



KINGTON ST. MICHAEL NEIGHBOURHOOD PLAN

PART 1

2025-2038

Pre-Submission Draft Plan for Regulation 14 Consultation

This document has been prepared by the Kington St Michael Parish Neighbourhood Plan Steering Group on behalf of the community of Kington St Michael Parish and the Parish Council.

This is the pre-submission draft of the Neighbourhood Plan for Regulation 14 consultation and together with its associated documentation is to be used for its intended purpose only.

This document is Part 1 of the Kington St Michael Parish Neighbourhood Plan.

Part 2 is the Kington St Michael Character Assessment and Design Code

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This document was produced by the Neighbourhood Plan Steering Group with support from the team at Place Studio

www.placestudio.com

Place Studio is a community planning and design consultancy which seeks to enable local communities to harness their local knowledge and objectives to produce sound and robust planning and design documents.

FOREWORD

Kington St Michael is a warm and welcoming community in a beautiful setting which benefits from – a popular school, a recreation ground, a lovely church, a village hall, a great village pub, a community shop and a cafe. We have much to be proud of and we should aim to protect these elements of our natural and built environment which provide Kington St Michael with its distinctive character. However we also need to harness the potential of our community's setting and amenities so that it continues to thrive. Striking the balance between these two objectives is at the heart of the Neighbourhood Plan.

The Neighbourhood Plan has been developed by the people of Kington St Michael for the people of Kington St Michael. The process of developing the Plan has been invaluable in establishing an understanding of what we as a community want and need, particularly in respect of future development. Just as importantly the Neighbourhood Plan has legal standing which provides us with greater control over any future development in Kington St Michael. The plan is therefore both the blueprint for the future of our Parish and the means of ensuring that the blueprint is respected.

Developing a Neighbourhood Plan is a complex and intensive process. It demands the reconciliation of the views and needs of the community with both the requirements of national planning policy and regulations as well as Wiltshire Council's evolving strategy. This document is therefore the culmination of a huge amount of work and dedication and thanks are due to all those involved.

1. The Neighbourhood Plan Steering Group: Gay Sealy, Will Roe, Steve Woodhead, and past members the late John and Maureen Hall, Phil Tolerton, John Newton, Claire Marlow, and Mathew Morris.
2. County Councillor Howard Greenman who initially recommended that a Neighbourhood Plan be developed and who has been encouraging and supportive throughout the process.
3. Sophie Davies and her colleagues at Wiltshire Council for providing guidance and on developing the plan and navigating through the process.
4. Place Studio, whose input has been invaluable.

Peter Macdonald
Chairman Kington, St Michael Parish Council

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1. INTRODUCTION

1.1 Those that live or work here in Kington St Michael value its community spirit, great facilities, rural character and natural environment. As we look ahead to the future, we need to take a proactive approach to protecting our valued assets whilst addressing the challenges of climate change and the need for homes and jobs in our village.

1.2 This document is the Regulation 14 consultation draft version of the Kington St. Michael Neighbourhood Plan (also referred to as 'the Plan') and it is one of the tools we have to shape the future of our Parish. It builds on the views of the community and on research undertaken by local representatives, and presents a vision for our area looking ahead to 2038.

1.3 The Neighbourhood Plan is being produced by a group of local representatives from the local community, on behalf of the Parish Council, with support from our appointed Planning Consultants Place Studio and officers in Wiltshire Council.

WHAT IS A NEIGHBOURHOOD PLAN?

1.4 The Localism Act 2011¹ introduced new rights and powers to allow local communities to shape new development and promote better land use in their community by preparing Neighbourhood Plans. The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area.

1.5 Neighbourhood Plans must meet some legal requirements as specified by law: they must have appropriate regard to national policy in the form of the National Planning Policy Framework² (NPPF); must contribute to the achievement of sustainable development; must be in general conformity with the strategic policies in the Wiltshire Local Plan; must be compatible with human rights requirements, and must be compatible with EU obligations (the latter remain in place for the time being).

1.6 The Neighbourhood Planning Regulations set out a number of formal

steps that must be taken in preparing this Neighbourhood Plan, including formal consultation (this draft document is one of the required formal stages), examination and a parish referendum to approve it. Once adopted – the formal term is 'made' - the Neighbourhood Plan becomes part of the Wiltshire Development Plan and forms the basis for determining planning applications in Kington St. Michael Parish.

1.7 The Neighbourhood Plan provides a significant opportunity for local people to influence planning decisions, as planning applications are determined 'in accordance with the Development Plan unless material considerations indicate otherwise'³.

¹https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1896534.pdf

²<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

³Compulsory Purchase Act 2004 Section 38 (6).

WHAT ARE THE STEPS IN THE PLAN MAKING PROCESS?

- Defining the Neighbourhood Plan Area
- Preparing the Plan
- **Formal 6 week Regulation 14 pre-submission consultation**
- Make changes and revisions in response to the consultation
- Submit to Wiltshire Council
- **Formal 6 week consultation (Regulation 16)**
- Examination
- Referendum
- Legal Force

WHY PRODUCE A NEIGHBOURHOOD PLAN FOR KINGTON ST. MICHAEL PARISH?

1.8 A Neighbourhood Plan for Kington St. Michael Parish will give those who live and work here a positive and proactive format to influence planning and development decisions.

1.9 Neighbourhood planning gives communities direct power to develop a shared vision for their area. Therefore, each stage of the Kington St. Michael Parish Neighbourhood Plan process to date has aimed to build a clear understanding of local community views together with locally produced evidence all set within the context of national and Wiltshire Council planning policy. The Plan is an opportunity to add truly local detail to the planning policy context. The Neighbourhood Plan brings together these elements to inform a local approach to development over the coming years.



NEIGHBOURHOOD PLAN AREA

1.10 Kington St. Michael Parish was designated by Wiltshire Council as a Neighbourhood Area for the purposes of creating a Neighbourhood Plan on 2nd September 2015 under the Localism Act 2011. The Neighbourhood Plan area follows the Parish Council boundary as shown on Figure 1.

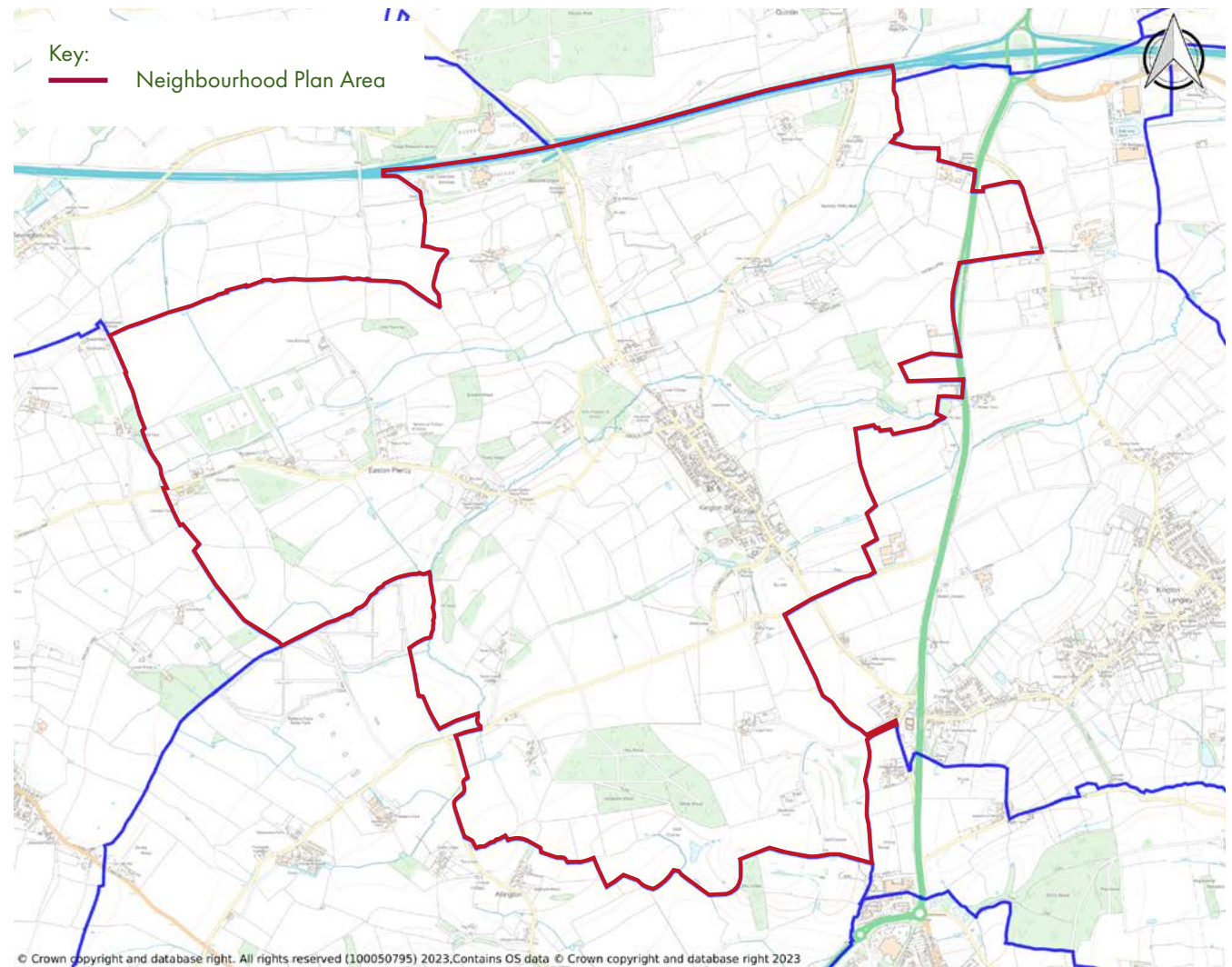


Figure 1: Kington St. Michael Parish Designated Neighbourhood Area

HOW WILL THIS PLAN REFLECT THE VIEWS OF OUR COMMUNITY?

1.11 The Neighbourhood Plan is being prepared by local volunteers supported by the Parish Council and specialist consultants. Care has been taken to build up a clear picture and evidence base of local issues, ambitions and opportunities.

1.12 The evidence is made up of two elements:

- The views of local communities
- Local fact-finding and research evidence

1.13 In order to ensure that this Plan is a 'shared vision' amongst the community, a range of community engagement activities were undertaken over the period of time that we are producing the Neighbourhood Plan. To date, this has included:

- A 'Pre-Vision' survey on likes, dislikes and priorities for residents (2019)
- Neighbourhood Plan Open Day at the Kington Club (2019)
- 'Placecheck' online consultation to identify assets in the village (2020)
- Neighbourhood Plan Stall at Kington

- St. Michael Summer Fair (2021)
- Regular updates on Neighbourhood Plan evidence gathering and progress at the Kington St. Michael Parish Council meetings and on the website and in the local newsletter (2020-25)
- Formal Regulation 14 consultation (2025) – this is the Regulation 14 version of the Neighbourhood Plan

1.14 A full account of the informal consultation undertaken in developing the draft Plan will be recorded in the Consultation Statement, the draft of which will be available on the Parish Council website (www.kingtonstmichael.com).

1.15 The vision, aims and policies that are set out in this Plan come directly from the views and opinions gathered through consultation and through work to generate local evidence.

THIS IS A DRAFT DOCUMENT AND WE NEED YOUR COMMENTS!

1.16 Building on all the work that has been done to date, this draft Plan is now at a stage where people who live and work in Kington St Michael Parish, as well as those who play a role in the future of the parish, can give us feedback and input.

1.17 We need to hear what you think is good about the Neighbourhood Plan, what you think needs more work and if you think anything is missing. All comments will be reviewed and this draft will be appropriately updated to ensure it reflects the views of the community and takes proper account of key issues.

1.18 The consultation on this draft Neighbourhood Plan will run between 1st February and Friday 13th March 2026.

1.19 We will be making sure that people who live, work or carry out business in the area, are aware of the consultation through the following ways:

- Online: the draft Plan, evidence

base reports and comments forms will be available to download from the dedicated webpage in the Parish Council website: https://www.kingtonstmichael.com/kingtonstmichael/neighbourhood_plan-6208.aspx

- Email: We will be emailing the Statutory Bodies that we must consult, including Wiltshire Council
- Hard Copies: You can view paper copies at the following locations: The Village Shop, The Village Hall, Kington St Michael Club and the Kington Cafe.

1.20 We will also be publicising the consultation via social media, posters and the local newsletter, and there will also be face to face events where possible – please check the website and local press for details.

1.21 Please submit your views to us via our online questionnaire, which you will find on our website. Visit our webpage: www.kingtonstmichael.com/Neighbourhood_and_Parish_Plans

1.22 If you know someone who does not have access to the internet but who would like to comment, you may be able to help them complete an online questionnaire, or they can request a paper copy of the questionnaire from the Parish Council.

1.23 Any questions you can contact stevewoodhead1@btinternet.com or pwcroe@aol.com

2. PLANNING CONTEXT

2.1 As a planning document, this Neighbourhood Plan is required to operate within the context set out by the National Planning Policy Framework (NPPF)⁴ and the latest national Planning Practice Guidance⁵. This Plan is being updated under the December 2024 version of the NPPF.

2.2 National planning policy addresses a wide range of issues that are relevant to this Neighbourhood Plan. The overall aim is to deliver **sustainable development**.

What is Sustainable Development?

Sustainable development is commonly defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This covers development in three main areas; social, economic and environmental issues.

WILTSHIRE COUNCIL

2.3 The Neighbourhood Plan must be in 'general conformity' with the strategic planning policies of Wiltshire Council. This means that our Plan should align with the general principles of Wiltshire Council's policies and provide a level of detail to enable locally responsive development to take place.

2.4 In Wiltshire, the current Local Plan is the Wiltshire Core Strategy (WCS)⁶, adopted in 2015, which will be renamed the Wiltshire Local Plan. The Local Plan, together with Made plans (neighbourhood plans) form the development plan for Wiltshire. The Government requires local planning authorities to review Local Plans every five years. This review is termed the 'Local Plan review'. The Local Plan review will set out an overall strategy for Wiltshire to meet housing, employment, leisure and other needs up to 2038, along with the infrastructure for transport, community facilities, as well as conservation and enhancement priorities for the built and natural environment.

2.5 Our Neighbourhood Plan is being developed in parallel with the Local Plan Review, and also looks ahead to 2038.

2.6 The Local Plan identifies Kington St Michael village as a 'Large Village', meaning it has a 'limited range of employment, services and facilities'. The village has a defined settlement boundary, within which proposals for sustainable development are supported in principle (see Figure 2). Proposals for new development outside of the settlement boundary will only be supported if the detailed planning applications meet the specific standards of the community led planning documents such as the Neighbourhood Plan and The Character Assessment and Design Code along with the views of any consultation process.

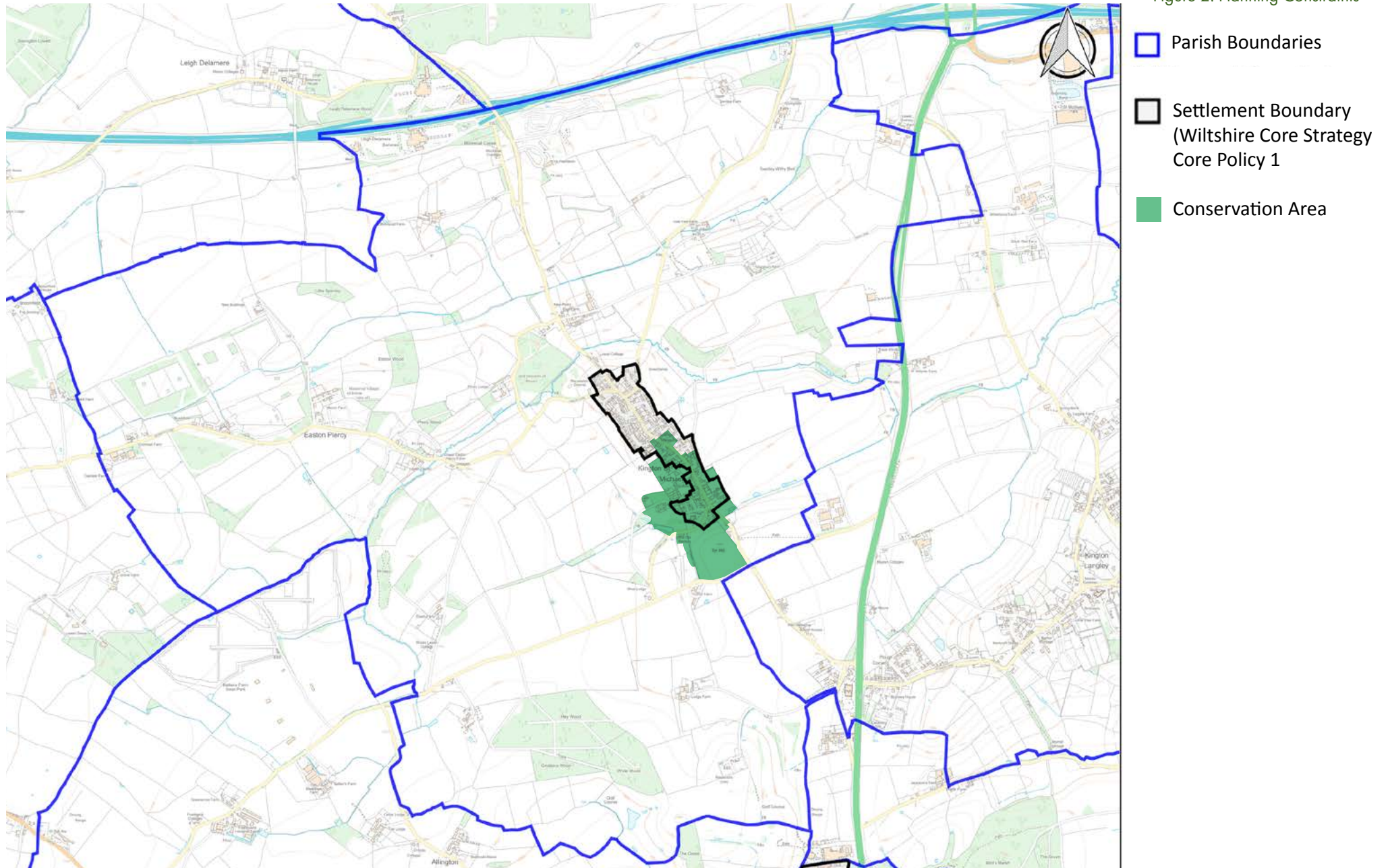
2.7 The southern part of the village and the fields adjacent, including Tor Hill, are within the Kington St Michael Conservation Area (see Figure 2). Conservation Area status does not preclude development, but any development that comes forward within the Conservation Area must protect, conserve and where possible enhance the historic environment here in line with national policy.

⁴<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁵<https://www.gov.uk/government/collections/planning-practice-guidance>

⁶<https://www.wiltshire.gov.uk/media/372/Wiltshire-Core-Strategy-adopted-2015/pdf/Wcs.pdf?m=637099399373530000>

Figure 2: Planning Constraints



2.8 In order to support the government's objective of significantly boosting the supply of homes across the country, the NPPF requires that Local Planning Authorities establish a local housing need figure.

2.9 Wiltshire Council's most recent document relating to local housing needs in Kington St Michael⁷ Parish identifies a housing requirement of 38 homes to be delivered within the emerging timeframe of the emerging Local Plan (up to 2038). With recent builds, the target is now 34.

2.10 The Steering Group have undertaken a process led approach to the issue of establishing a local housing strategy. Utilising a local call for sites and the sites known to be available in the Wiltshire Council's Strategic Housing and Employment Land Availability Assessment (SHELAA), eight sites were independently evaluated. Based on the assessments, and the available evidence no site was considered to be suitable to bring forward as an allocation at this point in time. If any of the known available sites be progressed in the future through a planning

application, there are significant constraints which will need to be mitigated alongside compliance with the community led Neighbourhood Plan and the Character Assessment and Design Code. Furthermore, any development to the north of the village, apart from small infill sites, must be avoided to prevent an increase in local southbound traffic into the high street.

2.11 This Neighbourhood Plan therefore sets out a policy framework that includes a series of criteria-led policies and identifies specific locally important assets for protection, with the aim of positively shaping any development proposals that may come forward during the plan period. A key aim of these planning policies is to protect the valued character of the village and the open space between Kington St Michael village and Chippenham, and ensure that the two remain distinct and separate from each other.

⁷https://www.wiltshire.gov.uk/media/12017/Rural-Housing-Requirements-2023/pdf/Rural_Housing_Requirements_2023.pdf?m=1695745988247

3. KINGTON ST. MICHAEL PARISH – KEY FEATURES, ISSUES AND OPPORTUNITIES

3.1 Kington St. Michael Parish is in north Wiltshire, situated to the north west of Chippenham. It is bounded by the M4 to the north, the A350 to the east and Yatton Keynell Parish to the west. To the south of the Parish lies Chippenham Without Parish.

3.2 The Neighbourhood Area comprises the village of Kington St. Michael, the hamlet of Easton Piercy, and the rural open countryside that surrounds the two main areas of development.

3.3 Kington St Michael village is situated approximately 3 miles to the north west of Chippenham, and is a small, friendly and thriving village with approximately 700 inhabitants (2021 census). The village has a community run shop, a primary school, "The Jolly Huntsman" pub (currently for sale), a village hall, a social club, St Michael & All Angels parish church, Kington Café, and a recreation field (QE2 Millenium Field) overlooking the Nymph Hay Wood.

3.4 There are plenty of clubs and activities held in the village hall including kids clubs, pilates and WI.

3.5 The main road through our village is the C154. The Parish is linked to Malmesbury and Chippenham via the A350. Access to the M4 motorway (J17) is just over 2 miles north of the village, going west to Bath, Bristol & Cardiff and east to Swindon, Reading & London. Access to the M4 is also available via Leigh Delamere Services (just over a mile). The C154 is used by residents of villages to the north of Kington St Michael to access the A350, and generally as a cut through to the M4. The nearest railway station is in Chippenham, giving mainline access west to Bristol and east to London Paddington. There are also frequent bus coach services from Chippenham to London and Bath / Bristol.



A BRIEF HISTORY OF KINGTON ST. MICHAEL

3.6 Documented history of the Parish dates back to 934. It is mentioned in the Domesday Book as being worth 30 shillings containing a mill, held by Alwine for the Church at Glastonbury. After a number of name changes, the parish finally became known as Kington St. Michael in about 1280, when the church was dedicated to St. Michael and All Angels.

3.7 To date, Kington St. Michael's more notable residents have been John Aubrey, born 1626 at Easton Piercy and John Britten born 1771 in the village. Isaac Lyte, possibly related to John Aubrey, and an Alderman of London, left £600 in his will for the construction of the Almshouses and allotments, which were founded in 1675 and are still in use to this day.

3.8 Many of the village cottages have had chequered careers including uses as public houses, breweries and blacksmiths. Throughout history, markets were held regularly in the village, having been granted a Royal Charter in 1266 to hold one every Tuesday, with an Annual Fair on 'the eve, the day, and the morrow of St Michael'. Sheep markets were held by the

Almshouses where the road widens, and others in some of the smaller yards off the main street.

3.9 Kington St. Michael is mentioned in Kilvert's Diaries in the nineteenth century. The Manor House had been home to a number of families over the years, was rebuilt about 1864 and finally became the home of the Prodgers family. Squire Prodgers was renowned for his size and spirit. He established the Old Village School for the benefit of the village, designed by the architect Oswald Brakespeare in 1903. This building with adjoining school house is now the Village Hall and community owned and operated shop.



KEY ISSUES AND OPPORTUNITIES

3.1 Drawing on all of the community input and research to date, the following have emerged as key issues and opportunities for our Neighbourhood Area:

- The village of Kington St. Michael is, and should remain, separate to and distinct from Chippenham town.
- Some housing is needed and that should be delivered in a sensitive way that protects the inherent qualities that are valued by our community.
- The climate emergency needs to be addressed at the Parish level – local resilience is important in the face of this global issue.
- The friendly and thriving community can only be maintained if a range of people – and particularly younger people - can afford to live in the village for the long term.
- The beautiful rural surroundings of the village should be protected and enhanced.
- Traffic issues in the village need to be addressed; particularly parking and accessibility problems and the speed and frequency of traffic (owing particularly to the proximity to the M4

- and Leigh Delamere Service Station).
- The COVID-19 pandemic has shifted local working patterns; more people are working at home and spending more time in the village. There is opportunity to harness this to further support local facilities and enable people to spend more time and money within Kington St. Michael.
- The historic core, locally valued heritage and distinctive character of the village should be protected, and any new development should respect our valued assets.



4. VISION AND AIMS

VISION

Looking ahead over the next 25 years, Kington St. Michael will remain a friendly, caring and community-minded rural Parish supported by great facilities. Our natural environment and beautiful countryside will continue to be one of our most valued assets; it will be easily accessible from the Village whilst being protected and enhanced to support wildlife and biodiversity.

Kington St. Michael Parish will remain distinct from Chippenham and other nearby settlements. The distinctive character of our Village's built environment and our locally valued heritage will continue to make a positive contribution to everyday life in the Parish.

Any future development will be sustainable, meet local needs, and support local younger people to live in the Parish. New homes will be integrated within the Village, and close to the facilities that are so important to the people that live here.

Our local economy will remain strong and diverse, and will have adapted to enable more local people to work flexibly and from home in the parish.

The Village will have a more pedestrian friendly environment, with reduced volume and speed of traffic. Kington St. Michael Parish will have taken a variety of steps to locally address the climate crisis, including more home working, promoting increased opportunities for walking and cycling around the Parish.

AIMS

AIM 1. To ensure that this Plan contributes towards addressing the climate crisis locally.

AIM 2. To protect the valued open space between Kington St. Michael village and Chippenham Town and ensure that the two remain distinct and separate from each other.

AIM 3. To protect and enhance our natural environment and biodiversity, whilst improving accessibility from the village into the surrounding countryside.

AIM 4. To ensure that any new development in the parish is in keeping with the distinctive character of Kington St. Michael and protects and enhances our local heritage assets and that any development to the north of the village, apart from small infill sites, must be avoided to prevent an increase in local southbound traffic into the high street.

AIM 5. To ensure that any new housing development within the Parish helps to meet the evidenced local housing need.

AIM 6. To protect our valued community facilities and green spaces that contribute to community life.

AIM 7. To protect and improve the sustainable transport network in Kington St. Michael, encouraging more people to travel by walking, cycling and other sustainable means. Reducing traffic through the village and restricting HGV traffic to only local deliveries and a maximum weight of 7.5 tons is a fundamental component of this aim.

AIM 8. To protect, strengthen and diversify our local economy.

5. PLANNING POLICIES

5.1 The planning policies included in the Plan will be used to help determine planning applications within Kington St. Michael Parish (our Neighbourhood Plan Area). Government guidance sets out that a policy in a Neighbourhood Plan should be: “clear and unambiguous... It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared”⁸.

5.2 The following policies relate to the development and use of land in the designated Kington St. Michael Parish Neighbourhood Area. They focus on specific planning matters that are of greatest interest to the local community.

5.3 There are many other policy matters that have been left to the Wiltshire Development Plan to cover. This has avoided unnecessary repetition of policies between the two plans, though they have a mutual, helpful interdependence.

5.4 Planning policies are shown within a box in bold text, to clearly distinguish them, as below:

POLICY NUMBER AND TITLE

Below the policy number and title is the policy text.

Before each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful / relevant, what evidence it draws upon and how the policy relates to other development plan policies.

5.5 The policies (as well as related practical projects) are presented on the following pages.

Our Planning Policies and the Climate Emergency

Our planning policies are drafted to support the delivery of sustainable development in Kington St. Michael. It is only through truly sustainable development that the planning system can make a positive contribution towards addressing the global climate emergency. Each of our planning policies therefore contributes positively towards addressing the climate emergency locally in Kington St. Michael. Where relevant, throughout the Plan, we have included a short summary of how the policy does this – identified in a green box like this one.

8. <https://www.gov.uk/guidance/neighbourhood-planning--2>

PROTECTING THE OPEN COUNTRYSIDE

5.6 Ensuring that the village of Kington St. Michael remains separate to, and distinct from, Chippenham town is a key priority for the community of Kington St. Michael. Local residents value the beautiful rural surroundings of the village which should be protected. Any development in the Neighbourhood Area should ensure that the rural landscape character of the village, immediately surrounded by long-established farmland, is respected and enhanced.

5.7 The edge of Chippenham town lies approximately 1.5km south of Kington St. Michael's settlement edge. Chippenham has grown significantly in recent decades, encroaching into its surrounding countryside. Whilst the emerging Local Plan identifies further significant development in the countryside to the east of Chippenham town (and so not directly between Kington St. Michael and Chippenham), it is important that the rural and open countryside between Kington St. Michael and Chippenham is maintained, ensuring the separation between the two.

5.8 The current Wiltshire Core Strategy, the emerging Wiltshire Local Plan and neighbouring parishes

with Neighbourhood Plans including Langley Burrell, Bremhill, Calne and the Chippenham Neighbourhood Plan all acknowledge the importance of retaining separate identities for the rural settlements and landscape surrounding Chippenham.

5.9 Kington St. Michael is classified as a 'large village' in the Wiltshire Local Plan, acknowledging its role as a local service centre with key facilities. As a 'large village', Kington St. Michael has a settlement boundary, defined by Wiltshire Council. It is drawn tightly around the existing built settlement – see Figure 3. Settlement boundaries typically reflect existing development and define the extent of built-up areas. Development within settlement boundaries is generally supported. Development outside settlement boundaries is more controlled in the interests of balancing social, economic and environmental needs.

5.10 Wiltshire Local Plan policies express support in principle proposals for sustainable development within existing settlement boundaries. Draft Policy KSM1 seeks to support appropriate development within the settlement boundary and protect the open countryside, including and

particularly that which plays a key role in the separation of Kington St. Michael and Chippenham.

5.11 Wiltshire Core Strategy defines infill development as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling (paragraph 4.34 of the Wiltshire Core Strategy, 2015⁹).

5.12 Brownfield land is defined by the NPPF as land that has been 'previously developed'; this definition excludes agricultural or forestry buildings and gardens. Local planning authorities, including Wiltshire Council, are required to publish a brownfield land register for their area which sets out previously developed land that a local planning authority considers suitable for residential development. The most recent available Brownfield Land Register is from 2019, and is available on the Wiltshire Council website.

5.13 Whether a brownfield is considered 'suitable' will be decided by Wiltshire Planning officers, taking into account considerations such as biodiversity, highways and identified local needs.

⁹<https://www.wiltshire.gov.uk/media/372/Wiltshire-Core-Strategy-adopted-2015/pdf/Wcs.pdf?m=637099399373530000>

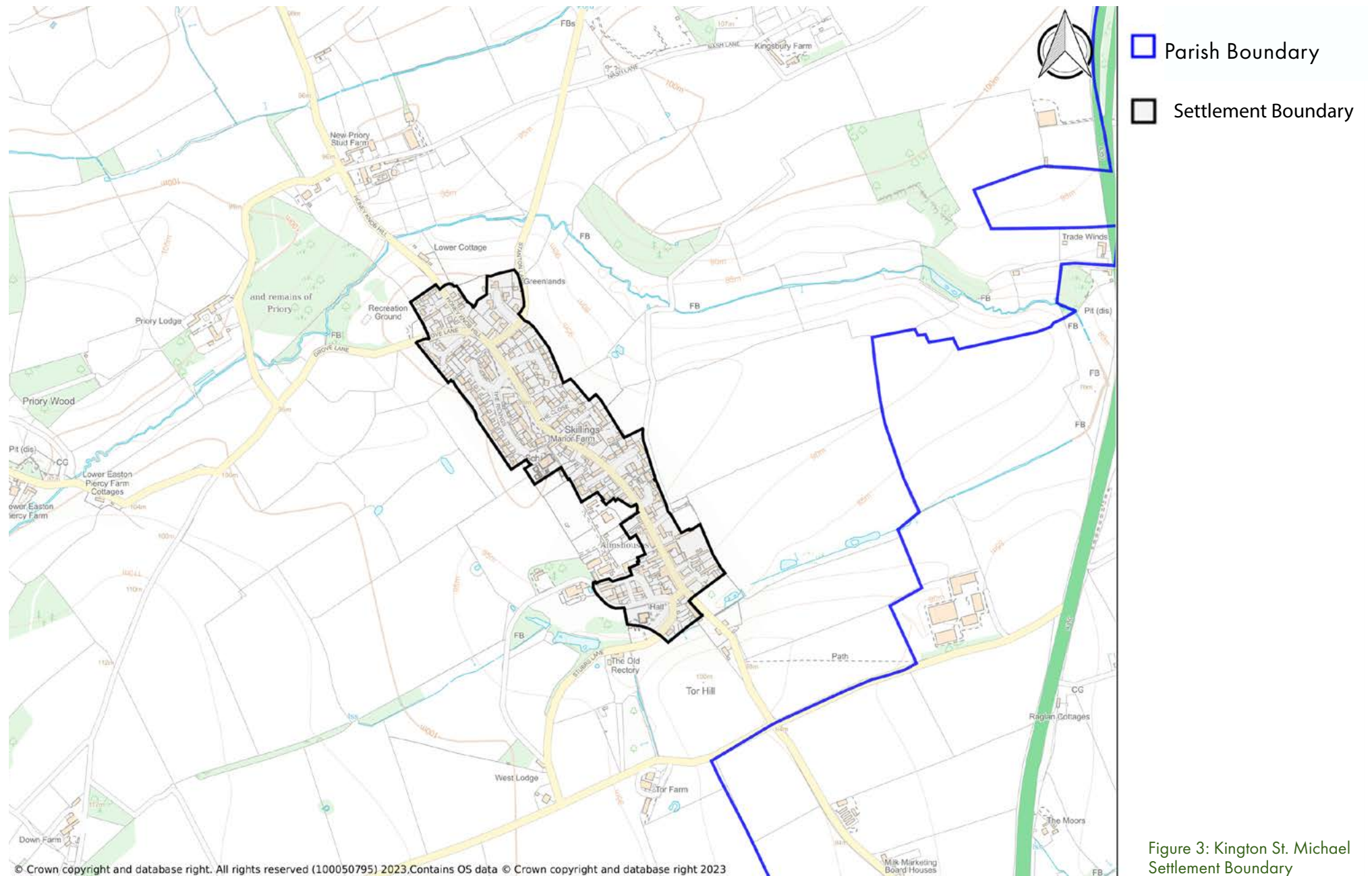


Figure 3: Kington St. Michael Settlement Boundary

DRAFT POLICY KSM1: PROTECTING THE OPEN COUNTRYSIDE

1. Development will be supported inside the settlement boundary of Kington St. Michael village where:

- a. It is of scale appropriate to the location.
- b. It does not cause a significant detriment to the residential amenity of any existing or neighbouring dwellings (e.g. through loss of privacy, or overshadowing);
- c. it provides a safe means of access; and,
- d. it conserves and enhances the parish's special historic, architectural and landscape character, having regard to the distinctive character of the village, with reference to the Kington St. Michael Character Assessment and Design Code.

2. Any development outside of the settlement boundary must maintain the visual separation between Kington St Michael and Chippenham and ensure that the rural landscape character of the area is preserved.

As appropriate to their scale, nature, and location, development proposals on the land between the settlements, should be informed by a landscape and visual impact assessment which demonstrates that the development will not harmfully erode the physical or visual separation of the settlements. In addition any development outside of the settlement boundary must comply with the community led Neighbourhood plan and Character Assessment and Design Code.

How does Draft Policy KSM1 contribute towards addressing the climate emergency in our Parish?

By supporting sustainable development within the settlement boundary, the policy contributes towards focussing development in the village of Kington St. Michael, where most people's daily needs can be met within a short walk or cycle and the need to drive is reduced. This reduces carbon emissions from private vehicles.

RURAL LANDSCAPE SETTING AND LOCALLY VALUED VIEWS

5.14 The rural landscape setting to the village is highly valued by the local community, and there is concern that any new development should ensure that the rural character of the village, which is immediately surrounded by long-established farmland, is protected.

5.15 The setting of Kington St. Michael village within the surrounding landscape and open countryside is a key factor in shaping the distinctiveness of the Parish as a whole. The village has an interesting relationship with its landscape setting because it is barely seen when approaching along any of the roads coming in. These dips act as important signifiers of the north and south entrance points to the village.

5.16 Tor Hill is a valued local landmark; views to and from this locally important landscape feature are particularly cherished by the local community. As well as views in and out of the village, views along the historic main road are vital to the character of the village. The Neighbourhood Plan Steering Group has prepared the Locally Valued Views Report, which identifies a number of specific views

from within the Parish which are important to the local community.

5.17 Wiltshire Landscape Character Assessment (2005) identifies all of the Parish of Kington St. Michael as within the area of Landscape Character 'Type 16: Limestone Lowland'. Section 3 of the Kington St. Michael Character Assessment and Design Code describes more about the landscape setting of the Village and Parish as a whole, and its particular key features.

DRAFT POLICY KSM2: RURAL LANDSCAPE SETTING AND LOCALLY VALUED VIEWS

The rural landscape setting of Kington St. Michael will be protected. Any proposals for development which, by reason of their scale, siting or design, would affect the landscape setting as described in Wiltshire Landscape Character Assessment (2005 and any subsequent updates) and Kington St. Michael Character Assessment and Design Code, must demonstrate how the landscape setting will be protected.

Any development proposals that are likely to affect any of the views shown on Figure 4 and described in the Kington St. Michael Locally Valued Views Report should assess the effect of the proposals on the view(s) and demonstrate how any adverse effects have been addressed.

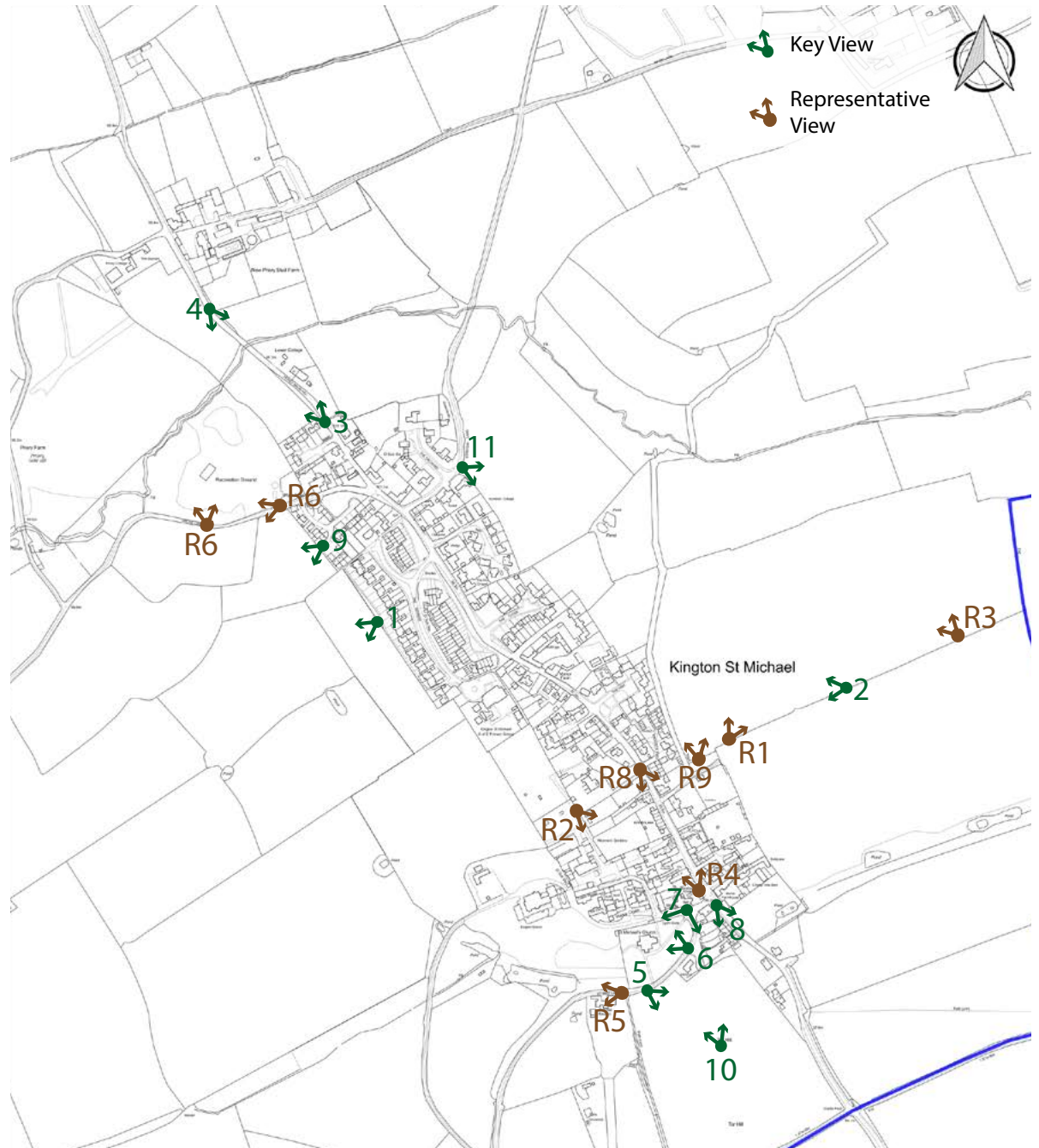


Figure 4: Locally Valued Views

LOCAL CHARACTER AND DISTINCTIVENESS

5.18 In 2019 the Government published a 'National Design Guide'¹⁰ which highlights the importance of understanding and responding to local character. In early 2021 a National Model Design Code¹¹ was introduced as part of the government's planning practice guidance. It expands the National Design Guide and reflects the government's priorities and provides a common overarching framework for design.

5.19 The NPPF also underscores the importance of high quality design: "the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve."¹²

5.20 The NPPF sets out that "Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development"¹³.

5.21 An in-depth survey and analysis of the locally distinctive character and design of the built and natural environment

is summarised in the Kington St. Michael Character Assessment and Design Code, which forms part 2 of our Neighbourhood Plan.

5.22 The Character Assessment and Design Code draws on the work in the Kington St. Michael Parish Plan (2007), which included the starting point for the Character Assessment and Design Code. As part of work on the Neighbourhood Plan, this has been updated and refreshed to be in line with the recent changes to government guidance on design that are outlined above.

5.23 The core of the Character Assessment and Design Code provides a detailed resource setting out details about the locally distinctive features of the village. It reflects local aspirations and sets out how the identified special qualities and locally distinctive characteristics should be reflected in any development proposals.

5.24 Kington St. Michael has a rich and distinctive character. The village has an unusual settlement pattern in that it still reflects its origins as an agricultural

community and linear settlement either side of the old road from Chippenham to Malmesbury. The 'historic core' of the village, which is predominantly within the Conservation Area, includes a wealth of buildings walled with the local version of Cotswold Stone traditionally used here (Oolitic Limestone).

5.25 The Character Assessment and Design Code should be used at the earliest possible stages of design and as part of early pre-application community engagement. The Parish Council has adopted the Kington St. Michael Pre-Application Community Engagement Protocol, which is included in Appendix 2 and is intended to facilitate a structured approach to enable effective, positive and early involvement of the local community in outline and full planning applications addressing all aspects of a proposal.

¹⁰https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf

¹¹<https://www.gov.uk/government/publications/national-model-design-code>

¹²NPPF Paragraph 131

¹³NPPF Paragraph 132

DRAFT POLICY KSM3: LOCALLY DISTINCTIVE, HIGH QUALITY DESIGN

All new development should be of a high-quality design that respects the distinctive character of the village and the wider landscape of the Parish.

As well as proposals for development demonstrating regard to national design guides and the Wiltshire Design Guide, applicants must show clearly how their designs responds positively to the local features that make Kington St. Michael unique and distinctive as set out in the Community Design Statement.

In line with National Planning Policy, applications are encouraged to demonstrate proportionate, proactive, effective engagement with the community, especially with regard to design expectations. This can be accomplished by following the procedure set out in the Kington St. Michael Community Pre-Application Engagement Protocol (see appendix 2) and the Wiltshire Council Statement of Community Involvement (2020 and any subsequent updates).

How does Draft Policy KSM3 contribute towards addressing the climate emergency in our Parish?

The policy refers to the Kington St. Michael Parish Character Assessment and Design Code and the National Model Design Code as key guidance documents.

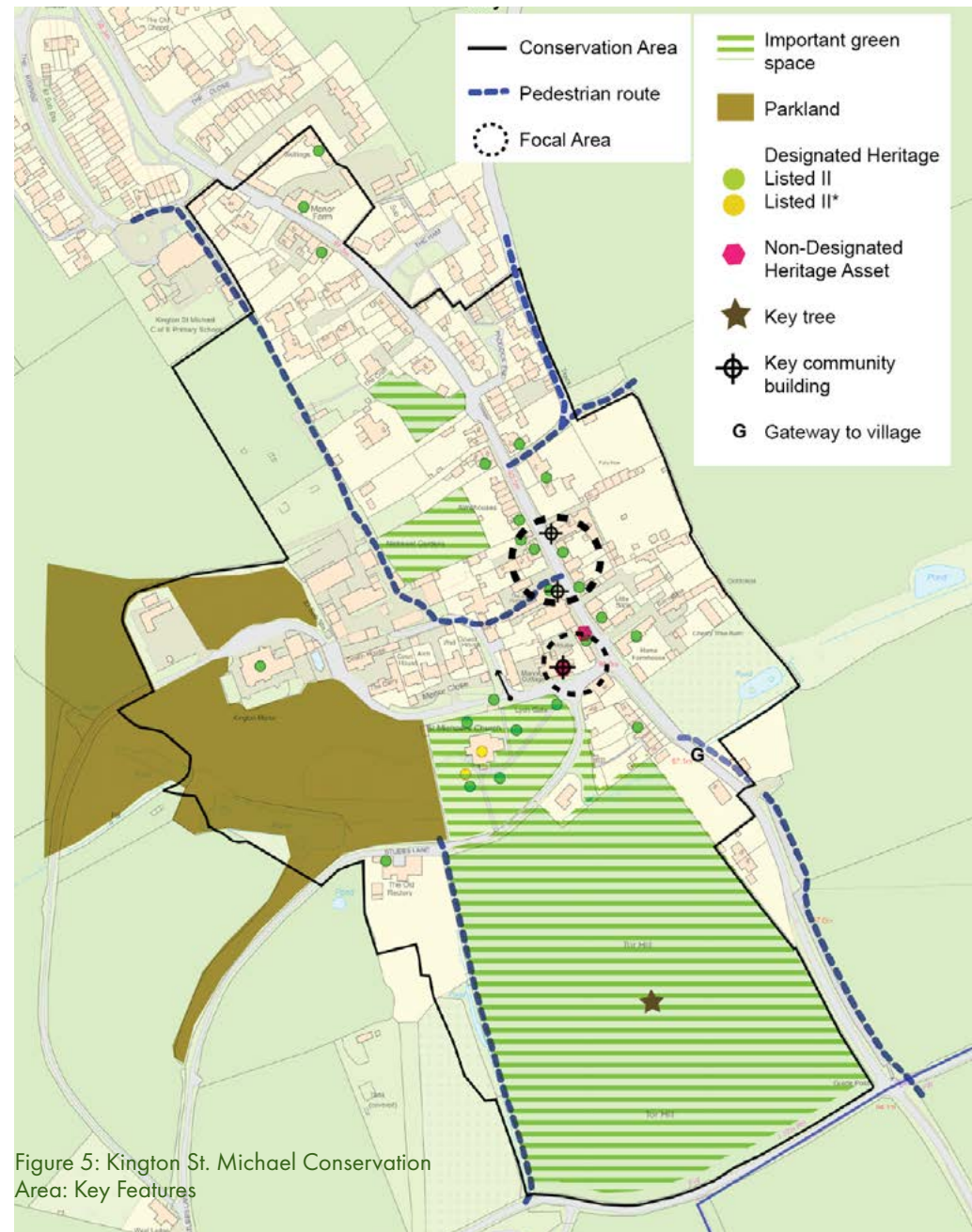
Both of these documents include detailed guidance on many aspects of sustainable design, for example incorporating biodiversity, sustainable drainage, trees, electric vehicle charging facilities and cycle parking into development.

LOCAL HERITAGE

5.26 Kington St. Michael has a rich heritage which contributes towards its distinctive character and the quality of residents' everyday life. The protection of our local heritage assets is a priority for local people.

5.27 Kington St. Michael Conservation Area was designated as such in 1984. A Conservation Area is, in law, an area of special architectural and historic interest. Planning authorities are legally required to pay special attention to conserving or enhancing the character of Conservation Areas. Any proposed development which conflicts with this objective should usually expect to be refused.

5.28 In 2005, Wiltshire Council produced a brief 'Conservation Area Description' document. As part of the preparation of the Kington St. Michael Neighbourhood Plan, the Neighbourhood Plan Steering Group (with assistance from consultants Place Studio) has undertaken a rapid assessment of the Conservation Area; identifying key locally valued features and qualities of the Conservation Area, and adding updates and local detail to the existing Description note. This detail is summarised in Part 2: The Kington St. Michael Character Assessment and Design Code and in Figure 5.



5.29 Kington St. Michael also has 45 Listed Buildings, both within and outside of the Conservation Area. The Historic Environment Record (HER) for Kington St. Michael provides a wealth of information on the Parish's historic environment, and should be referred to by applicants where proposals have potential to impact on heritage assets or their setting. Much of the HER is available to view on the Know Your Place Wiltshire website.¹⁴

5.30 There are also a number of buildings and features within the parish that play a role in the collective heritage and identity of our community which even though they do not meet the 'special' benchmark for Grade I or II listing, are valued as part of our local heritage. These are termed 'non-designated heritage assets' and are recorded in the Wiltshire Historic Environment Record .

5.31 Through consultation with the local community, the Steering Group has identified to date (more may be included at later dates) two locally valued non-designated heritage assets to include in the Neighbourhood Plan:

- Edward VIII Post Box
- The Village Hall

More detail is included in the Kington St. Michael Character Assessment and Design Code.

DRAFT POLICY KSM4: LOCAL HERITAGE

1. Development in or affecting the setting of the Kington St. Michael Village Conservation Area, will be supported where the development preserves or enhances the character of the Conservation Area.

2. Key characteristics are illustrated on Figure 6, and detailed in the Kington St. Michael Character Assessment and Design Code, and the Kington St. Michael Conservation Area Description (2005). Drawing on this material and site specific research, development should respect the historic, archaeological and architectural character of the area and buildings and structures within it, including but not exclusively, the positive characteristics which give the area its distinct character such as:

- a. focal areas and street layout;
- b. green spaces
- c. key views (as show on figure 4)
- d. scale and varied form of existing buildings;
- e. materials and detailing;
- f. wider landscape setting; and
- g. non-designated heritage assets.

PRACTICAL PROJECTS

- Identify further Locally Valued Non-designated heritage assets.

¹⁴ <https://maps.bristol.gov.uk/kyp/?edition=wilts>

GREEN SPACE

5.32 The Neighbourhood Plan proposes the designation of Local Green Spaces. The designation, introduced by the NPPF, allows communities to identify and protect green areas of particular importance to them. The NPPF sets out when LGS designation can 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.

5.33 Local Green Spaces do not have to be publicly accessible, and do not need to be in public ownership.

5.34 A number of the proposed Local Green Spaces in draft Policy KSM5, for example the recreation field and the

allotments hold a particular recreational community value due to how they are used. These green spaces are where limited development is supported, so long as it is in keeping with the existing use and community value of the space. For example, where planning permission is required, development to improve allotment facilities would be supported.

5.35 The Local Green Spaces identified in KSM6 are demonstrably special to the community for a variety of reasons. A full explanation of the methodology, evidence and justification to support the designation of the draft proposed Local Green Spaces is included in the Kington St. Michael Local Green Spaces Report.

5.36 Only those spaces which meet the Local Green Space criteria above are proposed to be designated as such in KSM5. The Neighbourhood Plan Steering Group has also identified a wider network of undesignated green features and spaces which encompasses the spaces which do not fit the Local Green Space criteria and so cannot be included as Local Green Space.

5.37 Of particular note are the Recreation Field and the Pond Area, both shown as 'Valued Public Open Spaces' on Figure 7 on page 34. These spaces have been assessed to potentially meet the Local Green Space criteria outlined above. However, they are considered to be adequately protected from inappropriate development by way of their existing status:

- The Recreation Field is a QEII Field in Trust. In 2011 the Parish Council approved a Deed of Dedication for the field to become a QE2 Field in Trust, meaning that it will be protected as a public recreation facility in perpetuity.
- The Pond Area is a registered Village Green¹⁰. This means legislation protects it from being built upon (other than for the purpose of better enjoyment of the green) or from being made private, so that it remains a space open to everyone.

5.38 Therefore policy KSM5 does not apply to the Valued Public Open spaces identified on Figure 7. These spaces are

¹⁰<https://www.gov.uk/guidance/town-and-village-greens-how-to-register>

noted as part of the valued wider green and blue infrastructure network in Policy KSM5. Also see Part 2: The Kington St. Michael Character Assessment and Design Code.

DRAFT POLICY KSM5: LOCAL GREEN SPACES

The Neighbourhood Plan designates the following locations as Local Green Space, as shown on Figure 6, and detailed in the Local Green Space Evidence Base Report.

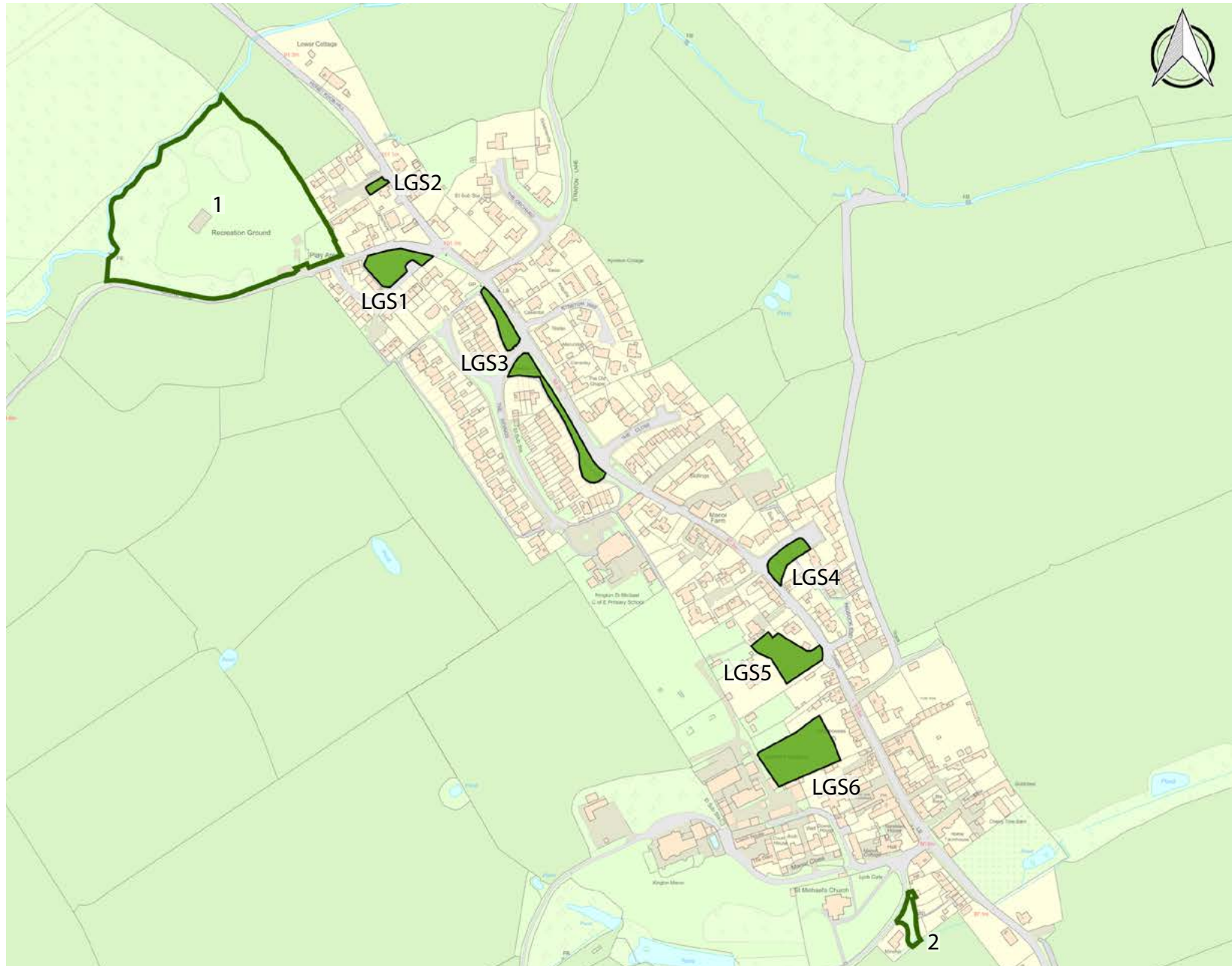
Proposed Local Green Space designations:

1. Honey Knob Hill
2. Town Close Green
3. Entrance to the Ridings
4. The Ham
5. Field opposite Rose Cottages
6. Allotments

These spaces will be protected from built development except for in exceptional circumstances and where the proposals enhance the existing use of the space, particularly regarding the characteristics that underpin designation.

How does this policy contribute towards addressing the climate emergency in our Parish?

Green spaces in our Parish are of paramount importance and they perform a range of functions in tackling the local impacts of climate change. One green space can have multiple positive functions, for example flood management, supporting biodiversity, space for trees to provide shade and cooling, and local food production. Protecting locally valued green spaces from development protects and maintains these valued functions.



- Valued Public Open Space
- 1 Recreation Field
- 2 The Pond Area
- Draft Proposed Local Green Space Designations
- LGS1 Town Close Green
- LGS2 Honey Knob Hill
- LGS3 Entrance to The Ridings
- LGS4 The Ham
- LGS5 Field Opposite Rose Cottages
- LGS6 Allotments

Figure 6: Local Green Spaces

GREEN AND BLUE INFRASTRUCTURE

5.39 Green infrastructure encompasses the network of multifunctional green areas and other natural features such as trees and verges, whilst blue infrastructure includes streams, rivers and storm water provision. The green and blue infrastructure network in Kington St. Michael provides us with a wide range of benefits for nature, climate and community wellbeing.

5.40 Kington St. Michael's local GBI network is made up of spaces and connections that provide multifunctional benefits for both the natural environment and for people. These benefits are also known as 'ecosystem services'. In Kington St. Michael, our GBI and some of the ecosystem services that it provides includes:

- Intact ancient hedgerows that line the routes into the village from the north and the south, providing biodiversity value and a sense of place for those arriving at the village;
- Three areas of Ancient Woodland to the east and west of the village.

Ancient Woodland is our richest land-based habitat for wildlife, and plays a key role in carbon storage. Fifty percent of the carbon in woods is stored in the soil and leaf litter. In ancient woodland this represents a huge carbon store that has been locked up for some time, making their preservation even more important.

- Nymph Hay Woodland, an important local woodland area used regularly by the community for recreation including walking and picnics. Valuable for the local community's mental and physical wellbeing.
- Important local trees, some of which are listed on the Ancient Tree Inventory, others which have been planted / sponsored by the Parish Council and local people to commemorate local people or events. These trees provide a number of ecosystem services including:
 - Improving local air quality; trees cut the level of airborne particulates and absorb nitrogen dioxide, sulphur dioxide and ozone
 - Contributing to our local

sense of place and heritage

- Providing links for pockets of wildlife and supporting biodiversity.

5.41 Kington St. Michael's green and blue assets are part of a network of green and blue infrastructure that is important both locally and regionally. Figures 8a and 8b illustrate diagrammatically the key green and blue infrastructure in Kington St. Michael to be protected and enhanced. More detail on the Parish's GBI can be found in the Kington St. Michael Green and Blue Infrastructure Report.

5.42 By identifying Kington St. Michael's Green and Blue Infrastructure network, the Neighbourhood Plan identifies the assets to protect, enhance and strengthen the links between.

5.43 This work can be supported through the Wiltshire Community Environment Toolkit (October 2021)¹⁵. The Wiltshire Community Environmental Toolkit has been developed in partnership with Natural England to allow communities to take the lead in defining and restoring biodiversity

¹⁵https://www.wiltshire.gov.uk/media/6584/Community-Environmental-Toolkit-March-2021/pdf/26_MARCH_Toolkit_WebMR.pdf?m=637576410403830000

in their community. Designed for use by community groups, local landowners, Parish and Town Councils, schools and youth groups it provides a structure for how local communities can better understand what they already have in terms of biodiverse habitats as well as how to plan for developing greater biodiversity and nature based carbon sequestration in the future. The Toolkit forms part of a suite of documents that Wiltshire Council is producing as part of the Green and Blue Infrastructure Strategy¹⁶ – adopted in February 2022.

5.44 Building with Nature is a new framework of standards for delivering GBI. It is divided into three core themes: wellbeing, water and wildlife. The aim is to enable the delivery of high quality green infrastructure at each stage of the development process, from planning and design, through to long-term management and maintenance.

5.45 The NPPF states that all new developments require tree lined streets and the provision of trees or community orchards in public spaces. It will be

important to ensure enough room is provided for the establishment of trees in consultation with highways officers and tree officers, therefore application of the policy will require appropriate discussion and agreement with relevant officers in Wiltshire Council.

5.46 Kington St. Michael is host to a range of wildlife sites and features, a number of which are shown on Figures 8a and 8b. This includes areas of Ancient Woodland, open green spaces, gardens and wildflower areas, some of which are detailed in the Kington St. Michael Green and Blue Infrastructure Report.

¹⁶ <https://www.wiltshire.gov.uk/planning-bio-green-blue-infrastructure>

DRAFT POLICY KSM6: NATURAL ENVIRONMENT

Development proposals must have an overall positive impact on the Parish's existing Green and Blue Infrastructure (GBI) network, its natural environment and resources.

This will be achieved through high quality design. Development proposals must provide for the protection, enhancement and maintenance of the natural environment by:

- a. contributing towards the protection, management, enhancement and connectivity of Kington St. Michael's existing Green and Blue Infrastructure network, as illustrated diagrammatically on Figures 7a and 7b, and detailed in the Kington St. Michael Green and Blue Infrastructure Report.
- b. identifying the existing GBI within and around the site, and demonstrating how GBI has been incorporated into the proposal, with particular reference to the detail and objectives in the Kington St. Michael GBI Report;
- c. retaining features of biodiversity value, including but not limited to existing trees, woodland and hedgerows, including those shown on Figures 7a and 7b, and avoiding removal wherever possible. New tree planting, with the aim of increasing overall Tree Canopy coverage in Kington St. Michael will be supported in appropriate locations.

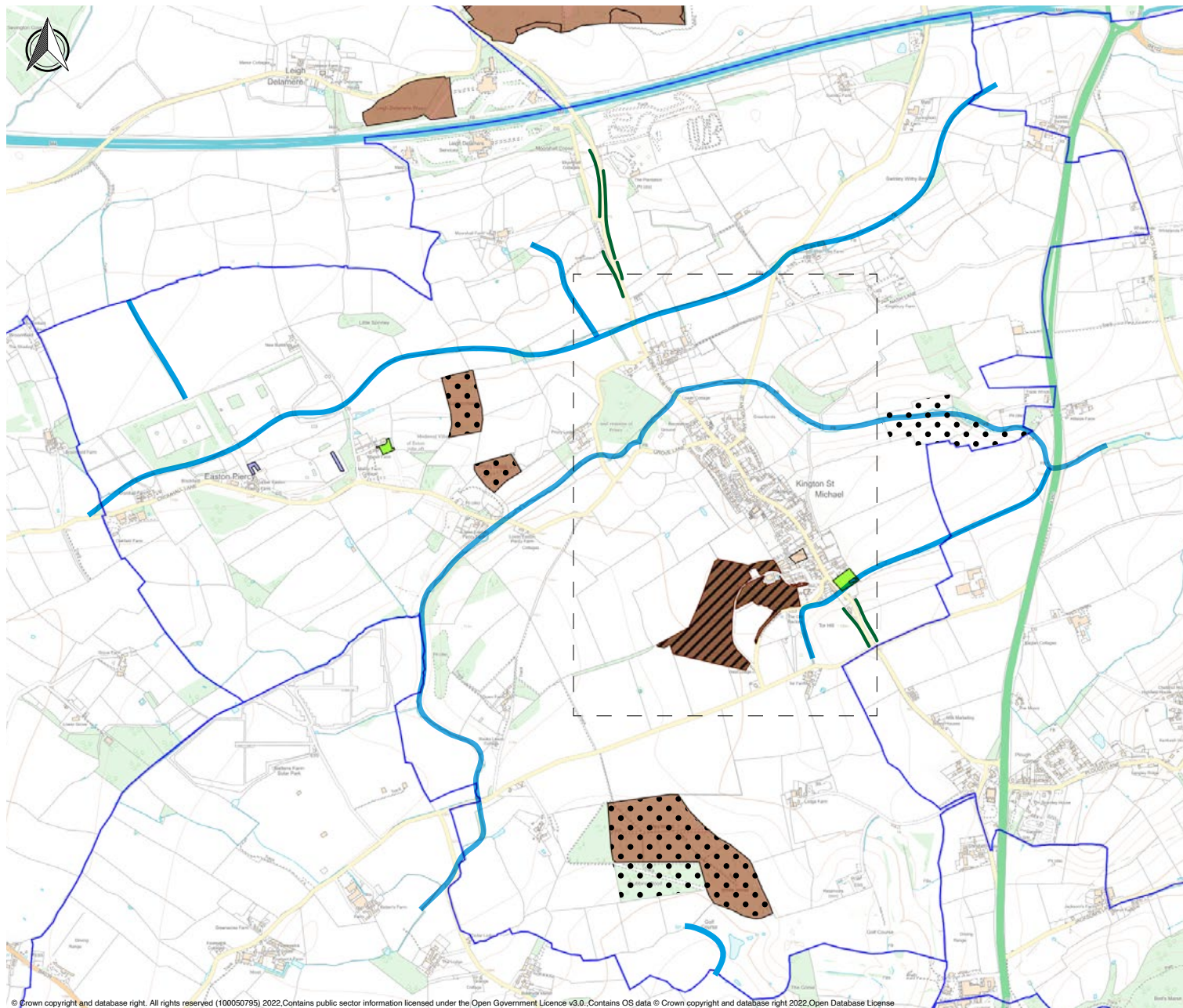
Development proposals should not result in a net loss of biodiversity and are expected to deliver a net gain in biodiversity of at least 10%, or higher in line with Wiltshire or national policy.

Development proposals that are accredited as meeting Building with Nature standards will be supported.

How does this policy contribute towards addressing the climate emergency in our Parish?

Looking after and strengthening our green and blue spaces, and the biodiversity within it has many benefits, for example:

- **Carbon capture**
- **Air quality improvement**
- **Flood risk management**
- **Opportunities for local food production**
- **Provision of shade and temperature regulation**



- Wood Pasture and Parkland**
- Wood Pasture and Parkland
- Traditional Orchards HAP (Provisional)**
- Excellent
- Ancient Woodland
- Ancient Woodland**
- Parish
- Parish**
- Allotment Boundaries
- Allotment Boundaries**
- Water courses
- Water courses**
- Hedgerows
- Hedgerows**
- County Wildlife Sites**
- County Wildlife Sites
- Area covered by Village Inset Map**
- Area covered by Village Inset Map

Figure 8a: Green and Blue Infrastructure Assets (Parish Wide)

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NATURAL FLOOD MANAGEMENT

5.47 There are two main streams that cross the Village east-west; one to the north that flows under Honey Knob Hill and borders the Recreation Field, and the second to the south running parallel with Stubbs Lane. The majority of areas of flood risk within the village are associated with the land near to these waterways, but there are also some areas at risk of flooding from surface water, particularly to the south of the village around Sevastopol Terrace. Fowlswick Lane can be subject to flooding from the adjacent fields, and there have been instances of flooding on Stanton Lane, associated with run-off from nearby agricultural activities. Official Environment Agency data on flood risk is shown on Figure 8.

5.48 The National Planning Policy Framework and Planning Practice Guidance, and Wiltshire Council planning policy, highlight the importance of development taking place in areas at least risk of flooding where possible, as well as the need to manage the flow of surface rainwater.

5.49 Any new development has the potential to increase surface water flood risk. The National Planning Policy Framework sets out that new development should make use of opportunities to reduce the causes and effects of flooding, where appropriate through the use of natural flood management techniques.

5.50 The use of sustainable urban drainage systems (SUDS) is integral to any new development, alleviating flood risk through environmental solutions such as permeable paving, green roofs, retention ponds or green spaces.

5.51 When managing rainfall, the SUDS network should be designed to match natural drainage routes, infiltration rates and discharge rates as far as possible. Therefore the aim must be for water to be discharged as high up the drainage hierarchy¹⁷ as possible:

1. into the ground (infiltration);
1. to a surface water body;
2. to a surface water sewer, highway drain, or another drainage system;
3. to a combined sewer.

DRAFT POLICY KSM7: NATURAL FLOOD MANAGEMENT

1. Natural flood management works to conserve and enhance the ecological flood storage value of the water environment, including watercourse corridors and catchments, are supported.
2. Where development proposals are in areas with known surface water flooding issues, they should include appropriate mitigation and construction methods, including where appropriate, contributions towards wider catchment projects.
3. Where appropriate to the scale of development, proposals should include provision of Sustainable Drainage Systems as part of the Natural Flood Management approach and wider Green Infrastructure networking.

¹⁷<https://www.gov.uk/guidance/flood-risk-and-coastal-change>

How does this policy contribute towards addressing the climate emergency in our Parish?

Change in rainfall levels is a significant impact of climate change in the UK. The UK Met Office predicts that in a business-as-usual scenario, Britain could experience a decrease in summer rainfall by up to 47%, and up to 35% more rain in winter by 2070. This means that we need to manage rainfall more effectively to ensure that flood risk is minimised in the winter whilst water can be conserved and used efficiently during the summer months. This policy encourages the use of natural flood management approaches to manage

PRACTICAL PROJECTS

- Provision and upkeep of benches in key areas and on key routes
- Supporting appropriate tree planting across the Parish
- Particular area of focus for this is the QEII Field

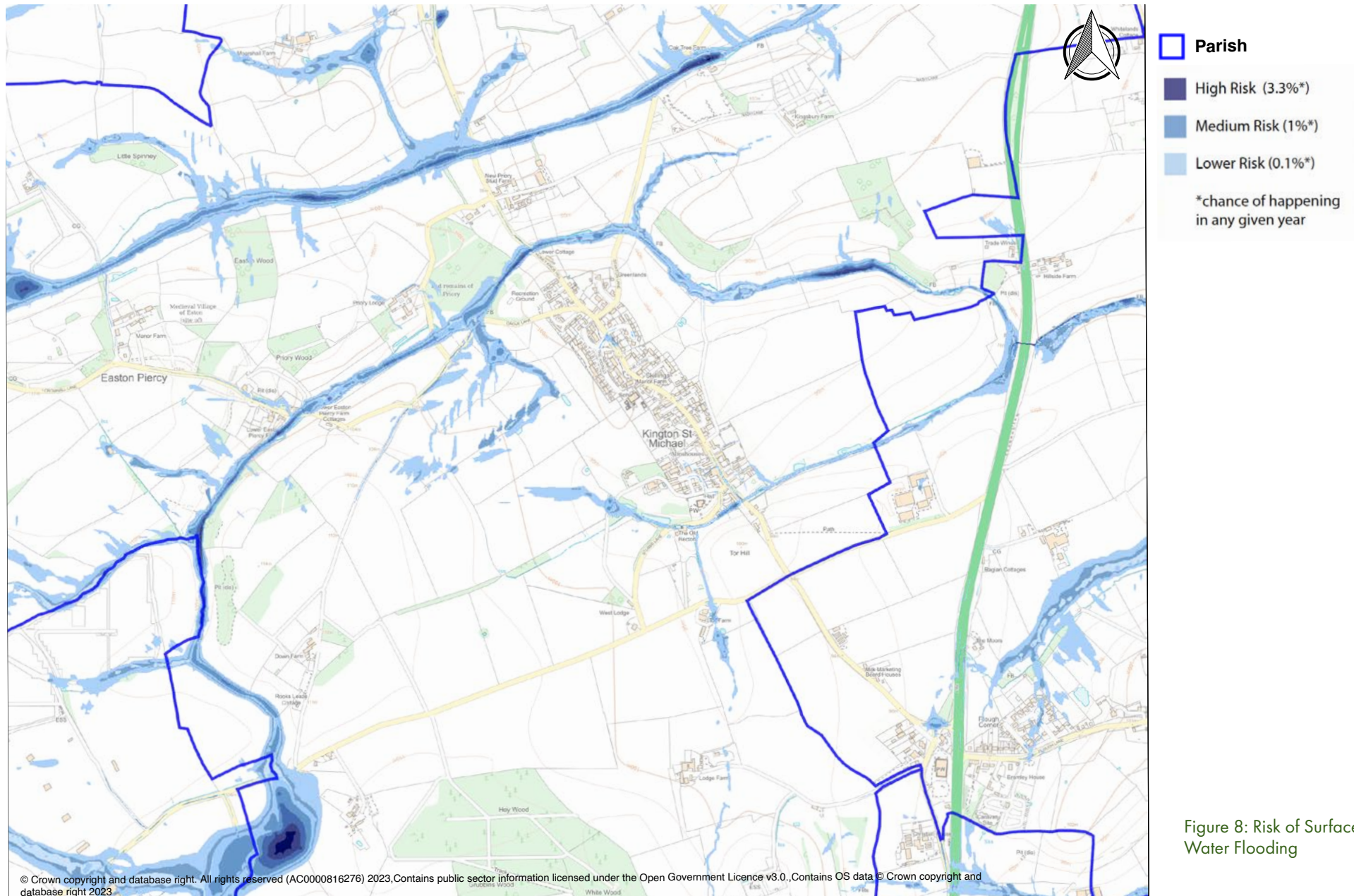


Figure 8: Risk of Surface Water Flooding

SUSTAINABLE DESIGN, CONSTRUCTION AND RETROFITTING

5.52 The Climate Change Act 2008 (2050 Target Amendment) Order 2019 commits the UK to a carbon emission reduction target of 100% by 2050 compared with a 1990 baseline. Recent reports illustrate how urgent it is that action is taken. Land use planning, and the Kington St. Michael Neighbourhood Plan, has the potential to make a valuable contribution towards addressing climate change locally.

5.53 In July 2019, Wiltshire Council made a resolution to seek to make the county carbon neutral by 2030. A Global Warming and Climate Emergency Task Group was set up to gather evidence and come up with recommendations on achieving this. In 2022, Wiltshire Council adopted the Wiltshire Climate Strategy, which sets a framework for reducing emissions and becoming more resilient to the impacts of climate change over the next five years.

5.54 Whilst all of the aims and policies in the Neighbourhood Plan contribute towards addressing the climate emergency in Kington St. Michael, draft policy KSM8 looks specifically at sustainable design, construction and retrofitting of our existing buildings to become more energy efficient.

5.55 Energy use in homes accounts for about 14% of UK greenhouse gas emissions. In Kington St. Michael, carbon emissions from the use of energy in our homes accounts for 23% of our overall carbon emissions¹⁸. In their 2019 report, 'UK Housing: Fit for the Future?' the Committee for Climate Change warns: 'we will not meet our targets for emissions reduction without near complete decarbonisation of the housing stock.'

5.56 Net Zero carbon buildings in operation are supported by three core principles: energy efficiency, low carbon heat and renewable energy. A key reference for this policy is the Net Zero Carbon Toolkit (2021)¹⁹. The toolkit was developed by Levitt Bernstein, Elementa, Passivhaus Trust and Etude commissioned by West Oxfordshire, Cotswold and Forest of Dean District Councils, funded by the

LGA Housing Advisers Programme. It has been created for building professionals (developers, contractors, architects and engineers) and is also relevant to self-builders, planning officers and other housing professionals. The Toolkit is offered as a document that Local Authorities may use or adapt. Here it has been referenced in our policy as a technical reference document to support decisions on Planning applications.

5.57 There are many historic buildings in Kington St. Michael, many of which are listed buildings, and the sensitive retrofitting of these historic buildings is supported. Improving the energy efficiency of existing homes in the parish will contribute to tackling the climate crisis as well as keeping down energy bills in people's homes.

¹⁸<https://impact-tool.org.uk/footprint/footprint?regionId=E04011746&geography=parish&footprintType=consumption&scale=per-household>

¹⁹ <https://www.westoxon.gov.uk/media/2ddb125k/net-zero-carbon-toolkit.pdf>

DRAFT POLICY KSM8: SUSTAINABLE DESIGN, CLIMATE CHANGE RESILIENCE

All development proposals, including retrofitting, must demonstrate, proportionately, through a Sustainable Energy Strategy, how the development addresses climate change mitigation and adaptation through the on-site use of zero and/or low carbon technologies, sustainable design and construction, and low carbon materials. Innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources and high energy efficiency levels, such as Passivhaus, are encouraged.

The retrofit of heritage properties/assets is encouraged, to generate renewable energy where appropriate, providing it safeguards historic characteristics and development is done with the engagement and permissions of relevant organisations (such as Historic England, who have produced guidance on this issue).

Both new build and refurbishment of existing homes should be encouraged to meet energy use targets as set out in the Net Zero Carbon Toolkit (2021) where viable.

How does this policy contribute towards addressing the climate emergency in our Parish?

We know that housing in Kington St. Michael contributes towards more than 20% of carbon emissions in the parish.

This policy encourages sensitive retrofitting of our existing housing stock, as well as the implementation of the most energy efficient design and construction methods, to reduce energy usage and emissions.

LOCAL RENEWABLE AND LOW CARBON ENERGY GENERATION

5.58 As part of moving towards a low carbon future, Kington St. Michael Neighbourhood Plan supports generation of zero or low carbon energy at the local level from sources such as geothermal or solar energy.

5.59 Government advice requires that 'the planning system should support the transition to a low carbon future in a changing climate. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions... including (supporting) ...renewable and low carbon energy and associated infrastructure'.

5.60 In 2025 a solar farm planning application was approved for the land east of Kington St. Michael, south of the M4 and adjacent to the A350. During the preparation of the Neighbourhood Plan, local people expressed concern that if there was any further solar farm development within the Parish in the future, it would be appropriately managed, and

suitably scaled so as to avoid any potential negative impacts such as construction traffic and effect on the rural landscape. The NDP does not therefore include policies or proposals to encourage or guide the development of large scale solar generation facilities in the Parish.

5.61 The rural nature of the Parish is such that small scale individual schemes including solar generation could make a contribution to meeting future energy demands and reducing demand from external sources.

5.62 Micro-generation is the production of heat and power by individuals or communities – typically by renewable energy – enabling them to meet their own requirements at, or approaching, zero-carbon cost. As an approach, it has much to recommend it, both in terms of its energy efficiency – generation takes place at or very near to where the power is needed – and as a very effective direct means of reducing the household carbon footprint. Micro-generation technologies include (but are not limited to):

- Air source heat pumps

- Ground source heat pumps
- Solar photo-voltaic Solar thermal hot water
- Wind turbines

DRAFT POLICY KSM9: LOCAL RENEWABLE AND LOW CARBON ENERGY GENERATION

1. Small scale, low impact micro generation proposals that would help to meet carbon reduction targets and promote energy self sufficiency will be supported. Where planning permission is required, proposals for non commercial micro-generation schemes should demonstrate:

- a. no adverse impact on the landscape, or built environment, especially the Conservation Area and listed buildings;
- b. no adverse impact on residential amenity such as undue noise or disturbance; and,
- c. no adverse impact on biodiversity.

2. Development proposals for community led renewable energy schemes in the Parish should be:

- a. integrated so that the energy generated can be supplied directly to domestic homes, business and other buildings in the Parish; or
- b. fully or partly owned by Kington St Michael residents, businesses or community associations, for the benefit of the local community with administrative and financial structures in place to deliver/manage the project and any income from it; and,
- c. able to evidence community support.

How does this policy contribute towards addressing the climate emergency in our Parish?

With the UK aiming to reach net zero by 2050, a crucial part of the strategy is to transition to an electricity system with 100% zero-carbon generation and much of this is expected to come from renewable energy.

Encouraging increased renewable or low carbon energy generation in Kington St. Michael is key to reducing our fossil fuel and greenhouse gas emissions.

PROTECTING OUR COMMUNITY FACILITIES

5.63 The sense of community in Kington St. Michael Parish is highly valued by local residents and businesses. The thriving community is supported by a good range of facilities within the parish. The village has a community owned and operated shop, a primary school, “The Jolly Huntsman” pub, a village hall, a social club, St. Michael & All Angels parish church, the QE2 Field, historic allotments and a cafe. There are plenty of clubs and activities held in the village hall including kids clubs and WI.

5.64 The NPPF defines community facilities as facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. Policies should plan positively for the provision of these services, to help promote healthy and safe communities, and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.

5.65 Wiltshire Council defines rural facilities and services as ‘those that benefit the local community such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship’ (Wiltshire Core Strategy, paragraph 6.71). There is a need to protect and encourage the development of rural services and facilities in Kington St. Michael to ensure that the parish can continue to meet a number of the day to day needs of the community. Draft Policy

KSM10 seeks to do this, by identifying what those rural services and facilities are in our Parish. Detail on Community Facilities in the Parish is included in the Kington St. Michael Community Facilities Report.

DRAFT POLICY KSM10: PROTECTING KINGTON ST. MICHAEL’S COMMUNITY FACILITIES

There will be a presumption in favour of safeguarding existing community facilities, as shown on Figure 9 and detailed in the Kington St. Michael Community Facilities Report, against any proposals that would result in their loss. Proposals that could result in loss of any facility will only be supported where:

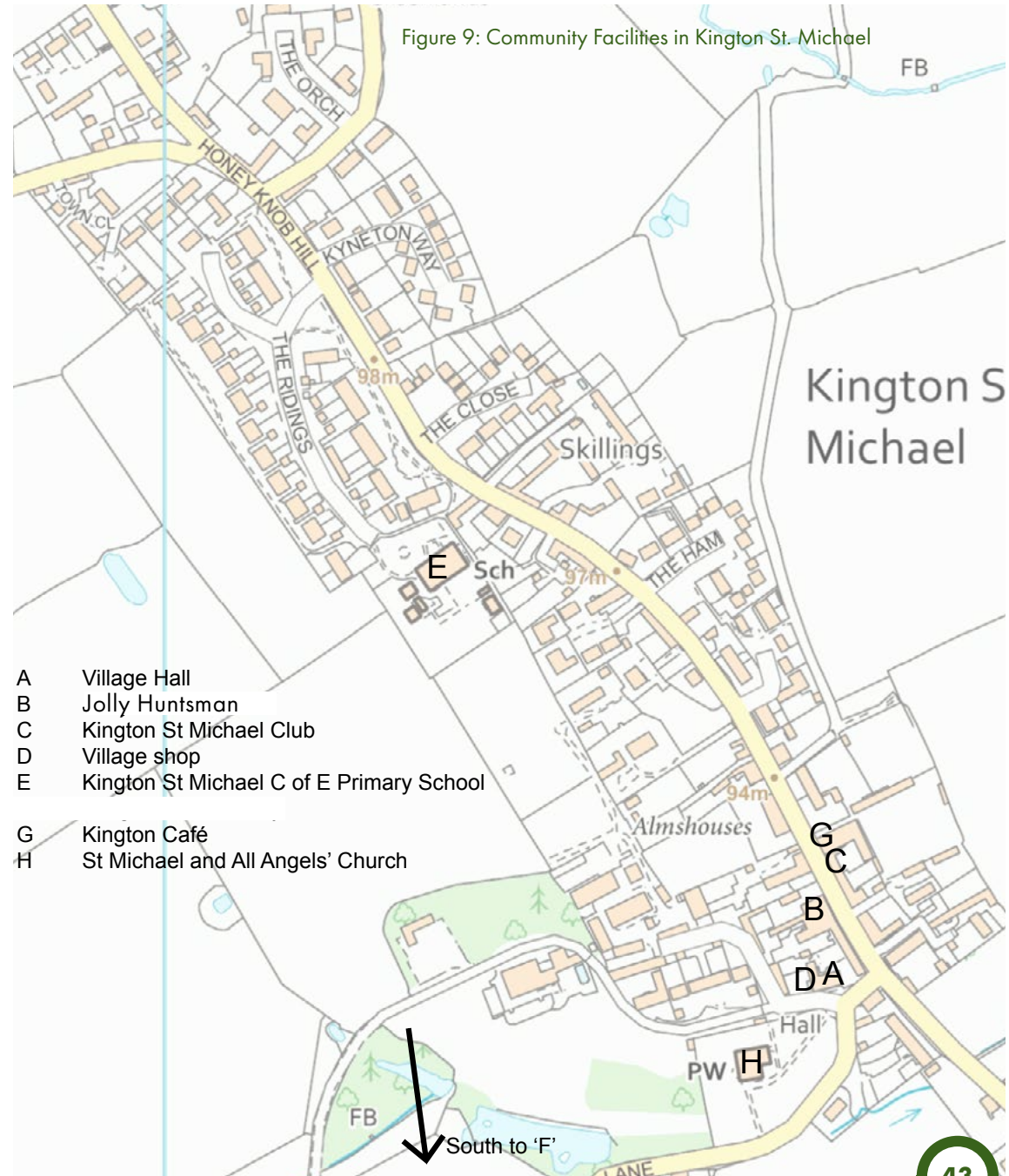
- a. it can be demonstrated that it would not be economically viable, feasible or practicable to retain the building or site for use as a community facility; or,
- b. adequate alternative provision exists within walking distance, or will be provided in an equally accessible location including by walking and cycling, within the catchment area of the facility.

How does this policy contribute towards addressing the climate emergency in our Parish?

Supporting our local community facilities reduces the need for local people to travel further afield for day-to-day activities like shopping and socialising. Cars are one of the biggest sources of carbon emissions. By protecting and encouraging use of our valued local amenities such as the Village Shop and cafe, we reduce the need for people to get in their cars to carry out their daily business, and promote the idea of a '20 minute neighbourhood', where most people's daily needs can be met within a short walk or cycle.

PRACTICAL PROJECTS

- The Parish Council has supported a community fund to produce a business plan for the investigation into the potential purchase of the Jolly Huntsman



PROTECTING LOCAL EMPLOYMENT

5.66 During the second half of the last century, Kington St. Michael was very much focused on an agricultural economy. Today however the situation is much more diverse. As demonstrated in the Kington St. Michael Economy and Enterprise Report, Kington St. Michael has a good number of local employment sites, operating largely across the agricultural, IT-related, hospitality and education sectors.

5.67 Other than the Motorway Services area, which attracts employees from a wide area, there is no dominant employer in the parish. The next largest employer is the village primary school, and the two nursery schools in the parish. There is also a community owned and principally volunteer run village shop which provides valuable top-up goods, supplementing supplies from local supermarkets and home delivery services.

5.68 There has been a consolidation of farms, with owners located within and outside of the parish owning one, or in many cases, more tracts of land within the

Parish and elsewhere, providing economies of scale. Two farms now focus on livery services and there are also a limited number of small holdings.

5.69 For its size, the village is well served with hospitality facilities. Available accommodation ranges from a large one-star hotel located in the Leigh Delamere Westbound Services on the M4 at the north end of the parish, the village pub, several holiday rental cottages, and Bed & Breakfast accommodation. As well as

the large selection of food outlets at the Motorway Services area, food and drink is also available at the centrally located cluster of the village pub, the café, and members club.

5.70 Draft Policy KSM11 seeks to retain existing employment uses within the parish, recognising their contribution towards quality of life for local people and the local economy.

DRAFT POLICY KSM11: PROTECTING LOCAL EMPLOYMENT

Existing business uses will be protected. Changes of use of existing business premises away from employment activity will only be supported where evidence can be produced to demonstrate that the existing use is no longer economically viable; i.e. that the site has been appropriately marketed at a reasonable price for at least one year for that or any other suitable employment or service trade use.

SUPPORTING WORKING FROM HOME

5.71 During the last twenty years the number of home-based enterprises in the parish has increased significantly, driven in part by the availability of broadband and mobile phone infrastructure. As well as the expected building and other general services; several entrepreneurs have established their own businesses offering IT services and e-commerce opportunities. These range from full to part time employment. These services are wide ranging, and include software development, consultancy, entertainment, and media. A number of these businesses have been established as limited companies, and others as sole traders. The employees per organisation within this sector tend to be usually one or two people. The increase in people working from home means that there is an increased need for 'commercial' space at home, such as space for a home office or garden office.

5.72 Whilst a majority of working residents commute out of the village,

during the COVID-19 pandemic, the number of people working from home on a full-time basis increased significantly. This has been facilitated by the availability of high-speed broadband networks within the village, which local businesses value highly. Home working is anticipated to continue to be popular for many in the post pandemic environment. Whilst fibre-to-the-house broadband is now available to much of the village; the mobile phone network coverage is insufficient and needs strengthening, as several networks do not provide adequate coverage in many locations within the parish. This was identified as having a significant negative impact on local businesses in the Local Business Survey (see Economy and Enterprise Evidence Base Report). Draft policy KSM12 supports in principle development to improve communication networks within the parish.

5.73 Wiltshire Core Strategy Core Policy 1 identifies Kington St. Michael as a large village within which development will be limited to improve employment opportunities. Draft Policy KSM12 seeks to support local economic activity in the

parish by encouraging home working, with a view to further diversifying local employment opportunities.

DRAFT POLICY KS12: SUPPORTING WORKING FROM HOME

Insofar as planning permission is required, proposals that increase opportunities for residents to work from home (such as a home office for remote working) and/or to work from within the parish will be supported.

Where commercial space at residential properties is required, support will be given to proposals for small scale, proportionate residential extensions or modest conversions of existing buildings in the gardens of residential properties. Proposals should clearly demonstrate that the work area for its occupants:

- a. is ancillary to the primary residential use
- b. does not have an unacceptable impact on the amenities of residential properties in the immediate locality
- c. incorporates measures to mitigate the impact of traffic generation (particularly along the main road), noise, light and odours.

Insofar as planning permission is required, measures which would improve internet efficiency and mobile phone connectivity will be supported.

How do Draft Policies KSM2 and KSM3 contribute towards addressing the climate emergency in our Parish?

Supporting local economic activity and employment opportunities in Kington St. Michael reduces the need for local people to commute long distances for work. By protecting and diversifying local employment opportunities, we can encourage people to work within Kington St. Michael, reducing car journeys and time spent on the road.

The increased number of people working from within the Parish will continue to support our local facilities and businesses, strengthening our local network and opportunities for people to carry out more of their day-to-day activities within Kington St. Michael.

GETTING AROUND, ACTIVE TRAVEL AND PUBLIC TRANSPORT

CONTEXT

5.74 There are a great number of Public Rights of Way (PROW) within Kington St. Michael Parish, all shown on Figure 11 on page 52. The PROW network in Kington St. Michael is a key asset, providing recreation opportunities, linking key facilities within the village, as well as linking the village to the surrounding countryside and valued local landscape features such as Tor Hill. These links between the village and its rural surroundings are particularly highly valued by the local community.

5.75 Active travel - the term used for making journeys by being physically active, such as by walking and cycling - has many benefits. Whilst increased physical activity is good for our local community's health and wellbeing, the reduction in car journeys that comes with it contributes positively towards village safety and reducing our carbon footprint.

5.76 The Public Rights of Way network in Kington St. Michael is intrinsically linked to our community's wellbeing and sense of place. Some historic routes within the Parish have names related to their historic use, such as 'the coffin path', which links Tor Hill to Kington Langley. During preparation of the Neighbourhood Plan, the community highlighted poor maintenance of some footpaths as a barrier to using them, as well as an opportunity to improve wayfinding signage to encourage people to walk more.

5.77 Whilst it is acknowledged that car travel will continue to be an important way in which people get about, particularly for journeys outside of the parish, there is a clear need to use more sustainable transport options. Within the village itself, parking and traffic volume and speed issues (particularly on the main road) have been highlighted as key local concerns which create conditions that are unfriendly to pedestrians and cyclists.

5.78 There is an aspiration not just to retain all local paths but to add to the network where appropriate, especially to link sections together. Any future

development in Kington St. Michael should relate directly or indirectly to these paths or add to or link them together.

5.79 Public transport connections with nearby settlements, especially between Kington St. Michael and Chippenham are very important to local residents. Bus service number 44 connects the village with Chippenham, and currently runs hourly during the day time.

DRAFT POLICY KSM13: GETTING AROUND AND ACTIVE TRAVEL

Applications for developments that are adjacent to Public Rights of Way as shown on Figure 10 will, where possible, ensure links to those routes are provided.

Development proposals or projects along the main road in Kington St. Michael Village will only be supported if they contribute positively to the implementation of an improved environment for pedestrians and cyclists along the main road.

How does this policy contribute towards addressing the climate emergency in our Parish?

Transport is now the biggest carbon emitting sector in the UK⁸. By protecting and improving our active travel network, we can encourage more local people to walk and cycle where possible, cutting our carbon emissions and improving the health and wellbeing of our community.

PRACTICAL PROJECTS

Parking

- Consider options for acquiring land for public car park provision
- Support the provision of electric vehicle charging infrastructure in public places, for example in the Village Hall car park.

Traffic speed management

- Explore the potential for 20mph speed limit within the village and the reduction or restriction of HGV traffic

Local Footpath maintenance and improvement

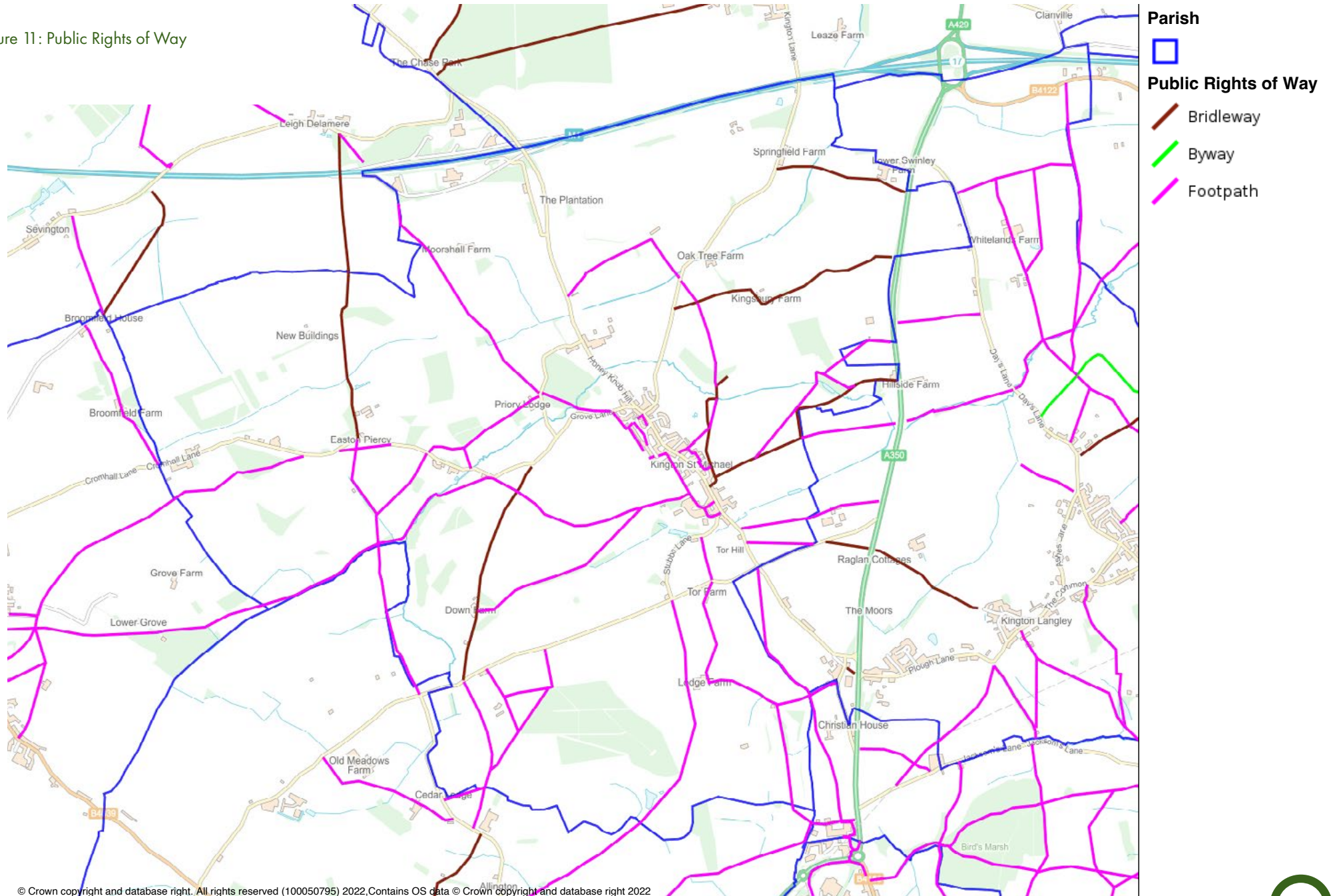
- Particular area of focus is the Tor Hill footpath and road crossing

Support for improvements to local facilities and services

- Provision of more local opportunities for sports
- Provision of better mobile phone reception
- Potential need for more allotments within the Village.

⁸<https://www.gov.uk/government/statistics/transport-and-environment-statistics-autumn-2021/transport-and-environment-statistics-autumn-2021#greenhouse-gases-journey-emission-comparisons>

Figure 11: Public Rights of Way



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6. USING AND REVIEWING THE NEIGHBOURHOOD PLAN

6.1 Once made, the Neighbourhood Plan becomes part of the statutory development plan, meaning that it will be used in the determination of planning applications within Kington St. Michael Parish. The Parish Council will consider the content of the Neighbourhood Plan and refer to relevant parts when commenting on planning applications in the area.

6.2 Any new development will be monitored closely through the planning process to ensure that policies are adhered to. After the Plan is made, each Annual Parish Council Meeting will include an update to monitor the use of the Plan in the previous year by both the Parish Council and Wiltshire Council in terms of planning applications and environmental projects, together with the likely implementation and impact of the Plan for the forthcoming year. The Parish Council website will carry the annual reports on the Plan's use during its lifetime.

6.3 Responsibility for providing the leadership in the future for the Kington St. Michael Parish Neighbourhood Plan will rest with Kington St. Michael Parish Council.

6.4 There is no requirement to review or update a Neighbourhood Plan. However, policies in a Neighbourhood Plan may become out of date, for example if they conflict with policies in a local plan covering the neighbourhood area that is adopted after the making of the Neighbourhood Plan, or because of changed local circumstances or priorities. A Neighbourhood Plan can be updated in whole or in part.

APPENDIX 1 - KINGTON ST MICHAEL PRE-APPLICATION COMMUNITY ENGAGEMENT PROTOCOL

The aim of the Protocol is to do all that is possible so that new development in Kington St Michael helps to shape good quality places to live and work and as a means of working towards improved outcomes for the current and future communities. One particularly effective way of achieving this is through early, planned engagement with the community via the Parish Council.

Use of this Protocol is without prejudice to the eventual judgement of Kington St Michael Parish Council on the merits of any final application, even if a good engagement process has been agreed and followed.

Context

National Planning Policy and Guidance: The National Planning Policy Framework makes several mentions of the considerable value of pre-application involvement, for example in paragraph 39:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application

system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

The Planning Practice Guidance Note Design: process and tools (2019) also highlights the importance and benefits of early engagement:

“Communities can effectively shape both design policies and development through a collaborative process of meaningful participation. Early engagement and linking engagement activities to key stages of design decision-making and plan-making can empower people to inform the vision, design policies and the design of schemes.”

“It is important that local planning authorities or applicants demonstrate how all views are listened to and considered.”

The 10 Commitments for Effective Pre-application Engagement³⁰ published by a group representing planning, industry and community groups states that:

“Early, collaborative discussions between developers, public sector agencies and the communities affected by a new development can help to shape better quality, more accepted schemes and ensure improved outcomes for the community. These discussions also avoid wasted effort and costs.”

Whilst there is an emphasis on early and positive pre-application engagement in ‘major development’ proposals, it is the view of Kington St Michael Parish Council that, for their community, the above should also apply to smaller developments in the Parish because these can have at least as much impact as larger ones. Kington St Michael Parish Council fully support and endorse all of the above and will play their appropriate role in delivering high quality pre-application engagement with themselves and the wider Kington St Michael Parish community as proposals come forward.

Process

Drawing from the 10 Commitments and other guidance on best practice, potential applicants should work with Kington St. Michael Parish Council to fulfil the following principles:

- 'Day One' contact: By far the best results for all emerge when contact is made with our Parish Council, and through us with our local community, at the very start of any process; consulting people late with already prepared schemes is not productive.
- Agreed Process: A key aim of this early contact is to discuss and agree the nature, scope, timetable and information i.e. the process to be followed.
- Applicant Leadership but Shared Responsibility: Although it is the applicant's role to lead and fund engagement, the Parish Council will offer as much support as possible to any agreed process; for example by providing local information, contact details for local groups, advice on meeting places and access to newsletters.
- Openness and Transparency: Building trust between all and ensuring an agreed outcome depend heavily on having a process that is as open as possible on all sides, though the Parish Council will respect any issues of clear commercial confidentiality.
- Agreed Community: A project may have an impact on a limited number of people or on all of the parish. The details of those to be involved will need to be discussed and agreed for any project, as will the potential ways to contact and engage them.
- Agreed Scope: There will also need to be agreement about the scope of the engagement, i.e. what is and is not open to change (e.g. layout, quantum of development, design etc.).
- Proportionality: The nature and scale of engagement will be balanced in appropriate proportion to the scale and likely impact of any proposals.
- Final Reporting: The applicant should submit, with any final application, a thorough report – a full report - describing and summarising the outcomes of the engagement, demonstrating how the proposals

have (or have not) responded to results. If they have not, a short note should be included to explain this. If the process has been followed fully, Kington St. Michael Parish Council will endorse this report; if not they may submit their own evaluation of it.

Initial contact should be made at the very outset with the Parish Council via the Clerk:

ksmparishclerk@gmail.com

The Parish Council commits to doing all possible to arrange an initial meeting as soon as possible following this contact.

There is considerable benefit for applicants in also sharing any process with Wiltshire Council, as the Planning Authority, and securing their agreement to it. As per the opening proviso, endorsement of an engagement process and results does not necessarily mean support for the resulting proposals.

³⁰<https://www.wiltshire.gov.uk/media/372/Wiltshire-Core-Strategy-adopted-2015/pdf/Wcs.pdf?m=637099399373530000>

APPENDIX 2 - EVIDENCE BASE LIST

**Character Assessment and Design Code
(Part 2 of the Neighbourhood Plan, 2023)**

Community Facilities Report (2022)
Economy and Enterprise Report (2022)
Green and Blue Infrastructure Report (2023)
Local Green Spaces Report (2023)
Locally Valued Views Report (2023)
Parish Housing Needs Survey (2019)