



# Grafton Parish Neighbourhood Plan

## Community Consultation



# Agenda



- Welcome
- Recap: what is a Neighbourhood Plan?
- Progress to date
- Grafton NP Policies – overview
- Dive into... (1) Housing (2) Windmill (3) Footpaths
- Discussion and next steps

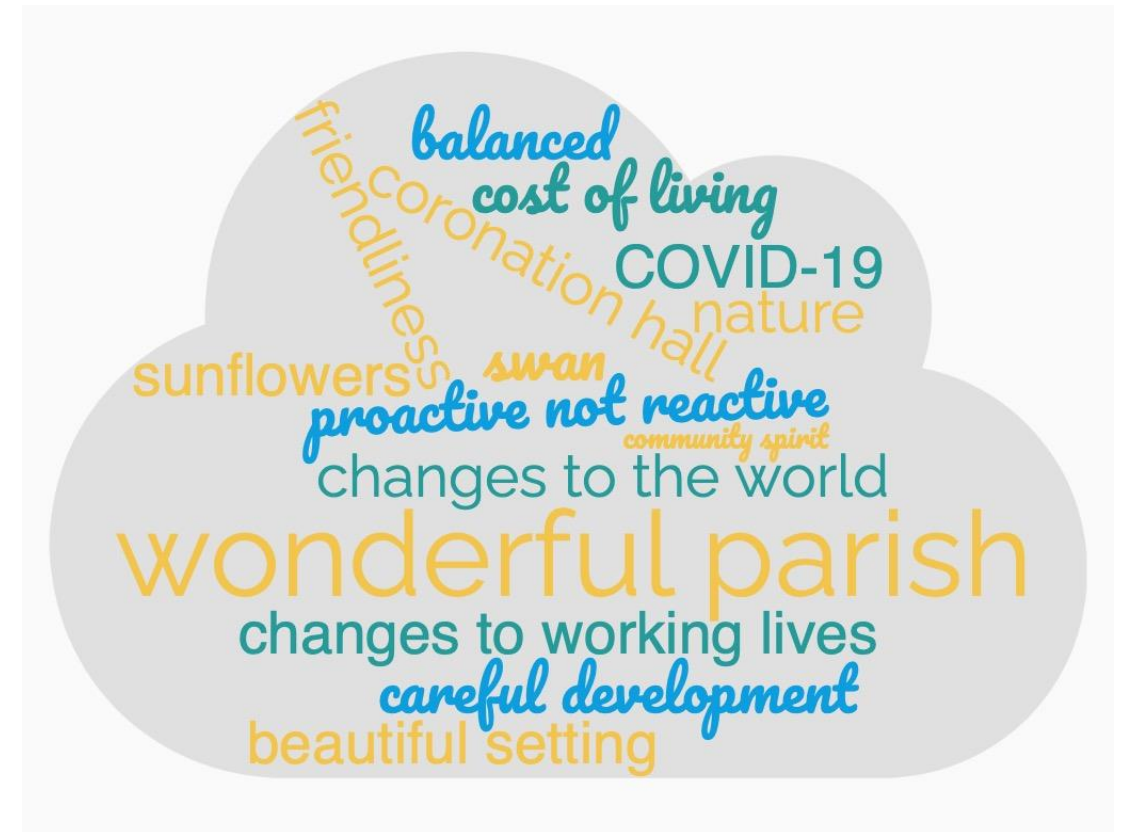
# What is a Neighbourhood Plan?



## Government View

- Blueprint for parish development
- “Bottom up” (Parish wishes) and “Top down”
- 10 to 15 year time horizon
- Labour Government – further support. Planning at heart of growth agenda

## Grafton Parish Survey



# Who has been consulted?



Historic  
England



Pewsey  
Community  
Area  
Partnership



Environment  
Agency

**AECOM**

# Progress to date



## Process followed

- Community input (vision meeting + survey)
- Research – facts, and funding
- Policies drawn up
- Call for sites and consultation / SEA process

## What happens next

- Neighbourhood Plan agreement
  - Parish referendum
  - Wiltshire Council approval
- Normal Planning process
- Fundraising

**Who  
are we?**

Parish Counsellors  
and  
members of public

Consultant:  
Andrea  
Pellegram

NP Steerco &  
Grafton Parish  
Council





WILTON WATER  
OPEN GREEN SPACES



SUPPORTING THE PARISH THROUGH THE PANDEMIC  
A REAL COMMUNITY PUB - EVERY DAY OF THE YEAR!

THE SWAN INN

WILTON WINDMILL  
BUILT IN 1821  
THE ONLY WORKING WINDMILL IN WESSEX



FULLY OPERATIONAL -  
PRODUCING SMALL QUANTITIES  
OF STONE GROUND WHOLEMEAL FLOUR



INSPIRED BY BRONZE AGE LIVING  
A PROPOSED PARISH BUSINESS HUB

NEW HOMES FOR  
MODERN  
LIVING



WILTON WETLAND  
TO BE PLANTED WITH 20,000 NATIVE PLANTS



HELPING TO CUT FLOOD RISK  
ATTRACTING A HUGE VARIETY OF WILDLIFE  
"A FANTASTIC SPOT FOR PEOPLE TO COME AND ENJOY"

THE CORONATION HALL  
OPENED IN FEBRUARY 2010 BY HRH THE DUCHESS OF CORNWALL



A FREQUENT PARISH HALL - CENTRE FOR EVENTS  
CLUBS, MEETINGS AND FRIENDSHIP



EAST GRAFTON GREEN AND  
PLAYING FIELD

ST NICHOLAS' CHURCH



PROVIDING SERVICES  
SINCE ITS COMPLETION  
IN 1844

WEXCOMBE'S PEPPERPOT



BUILT BY DR WILLIAM FINCH,  
A SURGEON FROM SHAWSBURY  
WHO LIVED IN WEXCOMBE IN THE  
LATE 1800S AND INSTALLED  
WATER WORKS FOR THE HAMLET  
IT IS A FOLLY CONTAINING  
TWO (NOW DISUSED) TAPS!  
POSSIBLY USED IN THE WAR AS A 'PRISON' FOR  
THE ITALIAN POWS IF THEY STRAYED FROM THE  
STRAIGHT AND NARROW!

# Back to 2022...



SUNFLOWERS  
AT  
GRAFTON  
GROW WITH US!

A LOVELY LITTLE SCHOOL  
FOR LOVELY LITTLE PEOPLE



PROPOSED PARISH CYCLE ROUTE  
FOLLOW THE BLUE DASHES ON THE MAP!



THE QUEEN'S  
PLATINUM JUBILEE  
BEACONS  
2nd JUNE 2022

WEXCOMBE



# Southern Streams

In front of you is the newly formed

## WILTON WETLAND

**Southern Streams Farm Cluster**

This area has been created to help filter and purify water running into the River Dun and River Kennet and to provide a space for people to experience wetlands and their wildlife.

The Southern Streams Farm Cluster is a group of neighbouring farmers, around Great Bedwyn and Wilton, working together to enrich the landscape and biodiversity of approx. 25,000 acres of the surrounding North Wessex Downs AONB and to enhance water quality in our rivers, streams, lakes and ponds.

The new wetland here at Manor Farm has been developed in partnership with Action for the River Kennet (ARK) and is one of the many nature-based solutions that the Southern Streams farmers have been creating on their farms, including planting trees and hedgerows, sowing areas of wild flowers and seed rich plants and, of course, building more ponds and wetlands.

[southernstreams.co.uk](http://southernstreams.co.uk)  
[riverkennet.org](http://riverkennet.org)



**OPEN WATER**  
A valuable space for wading birds, amphibians and small mammals

**TALL HERB COMMUNITY**  
Near permanently waterlogged areas that will support a range of wetland plants and aquatic invertebrates

**DRY GRASSLAND**  
Space for wildflowers, trees and scrub and a home for small mammals, insects and birds.

**WET GRASSLAND**  
Seasonally waterlogged areas providing feeding ground for wading birds and a variety of grasses and flowers

**WILDFLOWER & TREE PLANTING**

**YOU ARE HERE**

### Wonderful Wetlands

Wetlands are amazing places where land meets water, creating a home for a huge diversity of wildlife. They are constantly changing with the seasons, giving rise to unique and dynamic ecosystems that are either permanently or seasonally inundated with water.

Sadly, wetlands have been taken for granted and undervalued for centuries. It is estimated that over the last 300 years, a staggering 87% of the world's wetlands have been lost. During this time, hundreds of thousands of hectares have been drained to provide land for housing, industry and agriculture.

The wetland here at Manor Farm is reversing that trend. It will act like a giant sponge, collecting and holding water flowing from the chalk downs around Tidcombe and Wexcombe, helping to reduce flooding downstream in times of heavy rain and allowing water to be filtered of sediment and nutrients as it passes through the wetland system.

**As the area matures it will provide a valuable home for wildlife and a place for people to enjoy.**

**LOOK OUT FOR...**

**Lapwings** and listen for their distinctive 'pee-wit' call as they fly in slow flapping motions.

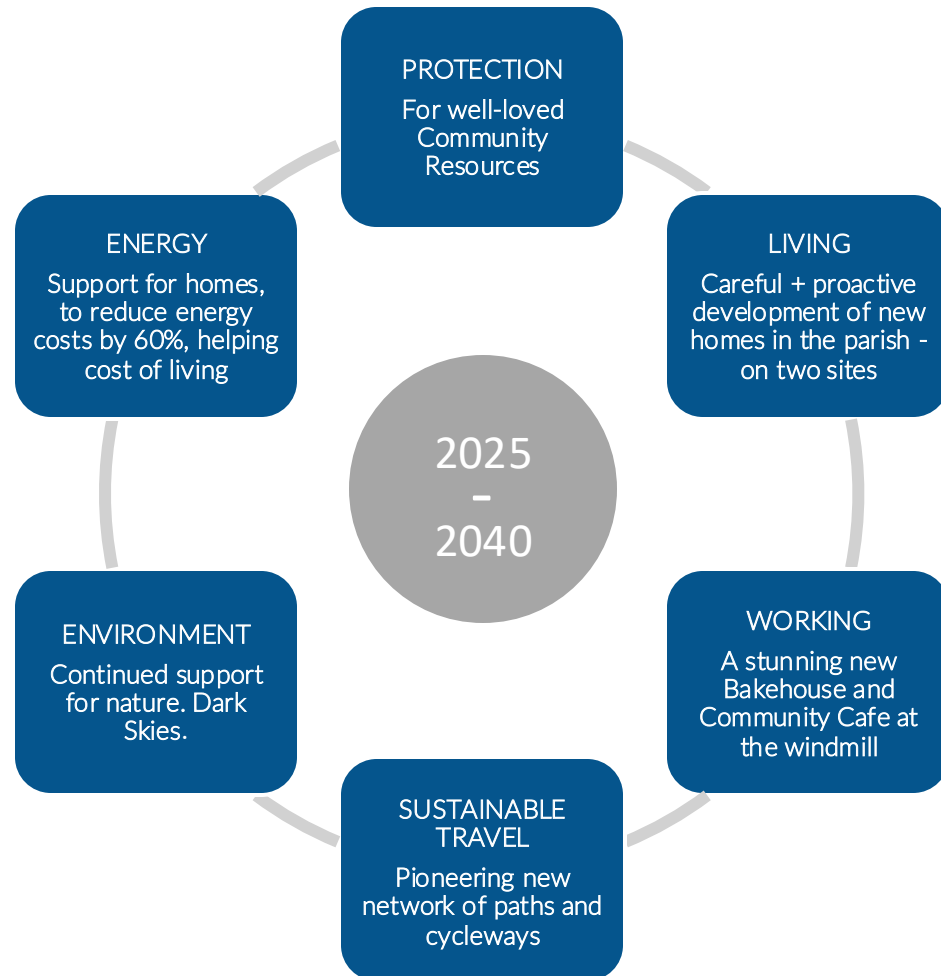
Frogspawn from the **common frog**. Only one in 50 eggs might survive to adulthood.

Bright yellow flowers of the **marsh marigold** and **yellow flag iris**.



This signage was funded by the North Wessex Downs Area of Outstanding Natural Beauty Farming in Protected Landscapes Programme.  
For further information on the AONB please refer to the website/QR code:  
[www.northwessexdowns.org.uk](http://www.northwessexdowns.org.uk)

# Grafton Neighbourhood Plan





# Dive into...



- **Housing**
- **Windmill**
- **Footpaths**

# Housing – site 1



1	Land north of A338	East Grafton
<p>Scale 1:1250</p> <p>Proposal: The site area is 0.6ha, and its current use is agricultural land. There are no legal constraints on the use of this land for housing. We believe that the site is suitable for residential development, and capable of accommodating between 6 and 8 houses.</p>		
Planning policy	Assessment Criteria	Result
Deliverable	Is the site available now?	Yes
Deliverable	Will the development be completed within 5 years of when the NDP is made?	Yes
Core Policy 2	Is the site within or adjacent to East Grafton, Wilton or other built up areas?	Yes. Residential development on this site would be infill between the main settlement and Park Cottage.
Core Policy 2	Does the site allocation fit tightly against existing development so that it creates a compact urban form?	Yes

Core Policy 33	Can the site provide 30% affordable housing on-site (for a site of 10 or more dwellings or larger than 0.5 ha)?	Yes
Community survey	Can the site provide a range of 2-4+ bedroom homes?	Yes. The size of the site is extensive and the proposal is for up to 8 houses. It should be possible to have a range of house types on this site.
Core Policy 41	Can the proposal incorporate design measures to reduce energy demand and reduce carbon emissions?	Yes
Core Policy 50	Can the site provide 10% biodiversity net gain?	Yes
Core Policy 50	Does the site avoid the loss or harm to natural features of ecological value?	No impact
Core Policy 50	Can natural features of ecological value be protected over the lifetime of the development?	NA
Core Policy 51	Is the proposal likely to have a harmful impact on the AONB landscape?	No. It is within the existing settlement and as such will not have an unusual impact.
Core Policy 52	Can the proposal make appropriate provision for green infrastructure?	Yes, the existing farm track could be enhanced.
Core Policy 58	Is the proposal likely to have a harmful impact on the historic environment (listed buildings, Conservation Areas and Scheduled Monuments)?	It is adjacent to but outside the Conservation Area. It is not near any listed buildings.
Core Policy 61	Does the development have safe access on to the road network?	Yes on the A338.
Core Policy 67	Is the site located outside Flood Zones 2 and 3?	Flood Zone 1

# Housing – site 2



Scale 1:1250

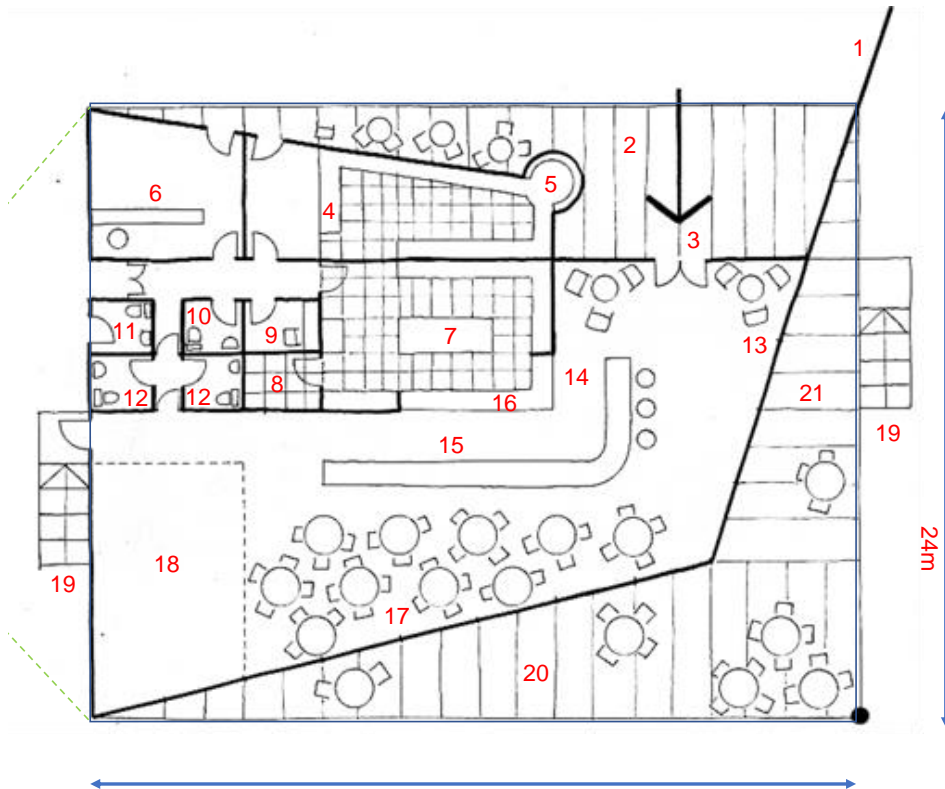
Proposal: Up to 15 houses with possible farm shop.

Planning policy	Assessment Criteria	Result
Deliverable	Is the site available now?	Yes
Deliverable	Will the development be completed within 5 years of when the NDP is made?	Yes
Core Policy 2	Is the site within or adjacent to East Grafton, Wilton or other built up areas?	It is adjacent to the current developed area and is infill between the main settlement and New Farm Bungalows.
Core Policy 2	Does the site allocation fit tightly against existing development so that it creates a compact urban form?	Yes
Core Policy 33	Can the site provide 30% affordable housing on-site (for a site of 10 or more dwellings or larger than 0.5 ha)?	Yes

Core Policy 41	Can the proposal incorporate design measures to reduce energy demand and reduce carbon emissions?	Yes
Core Policy 50	Can the site provide 10% biodiversity net gain?	Yes
Core Policy 50	Does the site avoid the loss or harm to natural features of ecological value?	No impact
Core Policy 50	Can natural features of ecological value be protected over the lifetime of the development?	NA
Core Policy 51	Is the proposal likely to have a harmful impact on the AONB landscape?	Since it is infill development within the main settlement, it should have no unusual impacts.
Core Policy 52	Can the proposal make appropriate provision for green infrastructure?	Yes though there are no particular features of interest.
Core Policy 58	Is the proposal likely to have a harmful impact on the historic environment (listed buildings, Conservation Areas and Scheduled Monuments)?	It is adjacent to but outside the conservation area. It will require sensitive design to ensure that it complements the character of the conservation area.
Core Policy 61	Does the development have safe access on to the road network?	Yes via the A338
Core Policy 67	Is the site located outside Flood Zones 2 and 3?	Flood zone 1



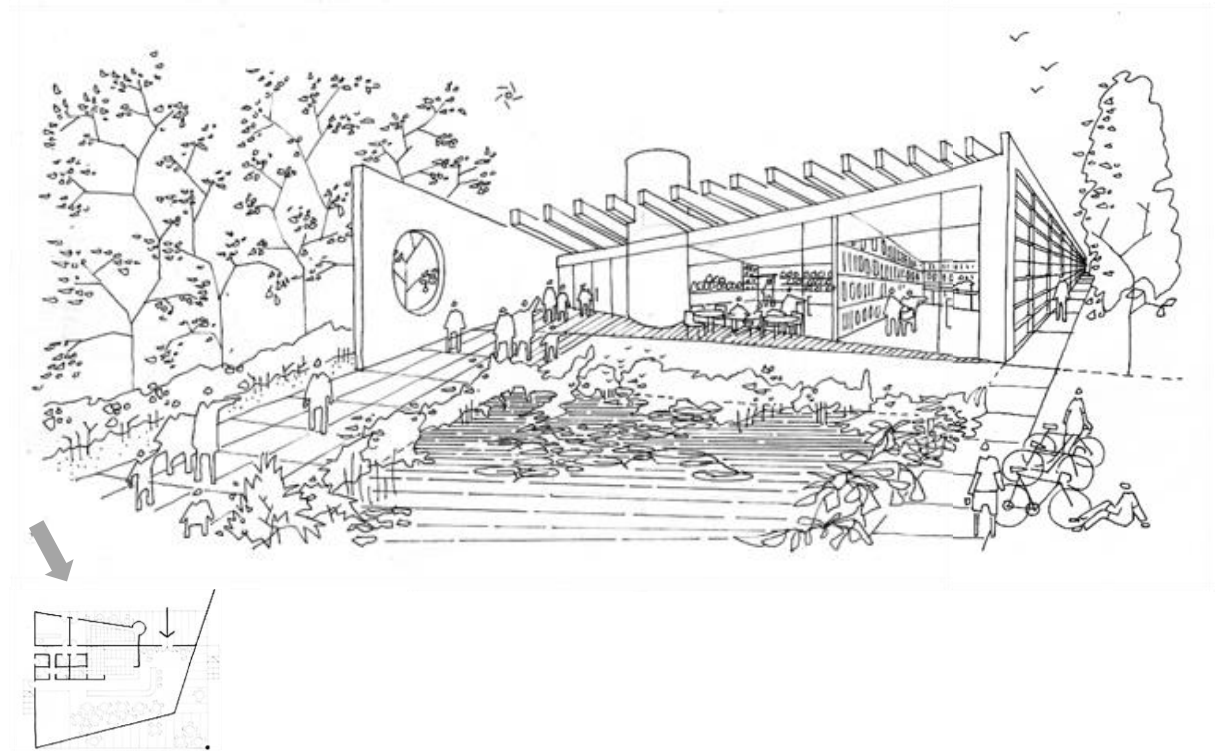
# Windmill Bakehouse & Cafe



1. Entrance wall
2. North arrival terrace
3. Main entrance
4. Bakehouse
5. Oven
6. Farm shop
7. Kitchen
8. Cold room
9. Managers office
10. Staff WC
11. Public external WC
12. Public internal WC x 2
13. Soft low seating
14. Coffee bar
15. Main bar and servery
16. Open kitchen
17. Seating area
18. Flexible space....
19. Steps to ground level
20. South terrace
21. East terrace



# Windmill Bakehouse & Cafe



Wilton Windmill

Initial Concept Direction

Arrival View

Harty and Harty

June 2023

# Grafton Green Lanes



A safe cycleway connecting the four villages, linked to Bedwyn station. Allows car-free travel around the parish, an idea widely adopted in towns and cities.

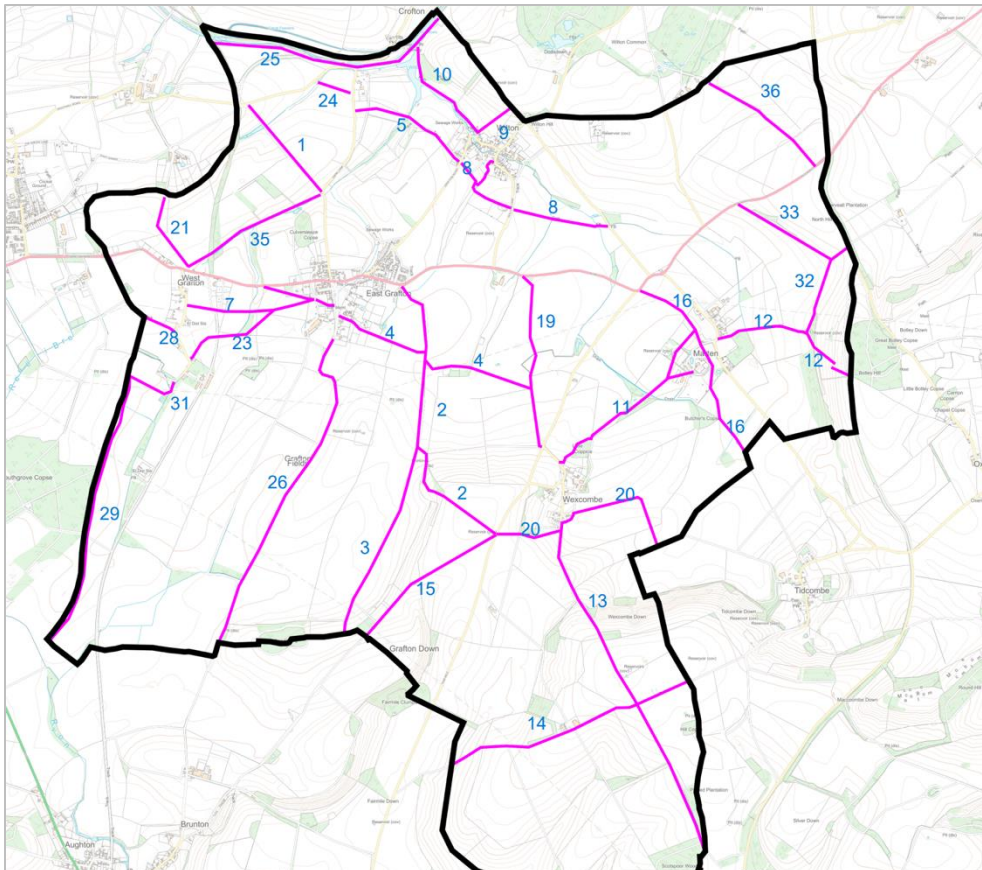
- Proposed routes are shown which are still in discussion
- The surface used is either tarmac or self-binding gravels to allow easy passage of cycles or e-scooters
- The routes avoid hills where possible
- Safe crossing points created on the A338 including a section of wide pavement in East Grafton





# Footpaths – better connectivity

## Existing Public Rights of Way (PROW)



## Proposed Amendments

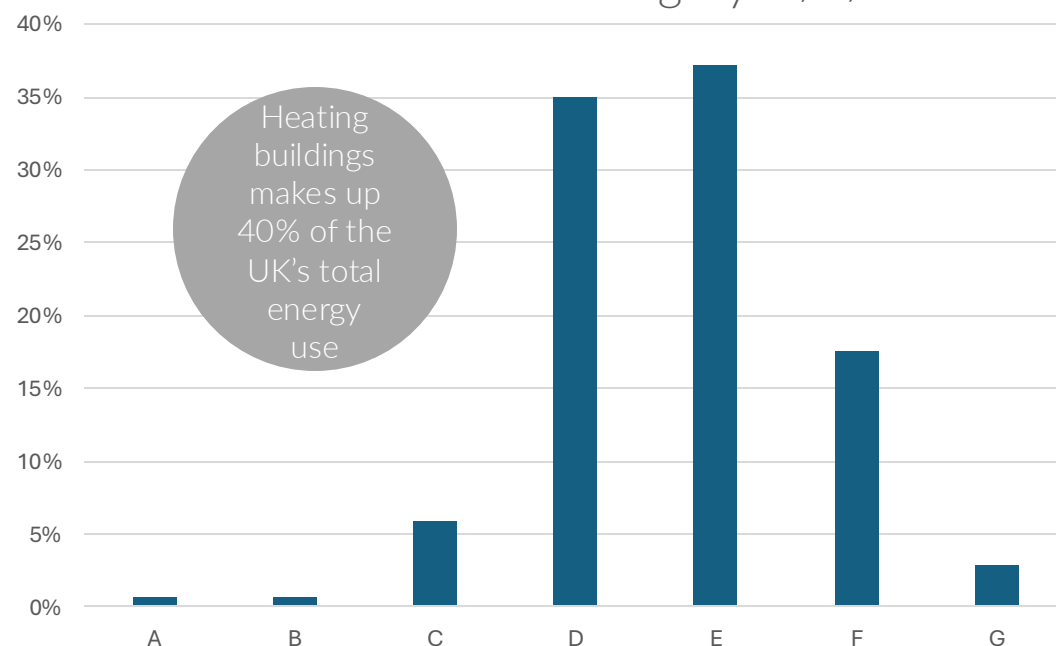
Marten	Proposal
16	Reroute Marten to A338 footpath so that it ends opposite the Roman Road to Wilton
33	Reroute footpath which goes from Mid Wilts Way to dangerous bend on A338 – follow field margin on south side of A338 to opposite the quiet lane towards the Windmill and Brails.
11	Remove footpaths through the Manor, adding access from the village to the paths
Wexcombe	Proposal
11	Reroute footpath from Marten to Wexcombe so that it doesn't pass through a private garden in Wexcombe
19	Reroute footpath from Wexcombe to Wilton – with safe crossing point and route along North of A338 linking to Hollow Lane and Wilton.
Wilton	Proposal
9 + 10	Upgrade surface of roman road to hard, gravel pathway, providing easier link with the canal.
8	Link up the footpath through the new wetland where it meets the Roman Road, and create a new permissive footpath along field margins beside the road to join up with the Marten footpath across the A338
Join 8 + 33	Create new permissive bridle paths to create better circular route and keep off A338
E. Grafton	Proposal
A338 joining 2	Pavement improvements along the A338 – widening, rerouting, pedestrian safety. With Zebra Crossings (3) joining the pavement at each point where it switches sides
W. Grafton	Proposal
7	Addition of cycle path/bridleway together with crossings between West and East Grafton next to A338 and from West Grafton to Crofton
Crofton	Proposal
25	Route alongside towpath to allow easy / accessible access to Bedwyn Station

# Energy - Reduce household costs by 60%



## EPC - Grafton Parish

90% of homes are category D/E/F

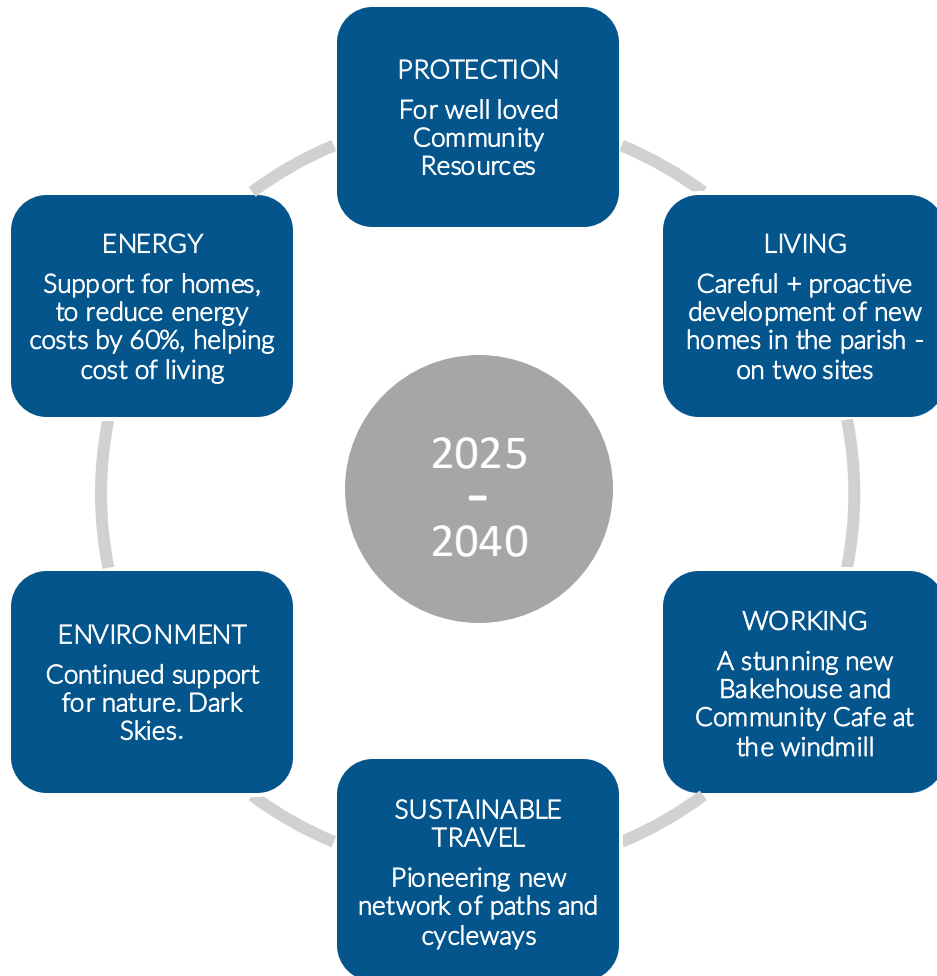


In England, the share of households that spent more than 10% of income on energy after housing costs was 21% in 2021 and 30% in 2022.

	Overall	Marten	Wilton	Wexcombe	W Grafton	E Grafton
A	1%	0%	0%	0%	0%	2%
B	1%	13%	0%	0%	0%	0%
C	6%	0%	11%	9%	7%	3%
D	35%	50%	30%	36%	33%	36%
E	37%	38%	46%	0%	20%	42%
F	18%	0%	14%	36%	40%	14%
G	3%	0%	0%	18%	0%	3%

Median energy costs are 3x higher for these least energy efficient buildings

# Discussion and Next Steps



Where would you like to help?

Is there anything we have missed?

Fund raising - who should we talk to?





Thank you

