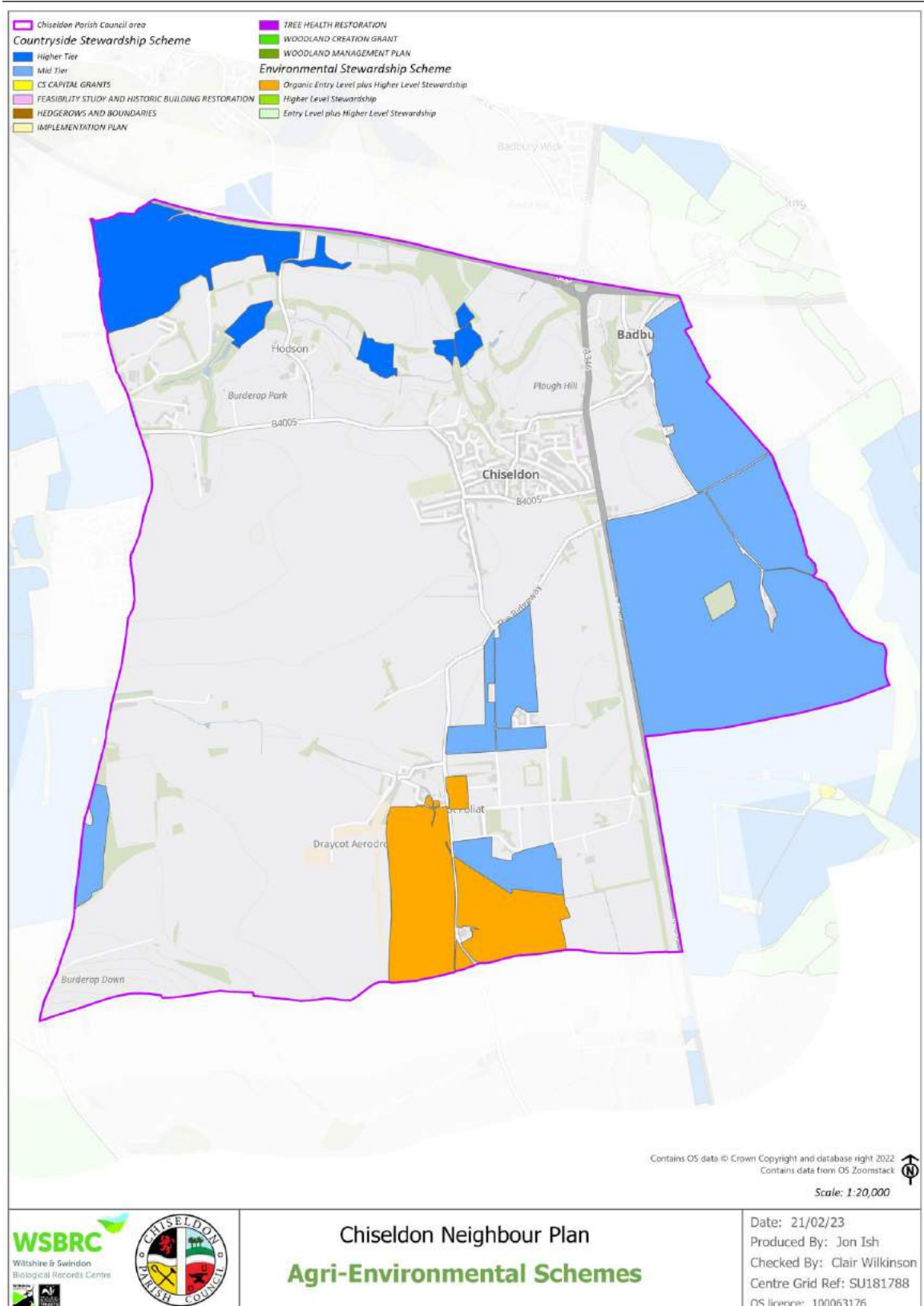
Chiseldon Neighbourhood Development Plan



Chiseldon Neighbour Plan Agricultural Land Cover

Date: 21/02/23
 Produced By: Jon Ish
 Checked By: Clair Wilkinson
 Centre Grid Ref: SU181788
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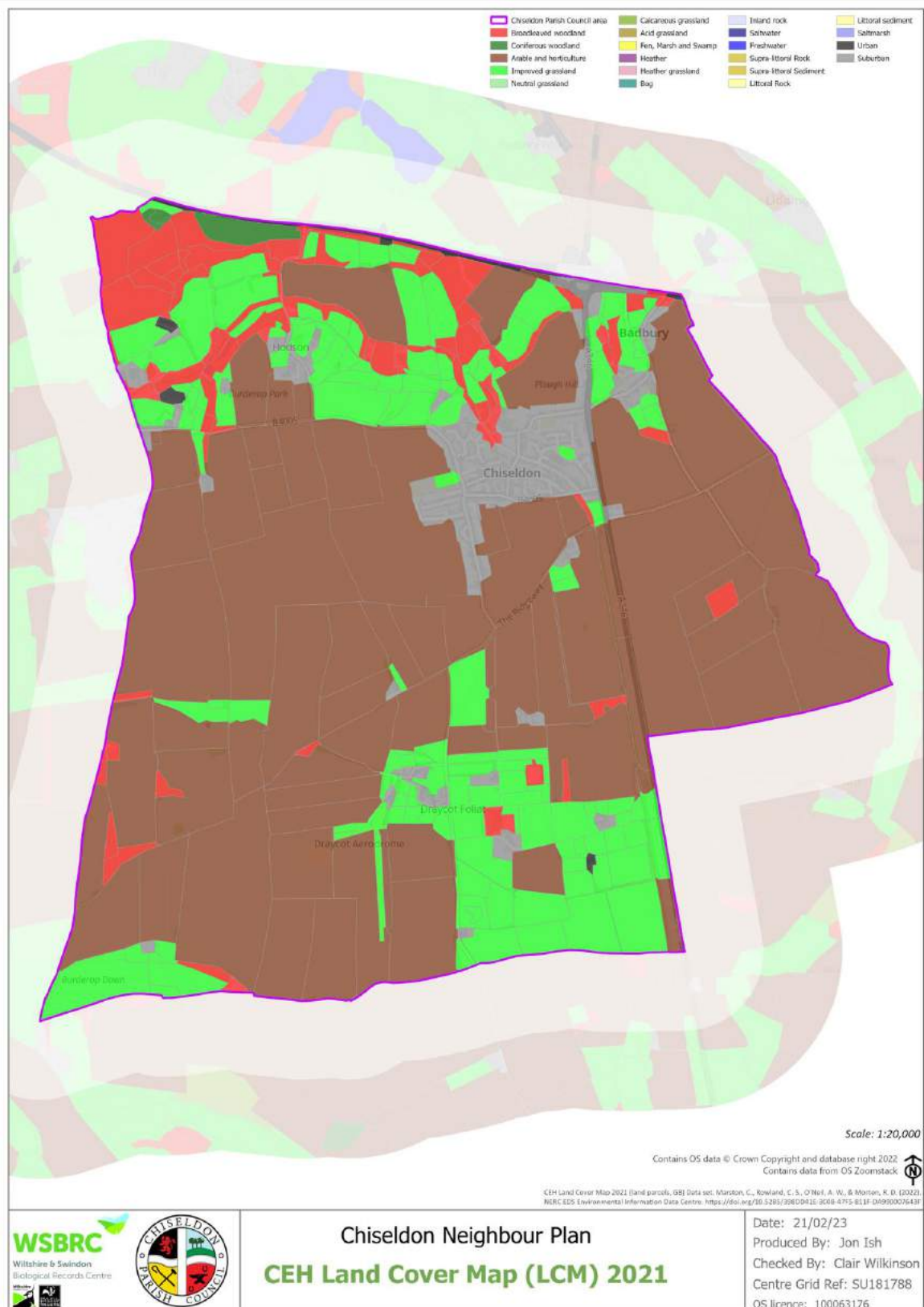
Chiseldon Neighbourhood Development Plan



Chiseldon Neighbour Plan Agri-Environmental Schemes

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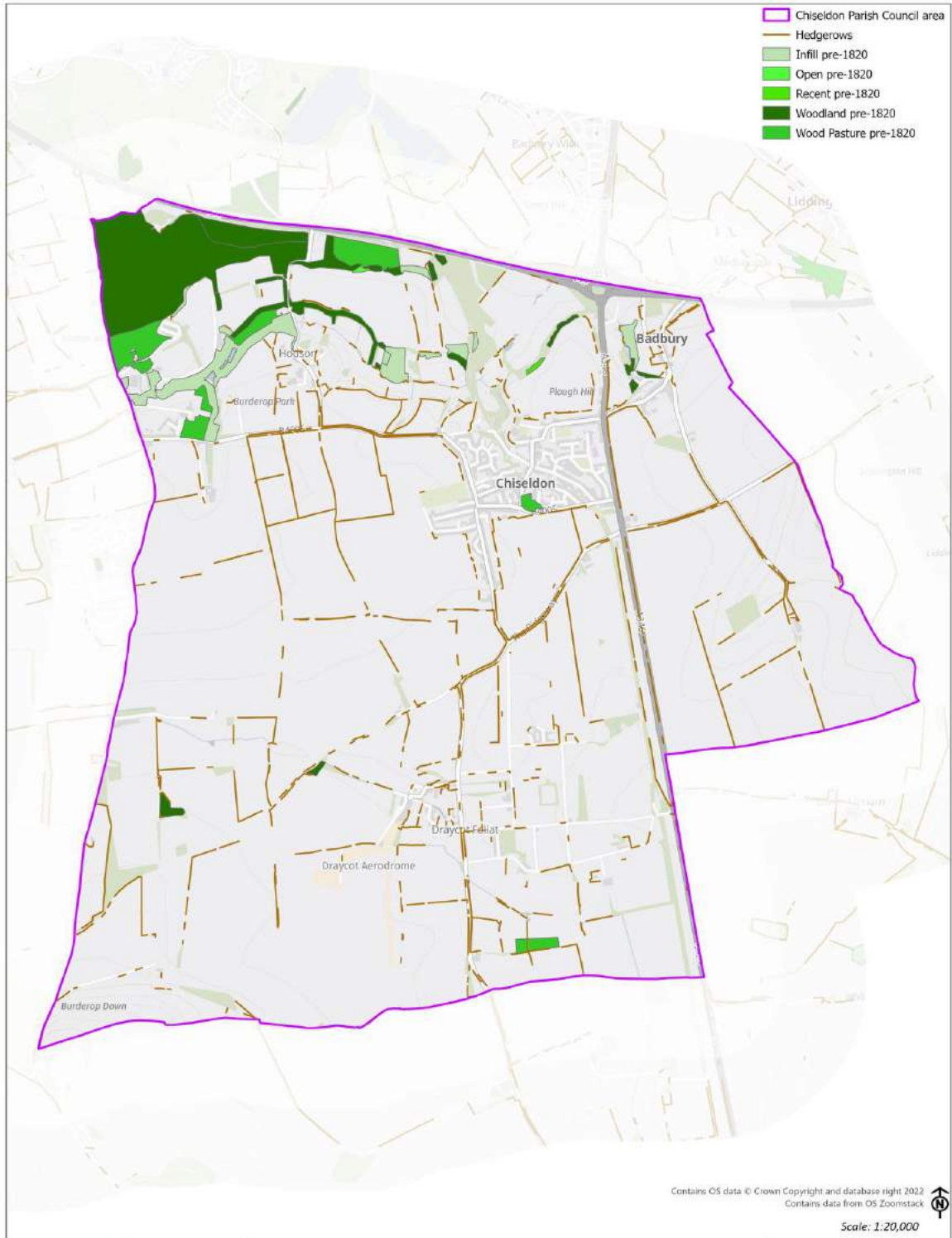
Chiseldon Neighbourhood Development Plan



Chiseldon Neighbourhood Development Plan



Chiseldon Neighbourhood Development Plan



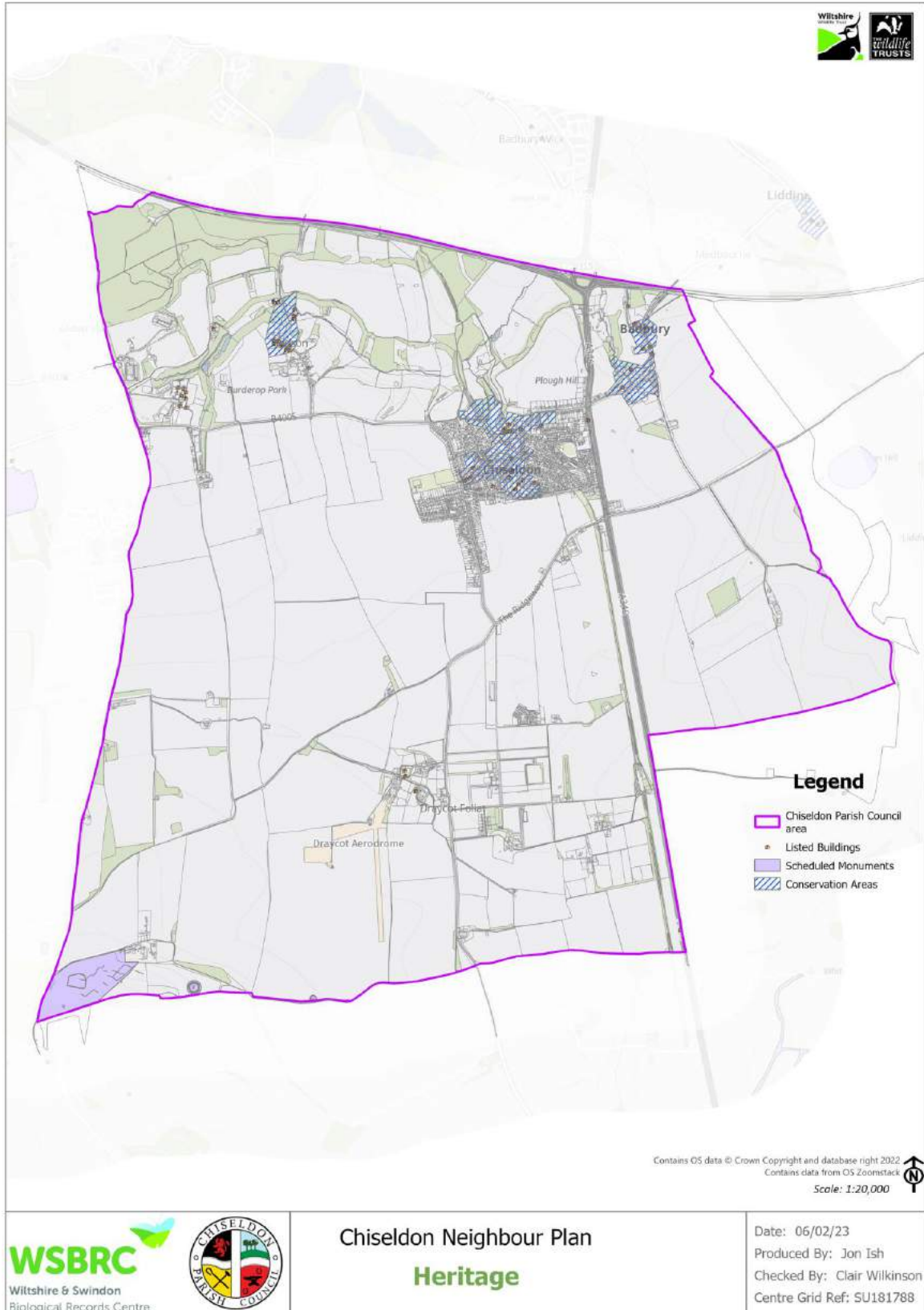
Contains OS data © Crown Copyright and database right 2022
 Contains data from OS Zoomstack
 Scale: 1:20,000



Chiseldon Neighbour Plan Hedgerows and Ancient Woodlands

Date: 06/02/23
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 Checked By: Clair Wilkinson
 Centre Grid Ref: SU181788
 OS licence: 100063176

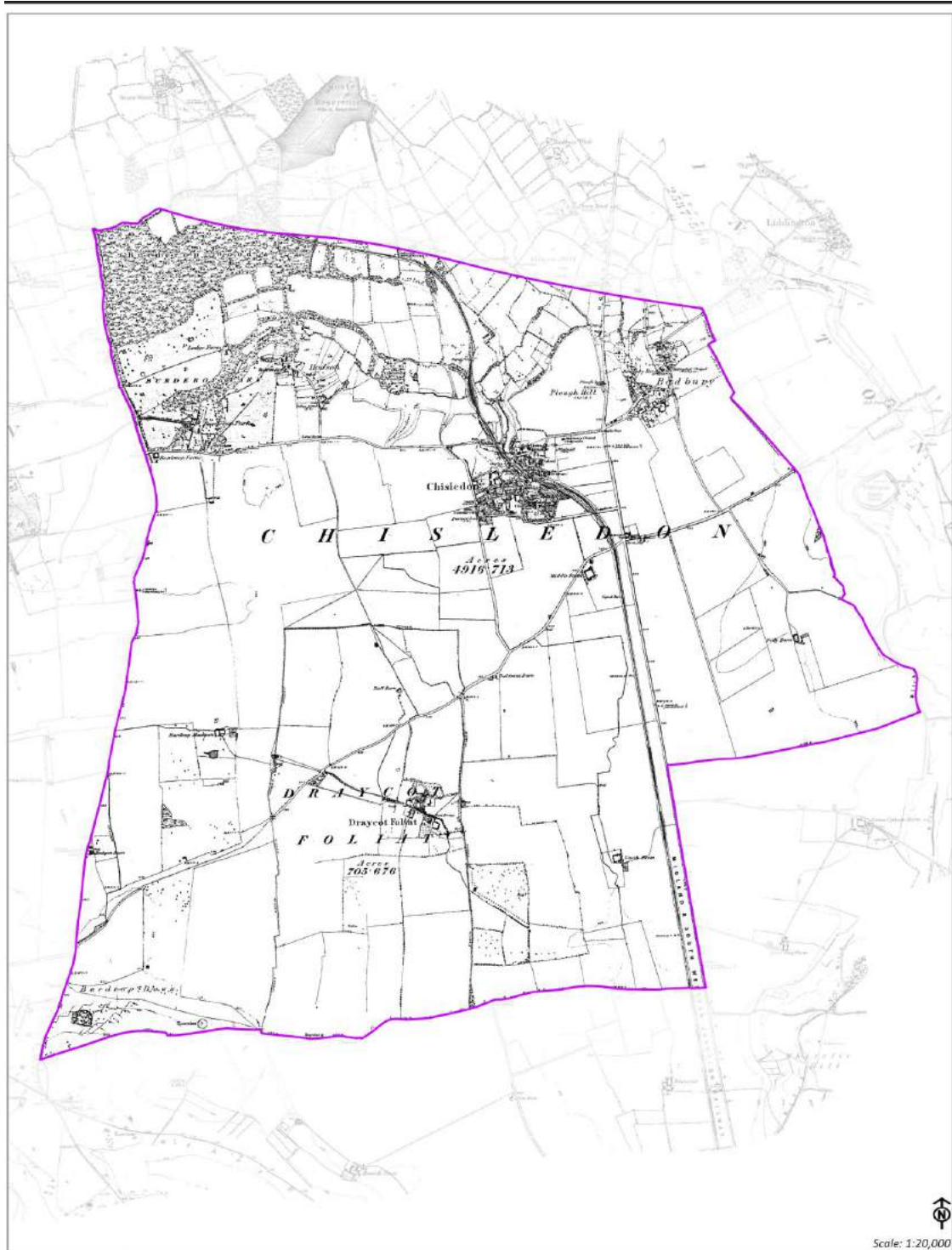
Chiseldon Neighbourhood Development Plan



Chiseldon Neighbourhood Development Plan



Chiseldon Neighbourhood Development Plan



Scale: 1:20,000



Chiseldon Neighbour Plan OS Epoch 1 Historic Mapping

Date: 21/02/23
Produced By: Jon Ish
Checked By: Clair Wilkinson
Centre Grid Ref: SU181788
OS licence: 100063176

Chiseldon Neighbourhood Development Plan




Appendix 4: Local Green Spaces

Chiseldon Neighbourhood Development Plan


Name: Recreation Field (1)	Address: Off Norris Close, Chiseldon
Proximity: Situated on the west side of Chiseldon, within walking distance from all of Chiseldon village and those in Hodson.	
Local significance: Largest available open space for recreation that is not privately owned within the parish. Events are held here. The Chiseldon football club play their matches here. The area is the site of the ornate wrought iron Coronation Gates for Queen Elizabeth II. Free play is available on this site for all. Dogs are welcome on a lead for walking. Clubs such as scouts use the field for outside activities. The Tennis Club is located on this site, along with the recreation hall and outside gym equipment.	
Local in character: Bordered by houses on two sides, and trees, fencing and farmland on the other 2. The area is defined by its boundaries.	
 A map showing the Recreation Ground area. The ground is highlighted in green with diagonal lines and outlined in blue. Labels include 'Recreation Ground', 'Pav', and 'THE CURNICKS'. A road labeled 'Norris Close' is visible to the right.	
 A photograph of the Recreation Ground, showing a large green field with a goalpost in the distance under a clear blue sky.	


Chiseldon Neighbourhood Development Plan

Name: Home Close nature area and wildlife corridor West (2)	Address: Off Hodson Road, Chiseldon at the entrance to Home Close and adjoining Washpool
Proximity: On the edge of the Home Close housing development, bordering the B road that runs through the village and towards Wroughton.	
Local significance Used by dog walkers. The site is left wild to the benefit of animals and insects. "Corridor" used by deer in the area. Required as access to drainage tunnels installed by SBC to combat flooding on Hodson Road. Wooded area. This land is owned by Swindon Borough Council and managed by Chiseldon Parish Council.	
Local in character: Small area contained within a tree lined boundary. Left "wild" for the benefit of local wildlife and insects.	
 A map of Chiseldon, England, showing a specific area highlighted in green with a blue outline. The highlighted area is located between Hodson Road (B4005) to the west and Church Street to the east. The area is bounded by a tree-lined boundary. The map also shows other streets like Home Close, High Street, and PO Station. The word 'Chiseldon' is written at the bottom of the map.	




Chiseldon Neighbourhood Development Plan

Name: Private residence that provides a continuing wildlife corridor between Strouds Hill and Home Close. (3)	Address: Off Stroud Hill Car park and adjoining Washpool
Proximity: On the edge of the Home Close housing development and Strouds Hill green, accessible from Strouds Hill.	
Local significance Bordering Washpool and Home Close, this area completes the central wildlife corridor.	
Local in character: Small area contained within a tree lined boundary. Provides access to a private property.	
 A map of the Chiseldon area showing a green hatched wildlife corridor. The corridor is outlined in blue and runs from the top left towards the bottom right. It is situated between Strouds Hill and Home Close. Key streets shown include Church Street, Strouds Hill, and High Street. A building labeled 'Holy Cross Church' is visible near Church Street. The map also shows residential buildings and a road labeled 'Slipper'.	

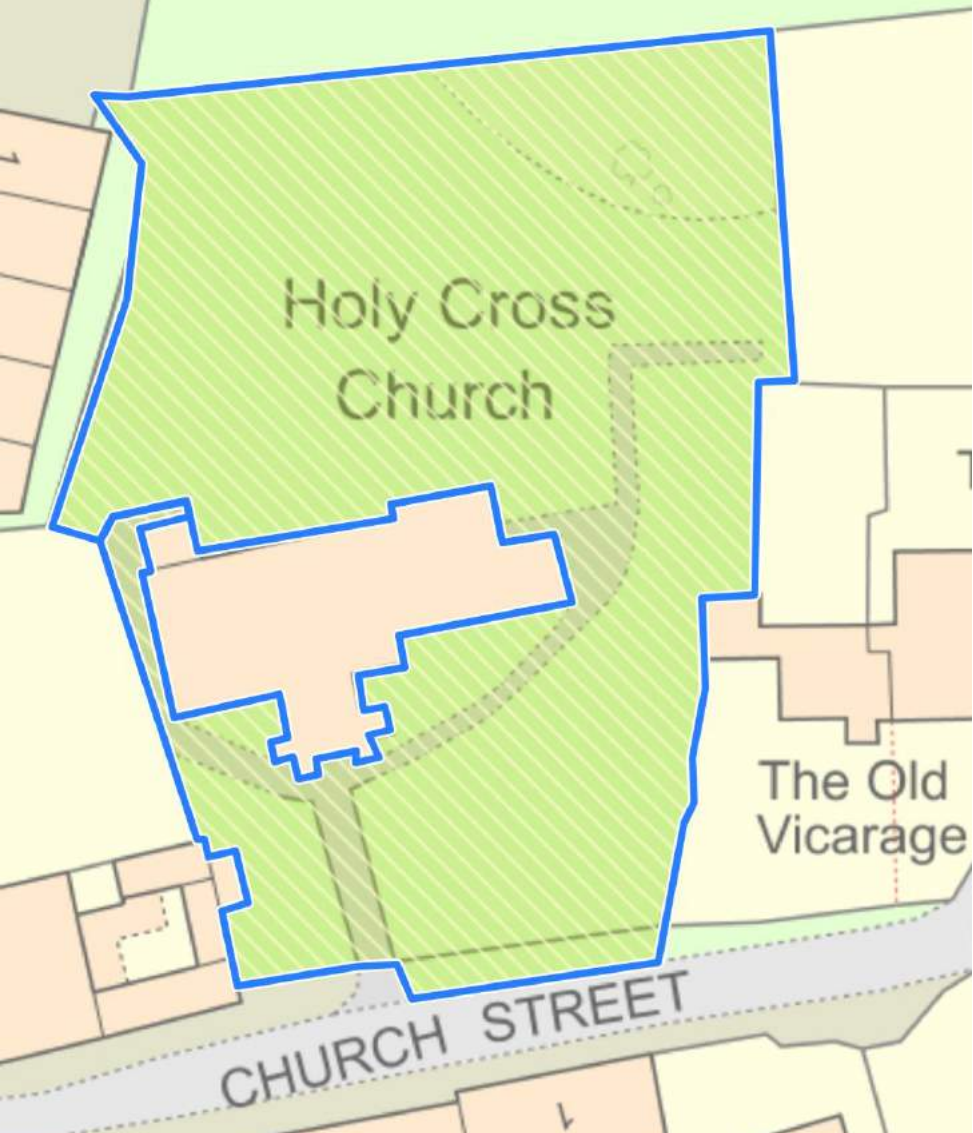
<p>Name: Washpool (4)</p>	<p>Address: Off Butts Road Chiseldon</p>
<p>Proximity:</p> <p>Accessed via Butts Road, Strouds Hill, Church Street and Norris Close. Central community location</p>	
<p>Local significance</p> <p>Tranquil. Wildlife – three ponds, including a newt pond, local walks, 6 sheep privately owned by volunteer group graze the site.</p> <p>Historic part of the area – Mill site, Blacksmith Site, Pathway for church between Hodson and Chiseldon. Site used to many locals – local walks and walking route to Swindon (Coate), picnics, dog walking, cycling, paddling in the stream, animal and plant discovery. Valued as a sense of peace and quiet within the local area. Usage was increased dramatically during Covid when outside safe space was needed. A group of volunteers maintain the site for everyone to use.</p> <p>The parish council have a 30 year lease of this land starting in 2008.</p>	
<p>Local in character:</p> <p>Located in a valley, with pedestrian access on all sides. Full of trees, shrubs, wildflowers and meadow areas.</p>	
	




Name: Strouds Hill Green (5)	Address: Strouds Hill, Chiseldon
<p>Proximity:</p> <p>Near the Washpool site, and near the local shop. Widely used by children playing and dog walkers. Central location in the village. Convenient parking area to access local 45 cycle route and washpool.</p>	
<p>Local significance</p> <p>Muntjac live in the tree line bordering this green area. Historic value as the site of the station for the old railway line that ran through Chiseldon. Children use the site as a play area. The area is surprisingly calm and quiet. The children in nearby flats with no outside area, use the area as playing space. Used for small public events – playing out schemes. A number of mature trees line the area which are full of local wildlife. Car park provides access to Washpool.</p> <p>This photo shows the site in 1900.</p>  <p style="text-align: center; font-size: small;">View near the Station, Chiseldon.</p>	
<p>Local in character:</p> <p>The green is bordered on all sides by houses or back gardens. The green sits in a natural dip of land with banks to 3 sides and a slope down to washpool.</p> <p>The land is owned by Swindon Borough Council and is managed by the parish council.</p>	



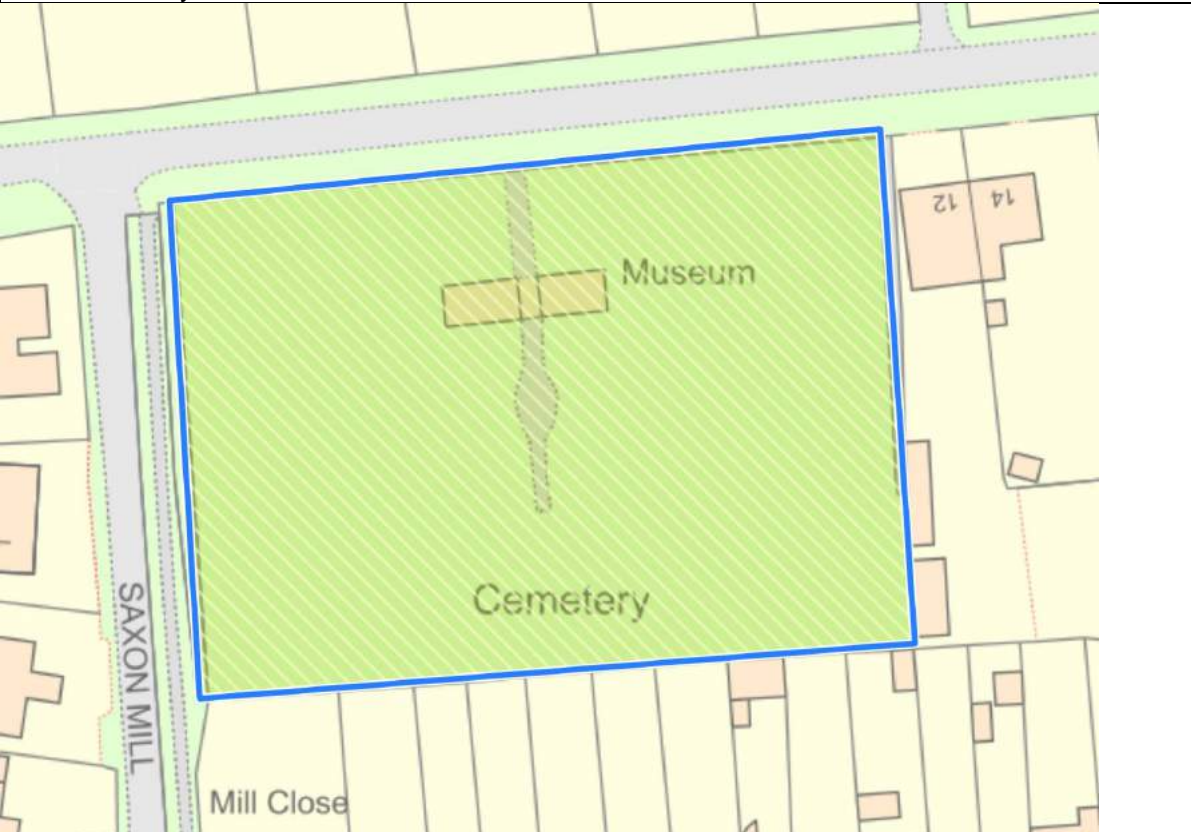
Chiseldon Neighbourhood Development Plan

Name: Holy Cross church graveyard (6)	Address: Holy Cross Church, Church Street, Chiseldon
Proximity: The churchyard is in the historic core of the Chiseldon settlement	
Local significance Church of England parishes for Chiseldon with Draycot Foliat, Ogbourne St Andrew with Rockley and Ogbourne St George.	
Local in character: The churchyard is surrounded by walls and residential development on three sides.	
 A map showing the Holy Cross Church and its graveyard. The church is a light orange building with a blue outline. The graveyard is a green area with diagonal hatching, also outlined in blue. The church is situated on Church Street, which is labeled at the bottom. To the right of the church is 'The Old Vicarage', a light orange building. The map shows the church and graveyard are surrounded by residential buildings on three sides.	

Chiseldon Neighbourhood Development Plan

Name: Sir Henry Calley Memorial Garden (7)	Address: Un-named road off Butts Road
Proximity: Within historic heart of original Chiseldon settlement adjacent to Holy Cross Churdh .	
Local significance Local cemetery managed by the Parish Council.	
Local in character: The cemetery is within the main settlement in Chiseldon.	
	

Chiseldon Neighbourhood Development Plan

Name: Butts Road cemetery and garden of remembrance (8)	Address: Butts Road, Chiseldon
Proximity: A local cemetery in the heart of the main settlement.	
Local significance Local cemetery, location of Chiseldon Museum and Parish Council offices.	
Local in character: The cemetery is within the main settlement in Chiseldon	
 <p>The map shows a street layout with a road labeled 'SAXON MILL' on the left and 'Mill Close' at the bottom. A large green hatched area, outlined in blue, represents the cemetery and museum. Inside this area, a yellow cross-shaped building is labeled 'Museum' and the word 'Cemetery' is written below it. To the right of the green area, there are several orange-colored residential buildings, one of which is labeled with the numbers '14' and '12'. The surrounding area is colored light yellow, representing other residential or commercial buildings.</p>	

1.

<p>Name: Castle View Play Area (9)</p>	<p>Address: Castle View Road Chiseldo n</p>
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Proximity:
 Central location. Near the Primary School.

Local significance
 The only play area with equipment in the Parish. Located near the primary school – used extensively after school and during the holidays. Local meeting spot for children and teenagers. Football games are played on site using the goals provided. Children cycle on the field and used by dog walkers. Used by children who live in flats with no access to green outside space of their own. Retirement bungalows border the site and allows the elderly to visit a green space near to their homes.

Local in character:
 Surrounded by houses on all sides. Accessed by the Primary school. Location for parents to use on school drop off and pick up.






<p>Name: Chiseldon Primary School playing field (10)</p>	<p>Address: Castle View Road Chiseldon</p>
<p>Proximity: Situated within the local Primary School</p>	
<p>Local significance Required for the 150 approx school children who attend the school to ensure they have exercise and outside space during their school day. Part of local history and would be beneficial to retain in perpetuity.</p>	
<p>Local in character: Within main settlement.</p>	




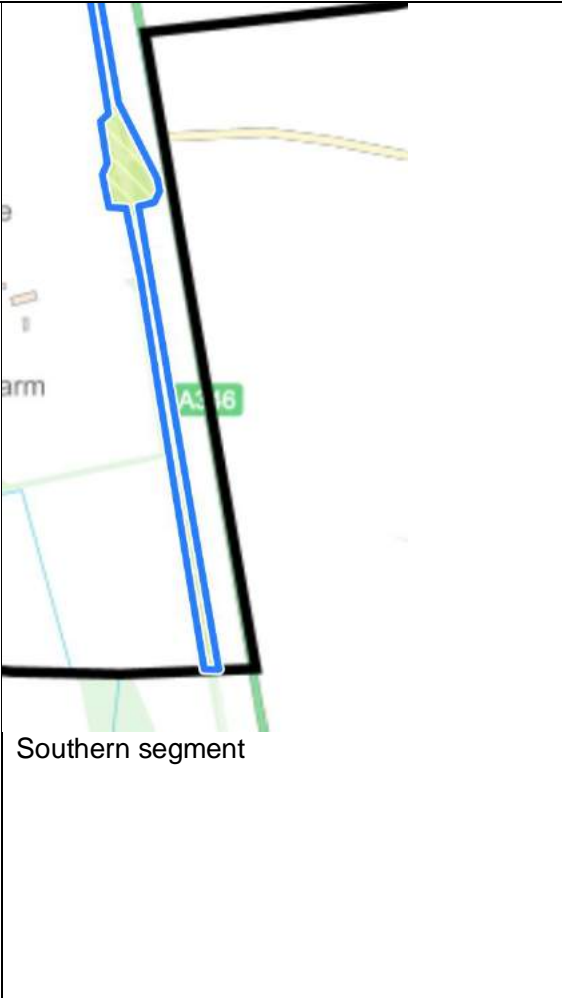
Chiseldon Neighbourhood Development Plan

Name: Canney Green (11)	Address:
Proximity: Centre of Chiseldon Village	
Local significance Small green open space, backed by properties on all sides. Used for informal leisure – kids play, dog walking etc.	
Local in character: Surrounded on 2 sides with historical red brick walls and hedge on the remaining sides. Secluded with only pedestrian access.	
	

<p>Name: Allotments and land adjacent to allotments known as the “Millennium Copse” (12)</p>	<p>Address: New Road Chiseldon</p>
<p>Proximity:</p> <p>Located off of the “main” road that runs through Chiseldon – New Road.</p>	
<p>Site of the old railway line that ran through Chiseldon that has strong historical significance in the Parish. The 26 allotment plots provide outside recreation for residents of the parish. There is a bluebell wood within the Milenium Copse which is a willow copse. There are 3 benches for walkers. Part of the 45 cycle route.</p>	
	
<p>Local in character:</p> <p>Allotment plots and a small copped area of willow trees</p>	




Chiseldon Neighbourhood Development Plan


Name: Old railway track path, Chiseldon (13)	Address: Off of Ridgeway Road, Chiseldon
Proximity: Accessed to the east of Chiseldon near the location of the popular 3 Threes Farm Shop. Part of the 45 cycle route.	
Local significance Follows the path of the old railway line that ran through Chiseldon – which has great local significance to residents. A very popular walking route leading to Ogbourne St George and Marlborough. Used extensively for dog walking, horse riding and cycling as its part of the 45 cycle route.	
Local in character: Part of the historic railway line. Tree lined path with views to local fields.	
 <p style="text-align: center;">Northern segment</p>	 <p style="text-align: center;">Southern segment</p>




Courtesy of Downes Photography

Chiseldon Neighbourhood Development Plan


Name: Green space at Aisne Road, Ridgeway View (14)	Address: Aisne Road, Ridgeway View
Proximity: Situated within the small hamlet of Ridgeway View. The site of the old army hospital within WW2.	
Local significance Historical significance due to the “Chiseldon Camp” in WW2. Chiseldon Camp Swindon - history of an army base not forgotten (swindonweb.com) . Used by local residents as an open playing space. The current site of a memorial stone commemorating those who passed through the camp during WW2 placed by Chiseldon History Group.	
Local in character: Small green area overlooked by properties at Ridgeway View.	
 A map showing a residential area with a green space highlighted in green with diagonal lines and a blue border. The green space is located at the junction of Aisne Road and Sambre Road. Aisne Road is labeled vertically, and Sambre Road is labeled horizontally. Buildings are shown in orange and yellow, with some numbered '1' and '4'. The map also shows a road network and a green area at the bottom.	

<p>Name: Green space at Draycot Close, Draycot Foliat (15)</p>	<p>Address: Draycot Close, Draycot Foliat</p>
<p>Proximity:</p> <p>Small green space outside the properties on Draycot Close at Draycot Foliat.</p>	
<p>Local significance</p> <p>Play area for children. Contains pathway for access to the properties of Draycot Close. Provides a green outlook from modest front gardens.</p>	
<p>Local in character:</p> <p>Although owned by SBC the area is felt to be part of the curtilage and local amenities for residents in Draycot Close.</p>	
	

Appendix 5: Local Green Spaces (Amenity Green Spaces)

<p>Name: Green spaces at School Close</p>	<p>Address: Green spaces at School Close</p>
<p>Proximity:</p> <p>Located in the centre of the village of Chiseldon</p>	
<p>Local significance</p> <p>The area is used extensively for extra parking for residents of School Close who would otherwise have to park in neighbouring streets.</p> <p>This land is owned by Swindon Borough Council.</p>	
<p>Local in character:</p> <p>.Small areas of amenity greenspace.</p>	
 <p>The map shows a residential area with several streets. A road labeled 'SCHOOL' runs vertically through the center. To its right, a road labeled 'VIEW ROAD' runs diagonally. To the left of 'SCHOOL', a road labeled 'OSE' is partially visible. Several houses are shown with numbers: 19, 15, 8, 2, 11, and 7. A large, irregularly shaped area, shaded in green with a tree pattern, is located between 'SCHOOL' and 'VIEW ROAD', representing the amenity green spaces. There are also smaller green patches near the top of the 'SCHOOL' road.</p>	

Chiseldon Neighbourhood Development Plan

Name: Green verges around Downs Road	Address: Downs Road and Castle Road, Chiseldon
Proximity: Situated within the centre of the village of Chiseldon.	
Local significance The various small green verge sites with trees form a large part of the visual landscape to those living on Downs Road and Castle View Road. Gardens for the retirement bungalows are modest and these extra green areas provide an outside open space for residents. This land is owned by Swindon Borough Council.	
Local in character: Small areas woven into the pavements and curves of the road.	
 A detailed map of a residential area in Chiseldon. The map shows a street named 'DOWNS ROAD' curving through the scene. To the right of Downs Road is a large green area labeled 'Just Good Friends Playgro'. Below Downs Road is a street named 'RICHARD'. The map features numerous buildings, some with house numbers (e.g., 1, 2, 12, 14, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40). A prominent feature is a series of green verges, represented by a pattern of small green trees, running along the curves of Downs Road and between the rows of houses. The map also shows a road labeled 'ROAD' on the left side.	

<p>Name: Pattern of amenity verges in south east quadrant of Chiseldon settlement</p>	<p>Address: New Road, Station Road, Castle View Road, A346, Downs Road</p>
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Proximity:

These local green spaces are interwoven throughout the development in the south east quadrant of Chiseldon .

Local Significance:

These small amenity greenspaces provide a network for walking and give a sense of openness to the residential areas. They are a defining feature of the streetscape and local build character.

These sites are believed to be owned by Swindon Borough Council.

Local in character:

These are very small parcels of “left over” land along the highway.



Appendix 6: Non-designated heritage assets

6. The following maps and tables show the non-designated heritage assets in Chiseldon Parish. Some structures are already listed or are within the curtilage of listed buildings. Where this is the case, they are included here to provide more evidence to support design and planning decisions.

Figure 19: Draycot Foliat and Chiseldon View

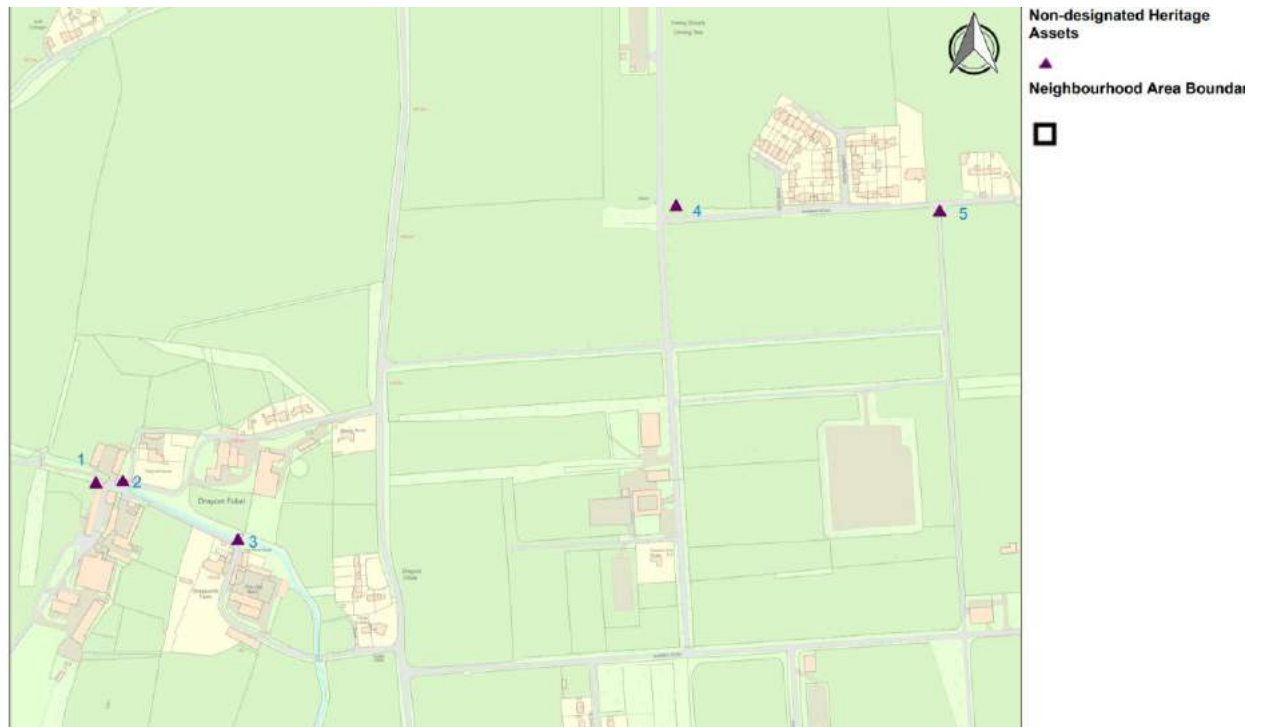


Figure 20: Hodson and Chiseldon

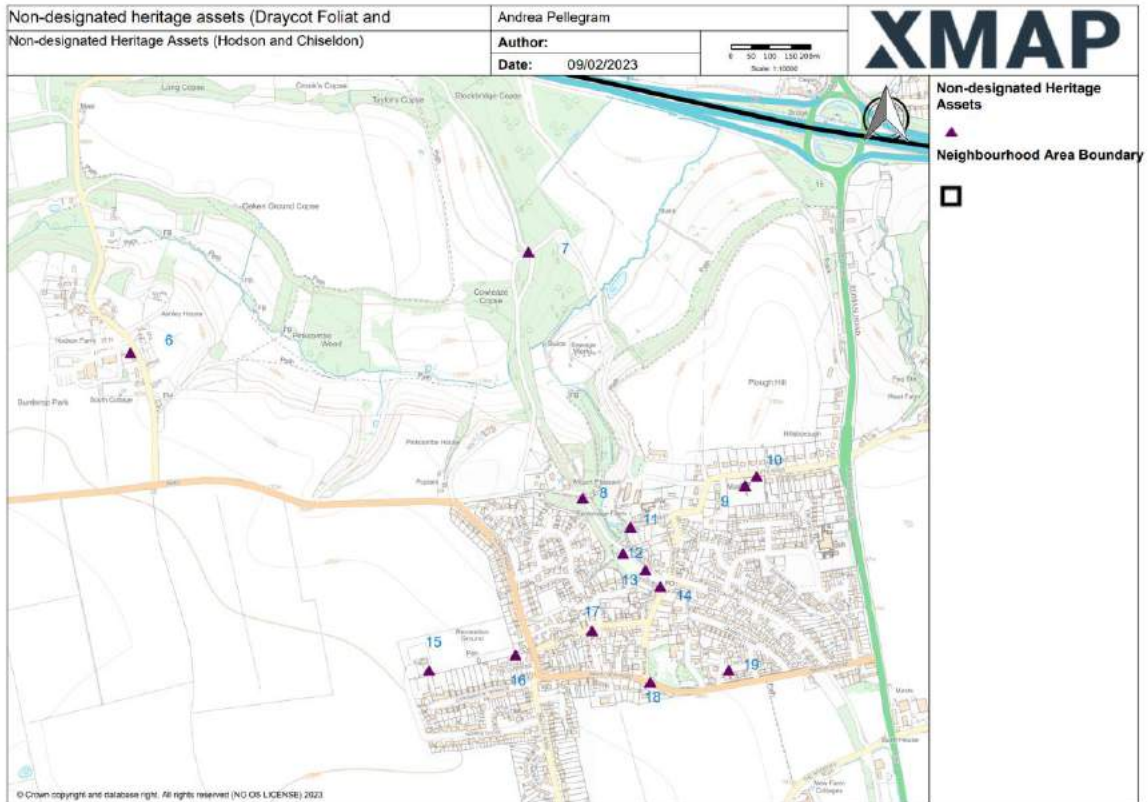
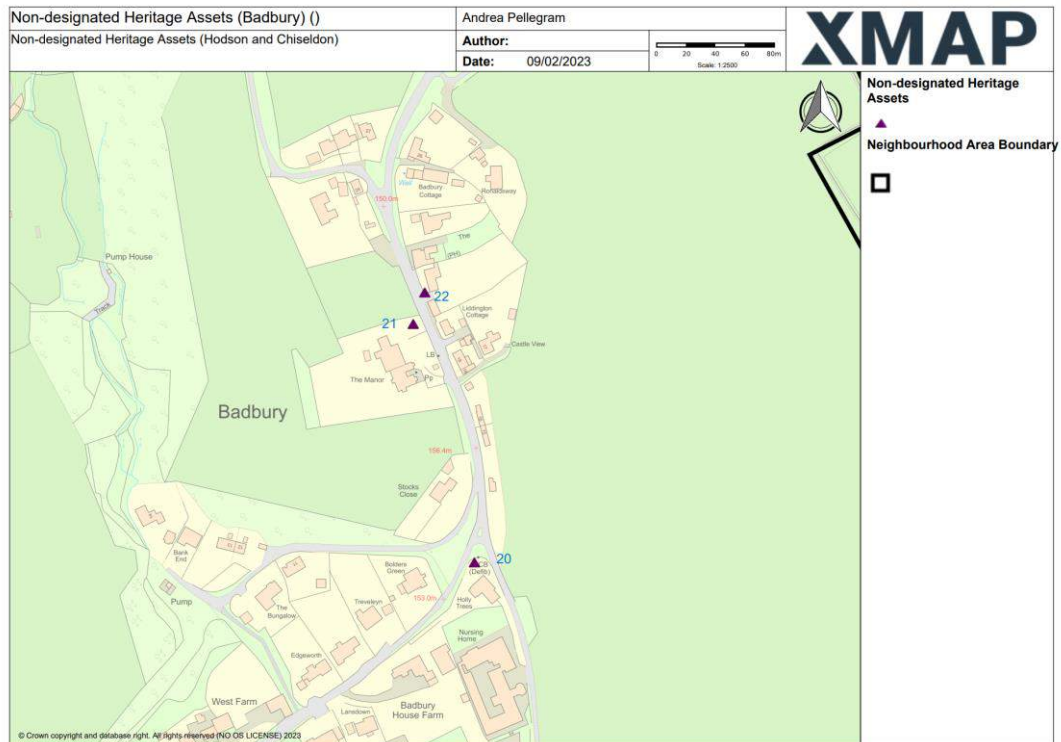



Figure 21L Badbury



Name	
Victorian post box set in brick wall	
Map reference (1)	
Address	
Draycot Foliat	
Significance	
Well preserved old style post box in attractive corner building with brick wall enclosure.	

Name	
Saxon bridge over river Ogg in Draycot Foliat	
Map reference (2)	
Address	
Significance	
<p>Centuries old bridge believed to be Saxon. Reinforced by US troops in the 1940's.</p>	

Name	
Church remains at Draycot Foliat	
Map reference (3)	
Address	
Draycot Foliat	
Significance	

WAM 30 1898 (Wiltshire Archaeology Magazine)

Deed – Edmund Bishop of Salisbury dated 27th June 1572

Extract:

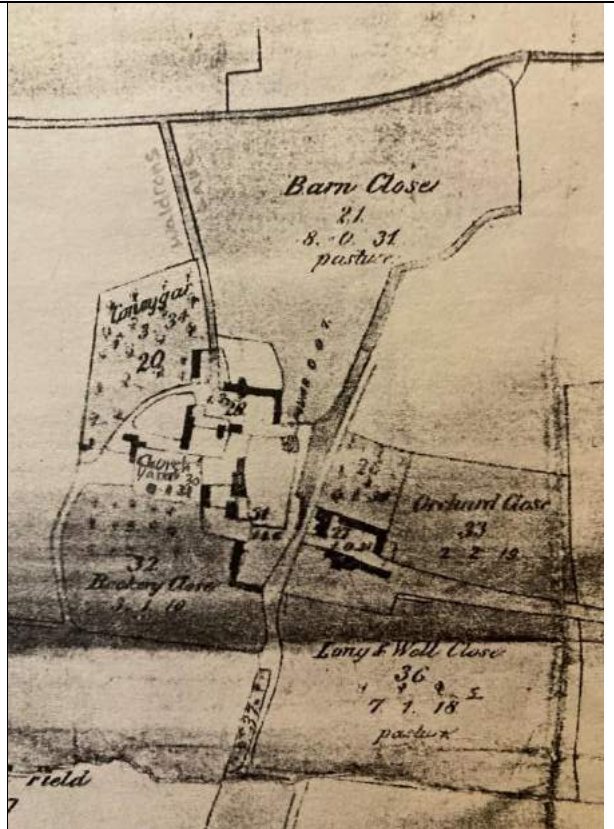
“We will also direct and ordain that the said church of Draycot Folyat be entirely pulled down and razed and that the stones, lead iron, glass and wood of the same be converted and applied towards repairing and mending the church of Chisseldene”. Christopher Dewe was vicar of Chiseldon at this time.

WAM vol 3 P280 1857

Draycot Foliat Church (by F A Carrington)

This church was demolished in the reign of Queen Elizabeth 1 by order of Edmund Gheast, who became Bishop of Salisbury in 1571 and gave the order for demolishing it in the first year of his translation.

The order still remains in the registry of the Diocese of Salisbury, and at some times of the year the site of the church can be accurately traced. It appears to have been about 75ft long by 20ft broad, the chancel somewhat narrower.



Name	
Commemorative Stone at Chiseldon Camp	
Map reference (4)	
Address	
Sambre Road, Ridgeway, Chiseldon View	
Significance	

Local sarsen stone erected by the Chiseldon Local History Group to commemorate the passing of troops through the site from 1914 to 1962 during 2 World Wars.



<p>Name</p>	
<p>Chiseldon Camp at Ridgeway View 1915 – 1974</p>	
<p>Map reference (5)</p>	<p>2023</p>
<p>Address</p>	
<p>Ridgeway View</p>	
<p>Significance</p>	
<p>The road system is from early in the First World War and was an early example of concrete road construction. Clearly visible on google maps. There are a few buildings remaining. Railway platform. Short lived branch from Chiseldon Station one mile to the north, constructed in 1915 which was taken up in 1919. See Chiseldon Camp Swindon - history of an army</p>	

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base not forgotten
(swindonweb.com)

Picture courtesy of Paul Williams



Name	
Stone and Brick walls	
Map reference (6)	
Address	
Hodson	
Significance	

Characterises the hamlet of Hodson.
The 2009 Hodson Conservation document created By Swindon Borough Council notes items such as:

Prevalent use of local materials, notably local rubble stone and chalkstone and that and stone slate roofing.

Property boundaries are generally defined by well-kept hedges and stone walls. Roadside hedgerows are comprised of indigenous species.





Chiseldon Neighbourhood Development Plan



Chiseldon Neighbourhood Development Plan




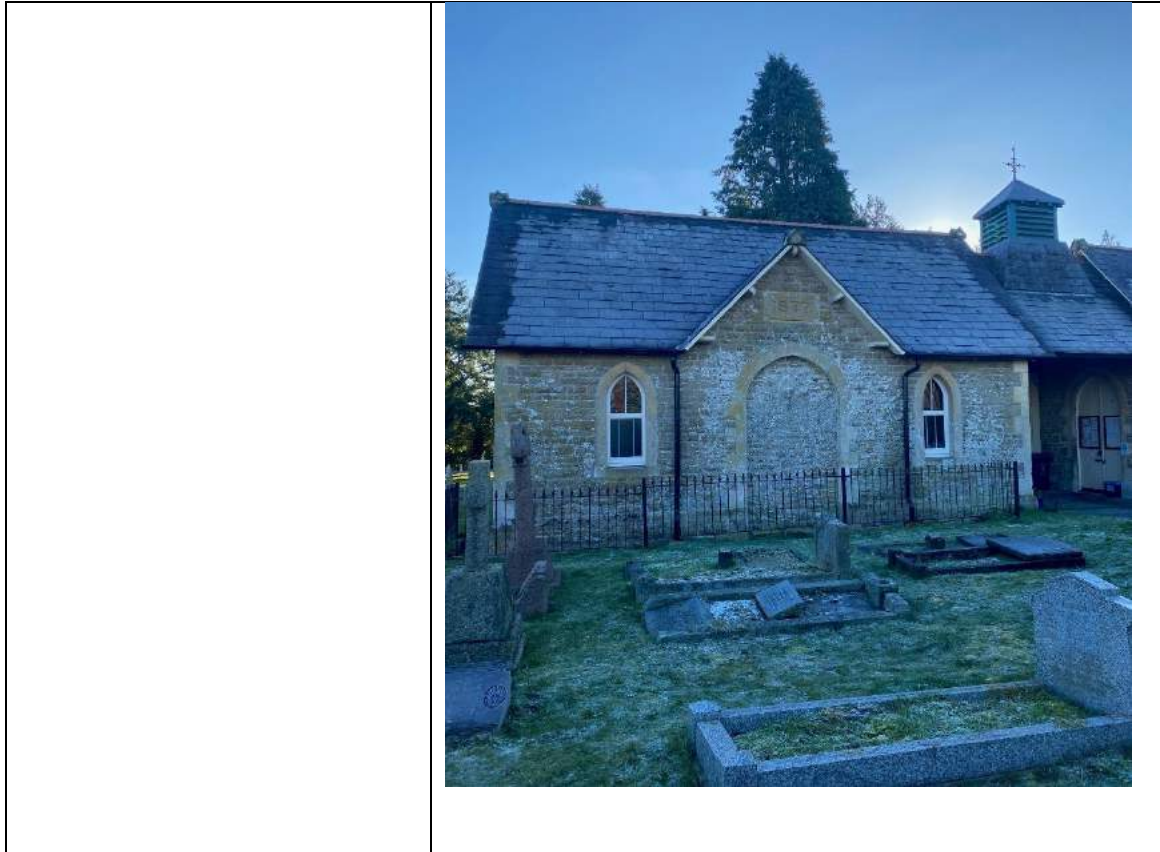
<p>Images from the Conservation document</p>	 <p>Stone boundary walls are a feature.</p>
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<p>Name</p>	
<p>Old brick railway bridges from Marlborough to Swindon line. Includes Cuckoo bridge at Washpool</p>	
<p>Map reference (7,8)</p>	
<p>Address</p>	
<p></p>	
<p>Significance</p> <p>Historical items from a now dismantled railway line that was closed in 1961.</p>	





Name	
Butts Road Chapel and Museum	
Map reference (9)	
Address	
Butts Road, Chiseldon	
Significance	
Historic building dating to 1877. Was once a Chapel and then morgue. Now the site of the Parish Council offices and local museum. These buildings are not listed. Unique purpose and design in the local area.	



Name
Millstone near Butts Road Cemetery. Note – is Listed.
Map reference (10)
Address
Footpath between Saxon Mill and Butts Road cemetery. Chiseldon
Significance
The windmill was built in the 1820s and went out of use in the 1880s. when it became cheaper to grind wheat from America at the port of entry. In the 1980s the tower



<p>was moved brick by brick and rebuilt in West Swindon. The money raised by the sale paid for the Chiseldon tennis courts. A millstone by the footpath near the Butts Road cemetery marks the spot where it once stood. There had been a watermill in Chiseldon which was mentioned in the Domesday Book, probably Saxon.</p>	
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<p>Name</p>	
<p>Steps between Church Street and Washpool</p>	
<p>Map reference (11)</p>	
<p>Address</p>	
<p>Washpool Chiseldon</p>	
<p>Significance</p> <p>Historical local feature which joins Church Street to Strouds Hill – the location of the railway station and Washpool.</p>	



<p>Name</p>	
<p>Iron bench and gate at entrance to washpool from Strouds Hill</p>	
<p>Map reference (12)</p>	
<p>Address</p>	
<p>Washpool, Chiseldon. Accessed via Strouds Hill</p>	
<p>Significance</p>	
<p>Handcrafted bespoke iron bench and gate. The bench looks over view of the valley at the washpool site and the gate is the entrance to Daniels Garden. Made by John Bevis Master Blacksmith the Blacksmith who has re-created ancient weaponry for the Tower of London. Both funded by local grants.</p>	




Name
Stone at Strouds Hill carpark entrance
Map reference (13)
Address
Strouds Hill, Chiseldon
Significance
The Spearhead Stone on Stroud's Hill Green was installed in 1975 to commemorate 900 years of the Diocese of Salisbury.




7.

<p>Name</p>	
<p>Remains of train station wall at Strouds Hill</p>	
<p>Map reference (14)</p>	
<p>Address</p>	
<p>High Street</p>	
<p>Strouds Hill Chiseldon Significance</p>	
<p>The village of Chiseldon had expanded in size due to the railway which ran through the centre of the village, with a stop that is now Strouds Hill. The railway line which went from Swindon to Marlborough has now been closed and removed..</p>	

<p>Name</p>	
<p>Jubilee tree guard at Rec ground with time capsule buried underneath</p>	
<p>Map reference (15)</p>	
<p>Address</p>	
<p>Recreation field. Accessed via Norris Close.</p>	
<p>Significance</p>	
<p>Commissioned by CPC for the Queens Platinum Jubilee in 2022. One off design. Handmade by a local blacksmith. Local information collected for time capsule. Photo by Claire Parsons</p>	

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Name	
Coronation Gates at Recreation Ground	
Map reference (16)	
Address	
Pedestrian entrance to the Rec field, off Hodson Road. Chiseldon	
Significance	
Commissioned by the Parish Council for the Coronation of Queen Elizabeth II. Unique local history item. Beautiful craftsmanship.	

Name	
Old stone walls along Turnball	
Map reference (17)	
Address	
Turnball, Chiseldon	
Significance	
<p>Turnball is noted in the Chiseldon Conservation document 2009 for its stone walls. These are a characteristic that is local to the area and create a charming street scene.</p> <p>Quote:</p> <p>“Number of historic, thatched cottages are set close to the road, fronted by stone walls and box hedges. At the</p>	

junction is a brick
19th century
tollhouse “



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3 Turnball, Chiseldon.




Cottage at West End of Turnball. 1990's.

Name	
War Memorial on New Road	
Map reference (18)	
Address	
New Road, Chiseldon	
Significance	
<p>The only external accessible place to commemorate those who died in conflict within the Parish. There is a memorial plaque within Holy Cross church.</p>	




Name	
Brick wall at Canney Green. Chiseldon	
Map reference (19)	
Address	
Area where The Canney and Canney Close join with the footpath towards High Street.	
Significance	
<p>Historical long length of boundary wall. Not common to the area. Forms part of the character of the Chiseldon area.</p>	

<p>Name</p>	
<p>Red BT box at Badbury</p>	
<p>Map reference (20)</p>	
<p>Address</p>	
<p>Junction of main Badbury road and Downs View Road Care home road.</p>	
<p>Significance</p> <p>Prominent local landmark. Houses a defibrillator for the area. Only red BT box left in the parish.</p>	

<p>Name</p>	
<p>Royal Mail post box in listed wall at Badbury</p>	
<p>Map reference (21)</p>	
<p>Address</p>	
<p>External wall of The Manor in Badbury</p>	
<p>Significance</p> <p>Historic original metal post box built into a</p>	

listed wall. Painted black as not in use.



<p>Name</p>	
<p>Stone and Brick walls</p>	
<p>Map reference (22)</p>	
<p>Address</p>	
<p>Badbury</p>	
<p>Significance</p>	
<p>Characterises the hamlet of Badbury. The 2009 Badbury Conservation document created By Swindon Borough Council notes items such as:</p>	
<p>Prevalent use of local building materials, notably local stone and thatch; Local features and details, especially stone walls, that give the area its distinctive identity.</p>	
<p>The northern part of the conservation area contains the greater part of the village's historic interest. The centrepiece of this area, and the village as a whole, is The Manor, a Grade II listed farmhouse</p>	

set back from the road behind a long stone wall and flanked by lime trees. The conservation area is characterised by a mix of downland cottages and late 20th century bungalows situated alongside the thoroughfare and often set behind stone walls. Many of the older buildings still retain thatched roofs. Brick chimneys, roadside stone walls and mature vegetation are features of the area. One-and-a-half storeys is the traditional vernacular form. Local natural stone walls are common and the occasional use of sarsen stone and chalkstone indicate the village's location on the edge of the Wessex Downs. Natural stone boundary walls are characteristic features of the conservation area and are essential to its predominantly stone appearance.



Images from the Conservation document

Chiseldon Neighbourhood Development Plan





Stone walls are a feature of the area.



Appendix 7: Play and recreation provision in Chiseldon Parish (2022)

Castle View Play area

8. Marketed for Under 11's. Fenced in area with swings, slide, climbing nets, see-saws and bouncing ride on items. Teenage "shelter" with basketball hoop and 2 sets of wooden goal posts (posts in the ground) for football. "Monkey bars" and climbing pods purchased for outside the fenced area – awaiting installation.

Area leased by the parish council from Swindon Borough Council for 99 years. Total area approx. 7475 msq. (.76 hectare)





Recreation Ground:

9. Consists of old portacabin style hall which can be hired out. Plans to replace with a modern building in next 2-5 years.
10. 3 Tennis Courts. Membership required to Tennis Club. One court is available for public hire for £10 per hour 240 days of the year.
11. 3 Football pitches – senior, junior and practice area. Junior goals are left in place for informal play. Requirement to join Chiseldon Football Club to play organised matches, or formally hire a pitch from CPC.
12. Approx 8 pieces of adult outside gym equipment are on site.
13. Rest of the land green open space.
14. The pavilion belongs to the parish council but is only used by the Football Club.
15. Total area approx. 28390 sq metres. (2.83 hectare) Including all buildings and carpark.

Chiseldon Neighbourhood Development Plan



There are plans to move the hall to a new location on site and increase its size/improve the facilities to include a larger multi-purpose hall space, install cricket batting cages, add a play area (details of equipment unknown), and community forest in the next 2-5 years.



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Other facilities

16. There are 2 additional halls available for hire within the Parish – the Memorial Hall and the Church Hall. These can be booked for organised indoor recreation but are not informal free to use spaces.
17. The Primary School has a field area and hardstanding play areas. Children attending the school may use these areas after school until 6.00pm.
18. The school hall and grounds can be hired out to private users.
19. There are no other formal play or recreation areas within the Parish.

Clubs and groups

20. Groups and clubs meeting in 2022:

Beavers – once a week term time

Cubs – once a week term time

Scouts – once a week term time

Rainbows – once a week term time

Brownies – once a week term time

Guides – one a week term time

Chiseldon Football Club – A variety of sessions for all age ranges across the season

A variety of clubs and activities book the Calley Hall – these periodically change or are updated.