

# Great Bedwyn Neighbourhood Development Plan 2018 to 2036



**Early Draft (Pre-Regulation 14)**

**September 2018**

03.09.18 Version

# Contents Page

Foreword	3
1 Introduction	4-6
2 Why Produce a Neighbourhood Development Plan?	7
3 Vision & Objectives	8-9
4 The Strategy for Great Bedwyn	10-11
5 Planning Policies	12-
Environment & Sustainability	
Housing	
Economy	
Character & Design	
Community Facilities and Assets	
Traffic and Transport	
6 Action Projects for the Parish Council and the Community	
7 Evidence Base	

## Figures

- Figure 1: Map showing development since WW2
- Figure 2: Great Bedwyn Parish Boundary and Designated Neighbourhood Area
- Figure 3: Great Bedwyn Village Settlement Boundary
- Figure 4: Summary Map for Great Bedwyn Neighbourhood Plan
- Figure 5: Great Bedwyn Community Facilities
- Figure 6: Great Bedwyn Key Views
- Figure 7: Great Bedwyn Green Infrastructure - Whole Parish
- Figure 8: Great Bedwyn Green Infrastructure - Village Inset
- Figure 9: Proposed Local Green Spaces
- Figure 10: Great Bedwyn Surface Water Flood Risk
- Figure 11: Bedwyn Dyke Field

# 1 Foreword

The rural Civil Parish of Great Bedwyn is sufficiently accessible from Greater London to have been and remain a very attractive area for the development of new homes.

Residents are well aware of current Government pressure to provide more housing in the South of England, and of the likely knock-on consequences for the local housing market of imminent rail improvements. However, current unknowns include the development of Tottenham House and its large estate, the future policies of locally active Housing Associations, and any future Wiltshire development targets set for the Parish.

The Localism Act 2011 was intended to devolve greater powers to Councils and neighbourhoods, and thus to give communities more influence over housing and planning decisions, in our case within the Wiltshire Council Local Plan and Core Strategy. The Parish Council of Great Bedwyn, is identified as a Large Village in the 2015 Core Strategy (Policies 1 and 18). It was therefore decided in late 2015 that a Neighbourhood Development Plan would be appropriate, and the Parish Council applied for the parish to be designated as a Neighbourhood Area for the purpose of preparing a Neighbourhood Development Plan. The application was approved by Wiltshire Council on 5th December 2016<sup>1</sup>.

Local work on making a Neighbourhood Development Plan, including community consultation and evidence gathering was undertaken between 2016-18. The Parish Council also supported a Wiltshire-led Council Housing Needs Study, which took place through 2016-17. These processes clearly identified the highest community priority being additional social housing, there is currently insufficient space to accommodate new development within the settlement boundary.

At present the work on the Neighbourhood Development Plan has come to a halt (September 2018). A boundary change to Great Bedwyn is parish being sought. If successful this would bring land north of the primary school (currently in Little Bedwyn parish) into Great Bedwyn Parish. This land is considered to have future development potential.

Meanwhile, in order that the work done on the Neighbourhood Development Plan to date is not lost, this early draft, produced in September 2018, summarises the work undertaken to date. It is hoped that this early draft and its supporting evidence can be used in the interim to inform development proposals in the parish.

Charles Howell

**Chair, Great Bedwyn Parish Council**

---

<sup>1</sup> Great Bedwyn Neighbourhood Area Designation Report, Dec 2016 [http://wiltshire.objective.co.uk/portal/spatial\\_planning/np/area\\_designation\\_reports/neighbourhood\\_area\\_designation\\_reports?tab=files](http://wiltshire.objective.co.uk/portal/spatial_planning/np/area_designation_reports/neighbourhood_area_designation_reports?tab=files)

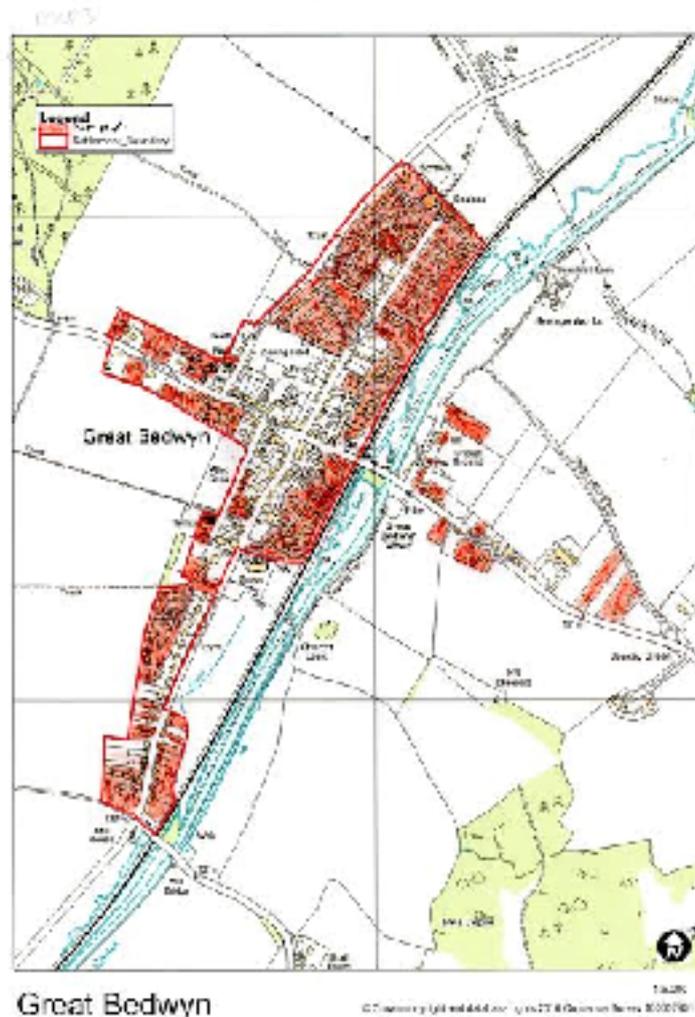
## 2 Introduction

### An Introduction to Great Bedwyn Parish

Great Bedwyn is in the Pewsey Community Area of Wiltshire. The current population is estimated at about 1400 residents, in 610 households. The Parish lies at the centre of the North Wessex Downs Area of Outstanding Natural Beauty. About half its land area is agricultural, and a quarter is ancient or secondary woodland, with the Tottenham House parkland as much of the remainder. The largest settlement is the village of Great Bedwyn, with hamlets at Crofton and St Katherine's. An important wetland contains the River Dun and the Kennet and Avon Canal, running along the eastern edge of the village. The wooded areas are home to many varieties of wildlife, some of them protected.

Archaeological exploration, not yet completed, has revealed evidence of prehistoric, Roman, Saxon, Norman, Tudor and subsequent settlement. There were two members of Parliament until 1832, and the Great Western Railway opened locally in 1862. The 19<sup>th</sup> and especially 20<sup>th</sup> centuries brought change from a mainly agricultural community to a mainly residential one, with a decline in the remaining small local industries. Since the late 1940s, new estates and other developments in what was a small settlement have transformed it into a Large Village. It has nevertheless retained its historic cruciform shape, and its predominant Conservation Area. There is no scope now remaining within the current Settlement boundary for further major development.

Figure 1: Map Showing Development since WW2



The village is only 8 miles from the M4 Motorway, and has a railway station providing a direct link with London, Reading, Newbury and other large centres of population and employment. The opening of the Elizabeth Line at Reading in 2019 will make the Parish an even more desirable place of residence to potential additional residents. Great Bedwyn is already a popular location because of its existing local facilities, including two outstanding primary schools, a surgery, a gastropub, a general store and a Post Office/bakery shop, cricket and tennis clubs, a youth club, recreational societies and areas, tourist and nature environment attractions, and easy access to Marlborough and Hungerford. Great Bedwyn's services and facilities are also used by neighbouring smaller communities.

This popularity has driven local house prices steadily upwards, to the extent that many local families have been compelled by market forces to move elsewhere. In local and Wiltshire Council surveys, over 90% of residents of all income groups support that the highest local development priority must be given to providing sufficient affordable homes, i.e. Social Housing, to meet the foreseen future needs, and maintain a balanced and sustainable community.

The Designated Neighbourhood Area for the Great Bedwyn Neighbourhood Development Plan is the same as the Parish boundary, shown on **Figure 2**.

*Figure 2: Great Bedwyn Parish Boundary and Designated Neighbourhood Area*

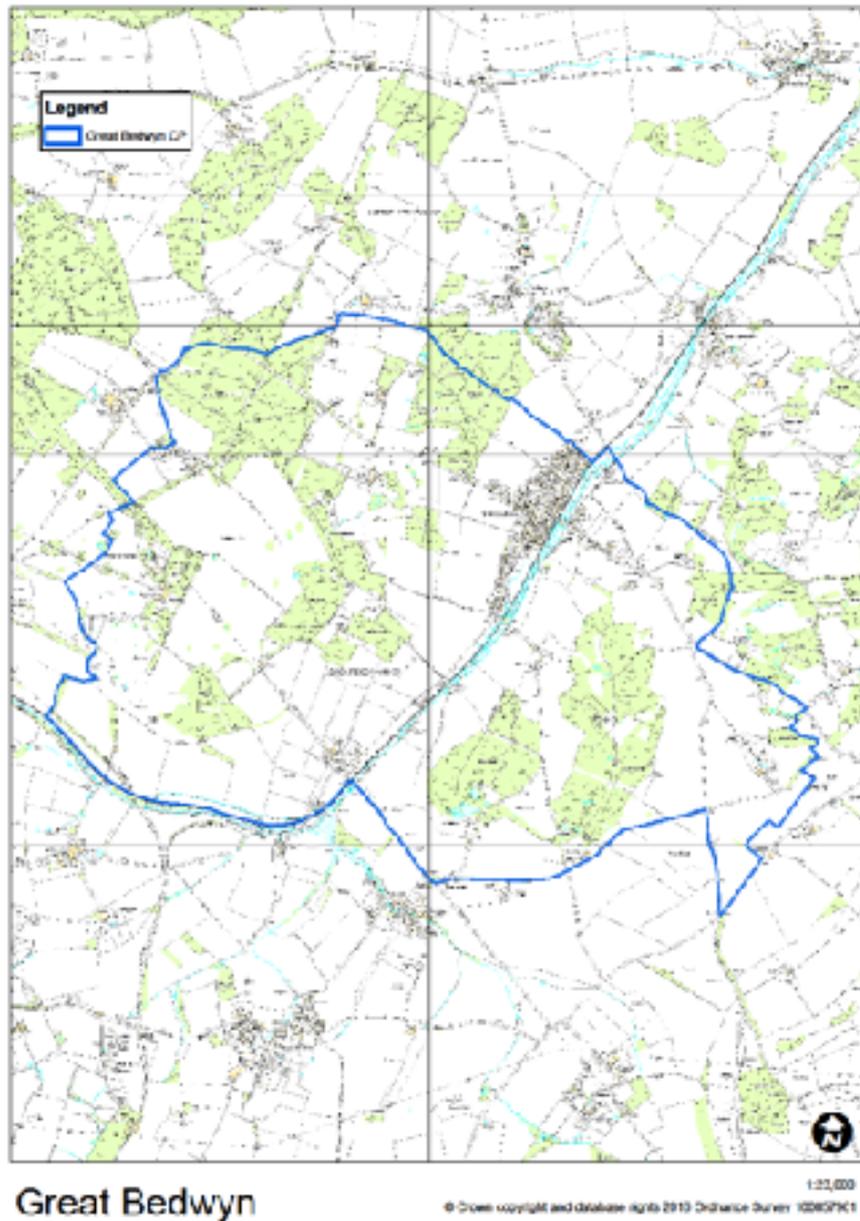


Figure 3: Great Bedwyn Village Settlement Boundary

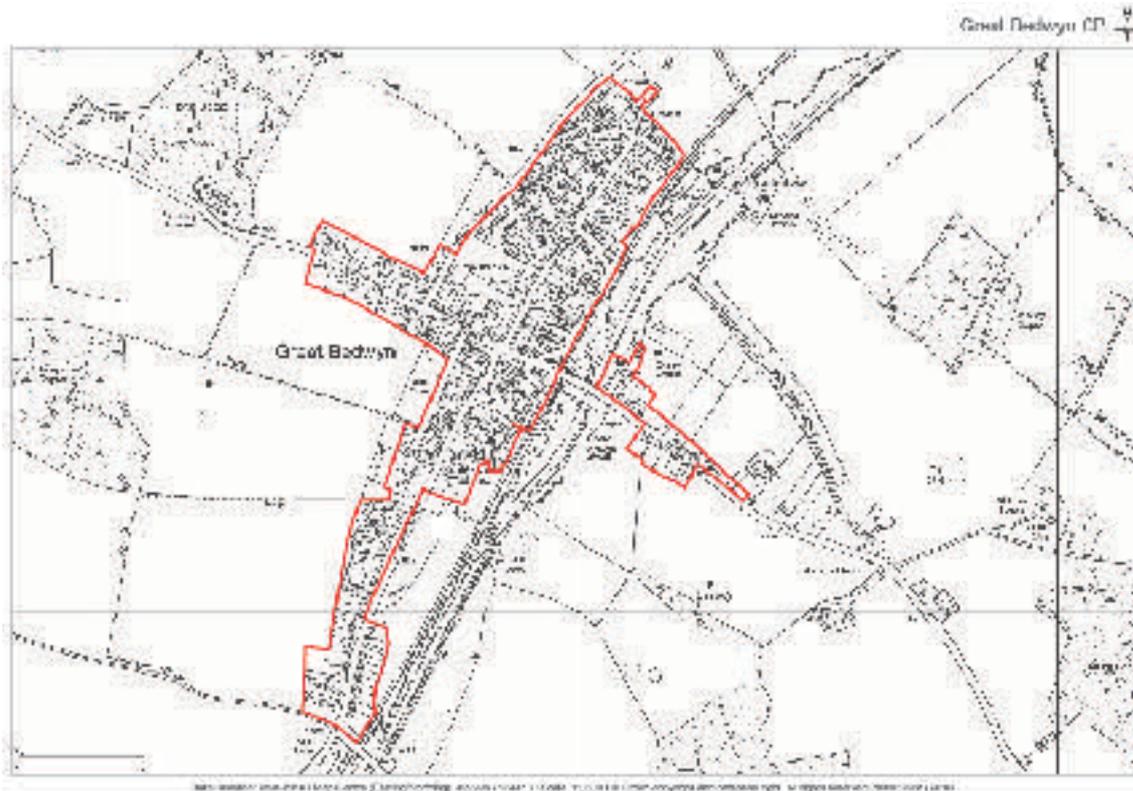


Figure 3 includes the revised village settlement boundary as proposed by Wiltshire Council in its *Housing Site Allocation Development Plan Document 2018*. The Parish Council has worked with Wiltshire Council to review the settlement boundary as the boundary as proposed aligns with the Neighbourhood Plan aspirations. The main amendments are to bring St Mary's Church and the Brook Street Conservation Area, the Village Hall and Cricket Pavilion land, and the tarmac area of the GB Primary School playground into the Settlement. The boundary is tightly drawn around existing development and there is limited infill potential.

### **3 Why produce a Neighbourhood Development Plan for Great Bedwyn?**

The Localism Act 2011 encourages community involvement, and this is strongly supported in Great Bedwyn. Because of environmental constraints, however, there is comparatively little local land that could be made available for housing development in or immediately adjacent to the village.

The community wishes to accept some future development, and has other environmental, social and economic objectives which this Neighbourhood Plan can support. The final Neighbourhood Plan aims above all to enable meeting local needs for additional and replacement social homes, in the longer-term.

#### **What Great Bedwyn Needs.**

A balanced community needs to include those on about the Wiltshire median household income (£21,500 pa approximately), for example carers, teaching assistants, and manual workers. Currently about 21% of local homes belong to Housing Associations, higher than average for the County. The three main Associations involved locally all await further government policy decisions on affordable housing, before in turn they make their own local decisions. A Wiltshire Council Great Bedwyn Housing Needs Survey undertaken in July 2017 established that, even if the current social homes stock is not reduced by sales to tenants, at least a further 14 subsidised and shared ownership homes are required.

An average local 2-bedroom home now markets at £316,000, well beyond the means of the 62% of local residents with household incomes of less than £50,000 pa. The highest priority local need is therefore the right amount of new social housing, in mixed developments. The the right place for these are within or immediately adjacent to the current village Settlement.

#### **Community Engagement**

The Parish Council established a Neighbourhood Development Plan Working Group in December 2015. A questionnaire was distributed to all households and businesses in the Civil Parish in April 2016 (a summary of the high level of responses is included in the Consultation Report). This consultation was followed up by Open Days/Poster Displays in October 2016 and September 2017, explaining to a large proportion of the community the initial evidence and conclusions, and giving the opportunity for further feedback. Regular updates have been included in the Parish News.

A separate local survey of young residents in November 2016 sought their views on improving their recreational facilities (the results are included in the Consultation Report).

Local landowners and businesses, and Wiltshire and Parish Councils have also been consulted throughout. When NDP work restarts, this process will continue and the Neighbourhood Plan draft will be formally consulted on.

Following that, the Great Bedwyn Neighbourhood Plan will be submitted formally to Wiltshire Council and an independent examination and a local referendum. If the referendum is successful, the Neighbourhood Plan will finally be made.

## 4 Vision & Objectives

### Vision

The conservation of Great Bedwyn's distinctive historic character and rural setting, to sustain an attractive, peaceful and healthy natural environment. The Parish sustaining itself as a central part of the North Wessex Downs Area of Outstanding Natural Beauty.

Great Bedwyn continuing to be a thriving, balanced community, of all socio-economic backgrounds and ages. The Parish providing sufficient housing to meet local socio-economic needs, with a working village at its heart. Great Bedwyn being as self-sufficient as is practicable.

### Neighbourhood Plan Objectives

Objective	Relevant Planning Policy or Action Project
(1) Preserve the historic character of village	Planning Policy GBPP1 - Heritage, Character and Design Planning Policy GBPP5 - Local Green Space Designation Action Project 1 - Housing Action Project 3 - Tourism
(2) Maintain cohesion of the architectural character of the village	Planning Policy GBPP1 - Heritage, Character and Design Action Project 1 - Housing Action Project 4 - Traffic and Transport
(3) Have minimal impact on the surrounding rural landscape	Planning Policy GBPP1 - Heritage, Character and Design Planning Policy GBPP3 - Landscape Character and Key Views Planning Policy GBPP4 - Green Infrastructure Action Project 1 - Housing
(4) Increase and sustain the stock of affordable/social housing in the Parish	Planning Policy GBPP1 - Heritage, Character and Design Action Project 1 - Housing
(5) Have low environmental impact on building site neighbours and green spaces	Planning Policy GBPP5 - Local Green Space Designation Planning Policy GBPP6 - Surface Water and Drainage Action Project 1 - Housing
(6) Offer easy pedestrian access to village amenities	Planning Policy GBPP2 - Community Facilities Planning Policy GBPP4 - Green Infrastructure Action Project 1 - Housing Action Project 3 - Tourism Action Project 4 - Traffic and Transport Action Project 6 - Youth Facilities
(7) Have low impact on traffic flows, vehicle noise and parking	Planning Policy GBPP1 - Heritage, Character and Design Action Project 1 - Housing Action Project 4 - Traffic and Transport

Objective	Relevant Planning Policy or Action Project
(8) Keep the Settlement form as compact as possible	Planning Policy GBPP1 - Heritage, Character and Design Action Project 1 - Housing
(9) Facilitate, increase and sustain local employment opportunities	Planning Policy GBPP2 - Community Facilities Action Project 2 - Economy & Employment Action Project 3 - Tourism
(10) Protect the local ecology and archaeology	Planning Policy GBPP4 - Green Infrastructure Action Project 1 - Housing Action Project 3 - Tourism Action Project 5 - Cemetery Expansion
(11) Protect existing green spaces, within and without the Settlement	Planning Policy GBPP1 - Heritage, Character and Design Planning Policy GBPP3 - Landscape Character and Key Views Planning Policy GBPP4 - Green Infrastructure Planning Policy GBPP5 - Local Green Space Designation Action Project 6 - Youth Facilities
(12) Improve recreational facilities for young people	Planning Policy GBPP5 - Local Green Space Designation Action Project 3 - Tourism Action Project 6 - Youth Facilities
(13) Increase off-street parking	Action Project GB1 Planning Policy GBPP1 - Heritage, Character and Design Action Project 4 - Traffic and Transport
(14) Conserve key views	Planning Policy GBPP1 - Heritage, Character and Design Planning Policy GBPP3 - Landscape Character and Key Views
(15) Protect existing facilities and amenities, and support their future enhancement	Planning Policy GBPP1 - Heritage, Character and Design Planning Policy GBPP2 - Community Facilities Planning Policy GBPP3 - Landscape Character and Key Views Planning Policy GBPP4 - Green Infrastructure Planning Policy GBPP5 - Local Green Space Designation Planning Policy GBPP6 - Surface Water and Drainage Action Project 2 - Economy & Employment Action Project 3 - Tourism Action Project 5 - Cemetery Expansion Action Project 6 - Youth Facilities

## 5 The Strategy for Great Bedwyn

The main issues to be addressed in the Neighbourhood Plan are therefore:

- (a) how to balance any further development against conserving the village's character and natural environment;
- (b) how, where and when to provide new homes in the Civil Parish of the affordable type, size and price needed.
- (c) how to protect and improve valued community facilities, and support the local economy.

### Known Unknowns

- Future government housing policy, planning and financing, if any, in particular as regards social housing and other 'affordable' homes.
- Great Bedwyn's share of any Wiltshire new housebuilding targets beyond 2018, and their timing.
- The impact on the local housing market of the Elizabeth Line opening from Reading to London and beyond in 2019, with larger and faster trains.
- The impact on local housing and employment of the requirements of the eventual purchaser of the redeveloped Tottenham House Estate, from 2019 onwards.

**Figure 4** summarises the overall strategy for Great Bedwyn to be proposed by this Neighbourhood Plan. This figure highlights key features including the settlement boundary, conservation area, light industrial sites, the wharf and pumping station, and the train station. In addition, it highlights the following:

- Areas for potential additional car parking
- Potential graveyard extension allocation
- An Indication of the location of Bedwyn Dyke field site - a site considered to have future development potential, albeit located within the parish of Little Bedwyn.
- Potential brownfield sites within the settlement area
- Proposed 'Local Green Space' Designations

Other policy areas are accompanied by more detailed maps, in the following section.



## 6 Planning Policies

This Great Bedwyn Neighbourhood Plan includes early drafts of future planning policies, and summarises key evidence of relevance to each policy area.

It should be noted that while some policies and their evidence base is largely complete others are still work in progress, and this is highlighted where relevant.

The planning policies are stated within the green boxes.

Planning Policies are included on the following topic areas:

- Planning Policy 1 (GBPP1) - Heritage, Character and Design
- Planning Policy 2 (GBPP2) - Community Facilities
- Planning Policy 3 (GBPP3) - Green Infrastructure
- Planning Policy 4 (GBPP4) - Landscape Character and Key Views
- Planning Policy 5 (GBPP5) - Local Green Space Designations
- Planning Policy 6 (GBPP6) - Surface Water and Drainage

# Heritage, Character and Design

## Planning Policy 1 (GBPP1) - Heritage, Character and Design

The design of all new development in the parish, while being clearly of its time, should demonstrate its relationship and applicability to its site, setting and context in terms of scale, materials, form, details, layout, public space and historic character. This is of particular importance within the Great Bedwyn Conservation Area.

Planning Applications should demonstrate how new development contributes to positively to the parish with reference to the *Great Bedwyn Village Design Statement (2003)* and the *Great Bedwyn Conservation Area Character Appraisal and Management Proposal (2007)*, as amended.

## Heritage and Character

The major part of the Village is a Conservation Area. This Area is fully described in the Village Design Statement of 2003 and in the Kennet District Council's Great Bedwyn Conservation Character Appraisal and Management Proposal of 2007<sup>2</sup>.

The Conservation Area is characterised predominantly by 19<sup>th</sup> Century one- and two-storey thatch or clay-/slate-tiled houses in local red brick, in terraces in the centre of the village and in later small groupings elsewhere. The Area includes the Grade 1 listed St Mary's Church (10<sup>th</sup> and 12<sup>th</sup> Century origins) and the former village school (now the GP Surgery).

The Conservation Area extends to incorporate the Church field, the canal and river wetland, the allotments, and dwellings in outer Brook Street up to the 30 m.p.h. speed limit signs (although, since the 2007 Kennet Conservation Appraisal many varied modern alterations and extensions to properties have been approved on this street). The 1993 Primary School and the estates of homes built since the 1960s are not within the Conservation Area.

The Civil Parish of Great Bedwyn has been little explored archeologically, and despite the historical overview, there are still many unknowns. This is currently being addressed. Privately funded excavations in Bedwyn Brail, still in their early days, have already discovered pre-historic, Roman and Tudor sites. University College, London, Institute of Archaeology started a systematic dig throughout the Village of Great Bedwyn in July 2017. This has confirmed that Great Bedwyn was at the centre of an important Saxon defensive complex, and has prior Iron Age and subsequent Tudor remains. A considerably more detailed archaeological survey has been carried out as part of the preliminary planning consultation for Tottenham Park, confirming Mesolithic, Neolithic and Iron Age occupation and extensive Romano-British remains.

## Settlement Pattern

The village of Great Bedwyn derives its character from its historic cruciform shape; this should be maintained in future. This cruciform shape is now reflected in the settlement boundary for the village. The shape to the north east would be maintained if the Bedwyn

---

<sup>2</sup> The Village Design Statement and the Conservation Area and Management Proposal for Great Bedwyn can both be found at [www.greatbedwyn-pc.gov.uk/Planning\\_8478.aspx](http://www.greatbedwyn-pc.gov.uk/Planning_8478.aspx)

Dyke field were brought within the settlement, as a possible expansion of the village, in the future.

### **Planning Policy 2 (GBPP2) - Community Facilities**

There will be a presumption in favour of safeguarding existing facilities against any adverse planning proposals that would result in their loss. Development proposals which involves the loss of any community facilities identified in **Figure 5** will not be supported, unless the following criteria are satisfied:

- There is no prospect of continued community use (which is evidenced); and
- There are adequate similar existing or equivalent new facilities being provided within the parish; and
- The current or previous use is no longer viable, as demonstrated by audited financial and marketing evidence over an agreed reasonable period of at least 12 months.

Any major development in the parish will be expected to contribute towards or provide enhanced facilities.

Proposals for additional community facilities with the parish will be supported where the applicants can demonstrate the benefits of such facilities to the community.

### **Materials and Form**

The typical form of construction used local red brickwork. Roofing materials are predominantly clay tiles, thatch and slates, which were introduced after the construction of the Canal in the 18<sup>th</sup> Century. These materials help to give a unity of design and should always be used.

The recent introduction of solar panels is environmentally acceptable but in some places visually unattractive, especially in the Conservation Area. In future, less obtrusive options such as solar tiles would be preferred.

Although wooden window frames are traditional in the village, recent improvements in the design of plastic frames of similar traditional design make them an acceptable alternative.

Because parking is an increasing problem in the village, any new houses must have sufficient off-street car parking spaces for the multi-vehicle household now common in the village, depending on the bedroom size of the dwelling.

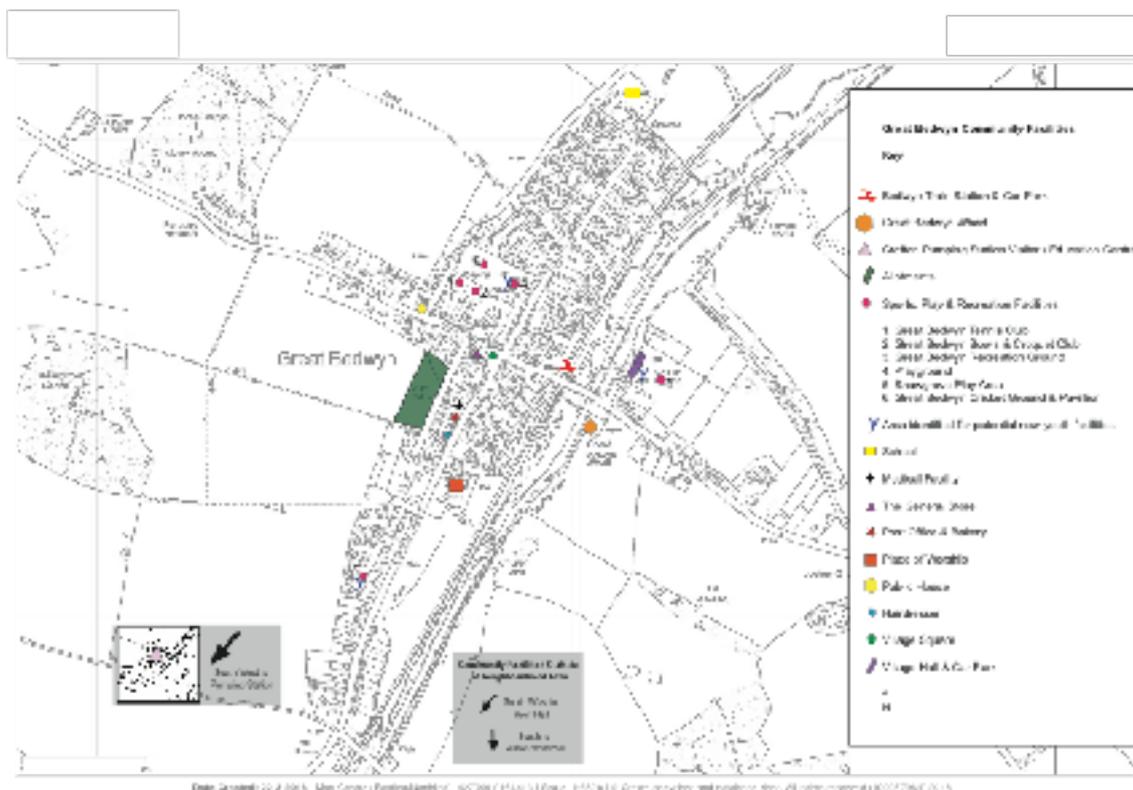
Design should allow for flexibility and adaptation to allow for residents to live there in various stages of their life, including into old age.

# Community Facilities

## Community Facilities

There are a range of excellent community facilities in Great Bedwyn, these are shown on Figure 5. These Facilities are used by local residents and by those from many from smaller settlements in the wider area. For example: the railway station hosts commuters from Swindon and other places with more expensive lines and no free parking, the two outstanding Primary Schools (Great Bedwyn and St Katherine's); the Pre-School; the GP Surgery; the General Store; the Post Office (and its stationery and bakery shop); the one remaining gastro-public house; the cricket and croquet clubs; St Mary's Church; the Wharf and the Village Hall.

Figure 5: Great Bedwyn Community Facilities



# Environment

## Planning Policy 3 (GBPP3) - Landscape Character and Key Views

Proposed developments within the North Wessex Downs Area of Outstanding Natural Beauty will be subject to the controls and guidance in place within the Wiltshire Local Plan and the North Wessex Downs Area of Outstanding Natural Beauty Management Plan, or successor guidance.

Development should respond to the key views as summarised in **Figure 6**. Any application which might impact on a key local view should demonstrate how it will be seen, what impacts development would have on the view and include any mitigation proposals to remove or reduce any negative impacts.

### Landscape Character and Key Views

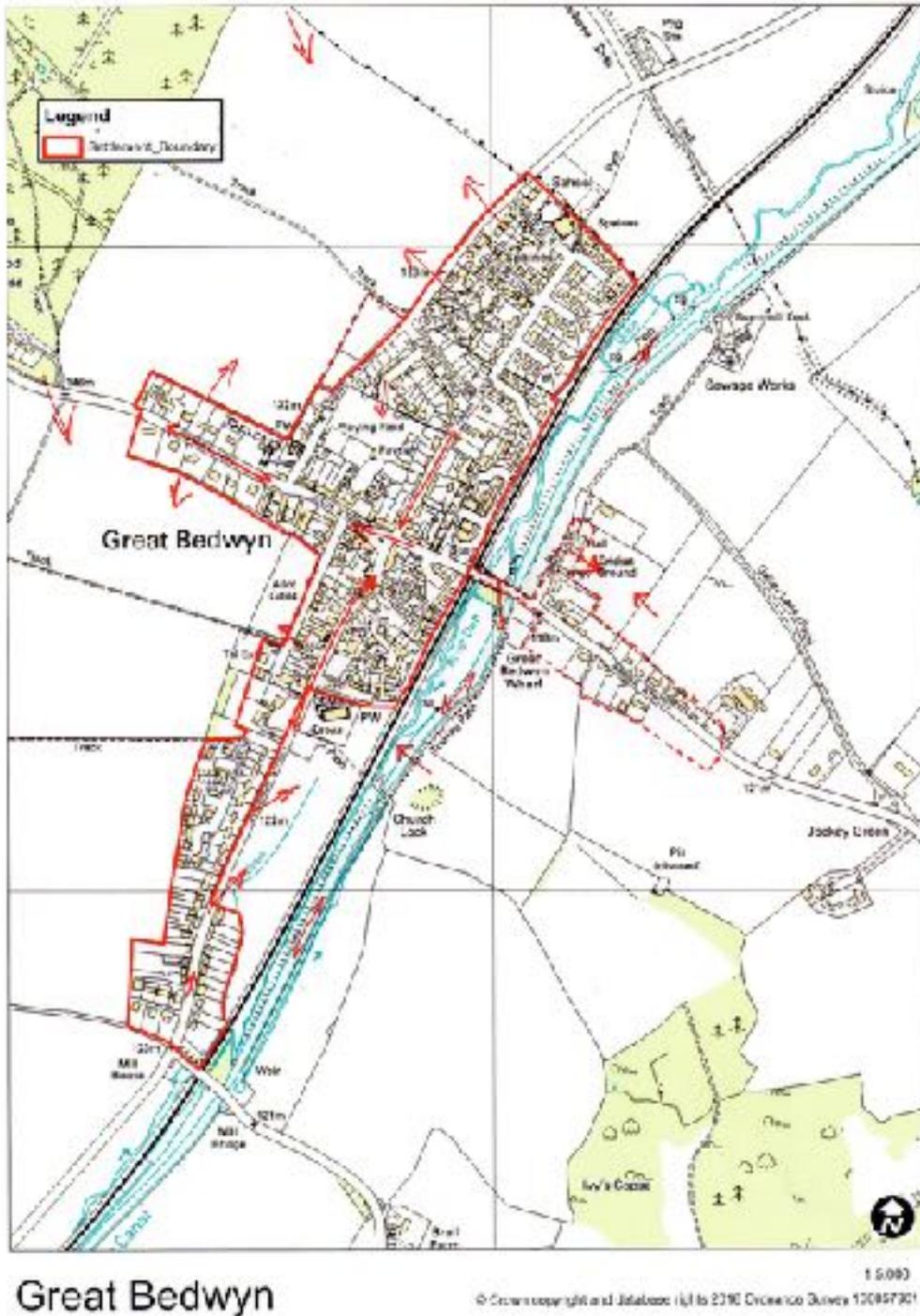
The glaciers of the Ice Ages scored the landscape down between broad ridges into the shallow valley of what is now the River Dun, which flows North-East to join the River Kennet at Hungerford. The dips between the ridges channel rain and spring water from the surrounding high ground into the Dun valley, in which the Village nestles; flooding of some dwellings is therefore a common problem in very heavy weather (see map below). The surrounding high ground, interspersed with agricultural land and all easily visible from most parts of the Village, includes clockwise the Chisbury Wood and Iron Age Fort, Foxbury Wood, Bedwyn Brail, Wilton Brail, Stock Common and Bloxham Copse. Other parts of the Civil Parish include the majority of the large Bedwyn Common wood, the edge of Savernake Forest, and many other islands of woodland amongst agricultural fields, as well as the parkland around Tottenham House, and the high point of the Kennet and Avon Canal at Crofton.

The Great Bedwyn Conservation Area Character Appraisal and Management Proposal (2007), the Great Bedwyn Design Statement (2003) and the North Wessex Downs Area of Outstanding Natural Beauty Management Plan (2014-19), all stress the importance in planning of conserving important views.

The Parish lies at the centre the North Wessex Downs Area of Outstanding Natural Beauty. The village has retained the context of attractive natural beauty. Views into and out of the village to open countryside and to the Kennet & Avon Canal and other local landmarks like the Church are key characteristics of the village.

Key views are shown on **Figure 6**. The Great Bedwyn Civil Parish contains many such views, including both looking towards and from the village. It is noteworthy that the principal and only major settlement in the Civil Parish, the village of Great Bedwyn, nestles in the landscape, rather than dominates it, being in the valley of the River Dun, surrounded mainly by tree-topped hills, and largely hidden therefrom by the green infrastructure in and around the designated Conservation Area. This Neighbourhood Plan takes into account the need to conserve these views where they are affected by layout and design proposals for development sites allocated in this plan.

Figure 6: Great Bedwyn Key Views



*The key views work is not yet finalised, and it will have to be picked up again when the draft Neighbourhood Plan is finalised for Regulation 14 consultation, for example each view point should be numbers, and published with associated annotations and photos to accompany this map as part of the evidence base.*

## Green Infrastructure

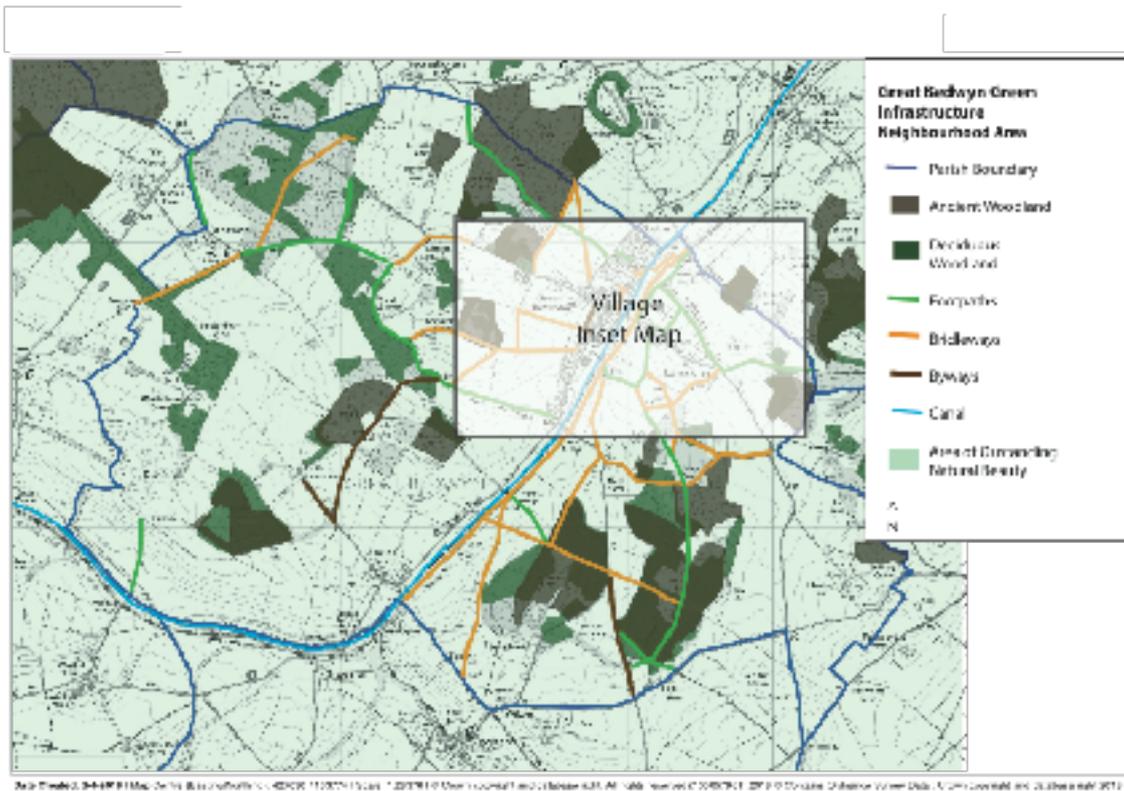
### Planning Policy 4 (GBPP4) - Green Infrastructure

Any development proposed on land within or adjoining green infrastructure indicated on **Figures 7 and 8** will be required to demonstrate how it will enhance where possible, and maintain green links providing movement networks for people and enhancing biodiversity.

The Neighbourhood Plan recognises the importance of green infrastructure networks which connect people and wildlife, enabling movement through and around the village.

The parish is well served by footpaths, bridleways, byways and the canal towpath. There are also a range of connected woodlands and biodiversity enhancement that has been delivered through good land stewardship and management.

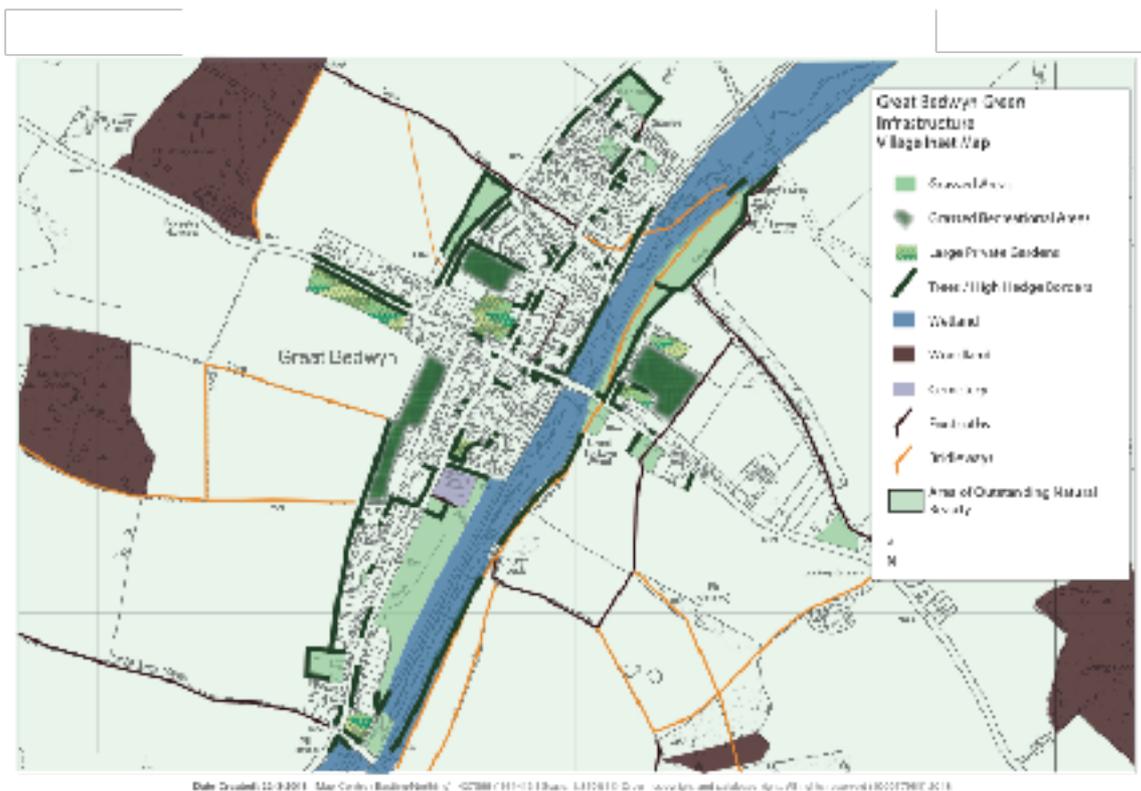
*Figure 7: Great Bedwyn Green Infrastructure - Whole Parish*



Within the village itself areas of wetland run through the village alongside the River Dun, which along with the Kennet & Avon canal corridor provides a green spine along the eastern side village. Connected hedgerows, grassed areas and large private gardens also provide interconnections which can be used by wildlife to move around and through the village.

The Green Infrastructure within the parish is a key feature, and it is a positive feature supporting wellbeing and rural character.

Figure 8: Great Bedwyn Green Infrastructure - Village Inset



## Local Green Spaces

### Planning Policy 5 (GBPP5) - Local Green Space Designation

The plan proposes that the Local Green Spaces shown on **Figure 9**, and listed below, should be designated as Local Green Spaces in accordance with the provisions of Paragraph 100 of the National Policy Framework:

- The Allotments
- Church Field
- Shawgrove Play Area

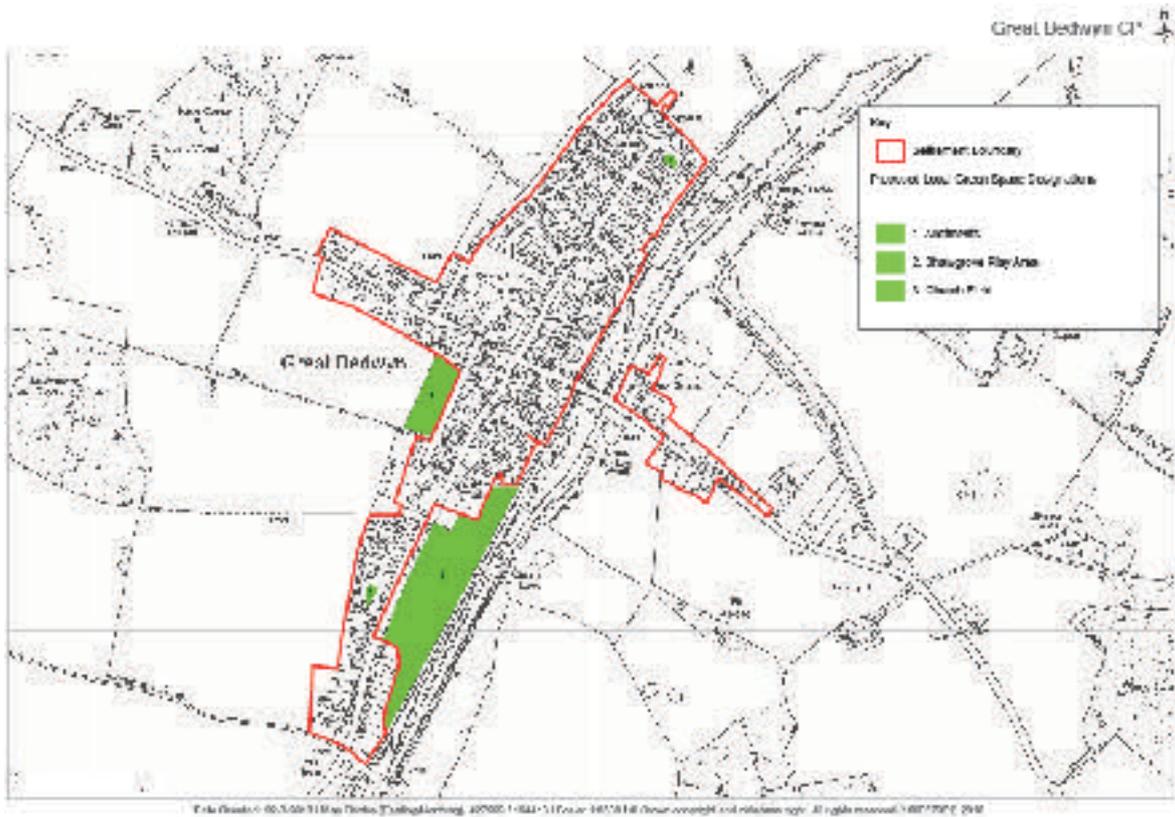
Local Green Space designations can be made to protect green spaces in perpetuity, to be eligible for designation via a Neighbourhood Plan it must be demonstrated that the spaces are not extensive tracts of land and that they are demonstrably special to the community in terms of their beauty, historic significance, recreation value, tranquility and/or richness of wildlife.

Community consultation during 2018 confirmed that there green spaces merited and met the criteria for Local Green Space designation, a longer list was derived but not all of these green spaces were considered suitable after further assessment.

For example, the Memorial Playing field is a key green space, but it is already designed in the Wiltshire Local Plan as an Open Space (including the play park and croquet club). Similarly the School Playgrounds are already protected and are not suitable for this designation. The Canal and wetland corridors are already protected by the Green Infrastructure policy which is more suitable for linear strips and routes.

*Full details of the assessment and consultation process is included in the evidence base to this Neighbourhood Plan, this process is not yet finalised, and it will have to be picked up again when the draft Neighbourhood Plan is finalised for Regulation 14 consultation.*

Figure 9: Great Bedwyn Proposed Local Green Space Designations



# Surface Water and Drainage

## Planning Policy 6 (GBPP56) - Surface Water and Drainage

Planning permission will not be granted for development schemes, within or adjoining the areas of Surface Water Flood risk (as shown on **Figure 10**, or on successor maps from Wiltshire Council as Lead Local Flood Authority), unless adequate preventative and or mitigation measures have been incorporated into the design.

The topography of the surrounding countryside makes parts of the village of Great Bedwyn Settlement and its immediate vicinity liable in very heavy weather to flooding, despite the ameliorative works done in recent years. Figure 10 highlights key areas of flood risk from surface water flooding at 2017.

Figure 10: Great Bedwyn Surface Water Flood Risk (2017)

