

# EDINGTON

## NEIGHBOURHOOD PLAN

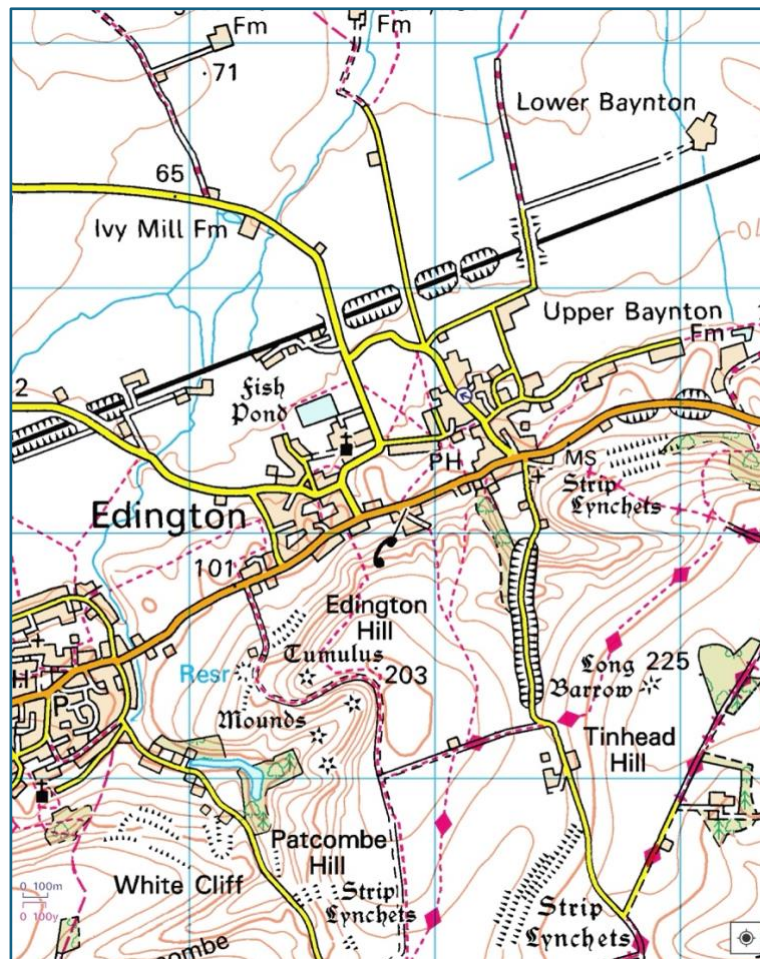
### 2025 – 2040

*'Faithful to our heritage – planning for the future'*

Prepared by Edington Parish Council

Wiltshire, England

Pre-Submission Draft– 2026



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## Foreword

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Edington is a small and historic parish in the west of Wiltshire, situated on the northern escarpment of Salisbury Plain. With a population of around 700 people in approximately 320 households, it is classified as a ‘Small Village’ within the Trowbridge Rural Area of the emerging Wiltshire Local Plan.

The village is distinguished by a remarkable history and a strong community spirit. It was here that King Alfred defeated the Danes at the Battle of Ethandun in 878 AD — a turning point in English history. The magnificent 14th century Priory Church, founded by William of Edington, Bishop of Winchester, stands as a testament to the village’s medieval importance and is home to the internationally renowned Edington Music Festival.

Today Edington is a most desirable, sociable and welcoming village. The Parish Council is committed to ensuring that it remains so, while supporting the creation of opportunities for younger residents to find homes they can afford and for older residents who wish to downsize within the village.

This Neighbourhood Plan — the Edington Neighbourhood Plan (ENP) — has been prepared by Edington Parish Council on behalf of the community. It sets out a clear vision and a series of policies to guide future development in the parish over the period 2025 to 2040. It has been shaped through extensive community engagement and is grounded in a sound evidence base.

The ENP has been produced in accordance with the Localism Act 2011 and the Neighbourhood Planning Regulations 2012. Once adopted, following examination and referendum, it will form part of the statutory development plan for Wiltshire and will carry significant weight in planning decisions affecting the parish.

We are grateful to all those residents, volunteers and professionals who have contributed to its preparation.

**Edington Parish Council**

2026

# 1. Introduction

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## 1.1 Background to Neighbourhood Planning

The Localism Act 2011 introduced Neighbourhood Planning into the hierarchy of spatial planning in England. It gives communities the right to shape their future development at a local level. A Neighbourhood Development Plan (NDP) allows a parish or town council to set out planning policies for their area which, once made, carry legal weight in determining planning applications.

A Neighbourhood Plan must be in general conformity with the strategic policies of the development plan — currently the Wiltshire Core Strategy (2015) — and must meet the ‘Basic Conditions’ as assessed by an independent examiner before it can proceed to a local referendum. The Wiltshire Local Plan is currently progressing through examination and, when adopted (anticipated 2026), will replace the Core Strategy. The ENP has been prepared having regard to the policies in the emerging Local Plan to ensure it remains effective once adopted.

## 1.2 The Plan Area

The Neighbourhood Plan area covers the whole civil parish of Edington as shown at Annex 1. The neighbourhood area was designated by Wiltshire Council on 20th May 2019.

Edington is identified as a ‘Small Village’ in the Wiltshire settlement hierarchy (within the Trowbridge Rural Area under the emerging Local Plan). At Small Villages, development is limited to infill development within the existing built area that respects the existing character and form of the settlement.

## 1.3 Plan Period

The ENP covers the period 2025 to 2040. This 15-year period aligns with the emerging Wiltshire Local Plan and follows the recommendation of the independent health check review (Master Land & Planning, August 2025).

## 1.4 The Parish Profile

The ENP highlights the need for sustainable small-scale development appropriate for the rural character of the Parish Profile. It supports proposals which will enhance road, transport and utilities infrastructure and develop new community facilities but at the same time it gives protection to vitally important existing community facilities.

The aim of the ENP is to protect the village heritage, its settings, the countryside and nature. It identifies green spaces which must be preserved including: the village playing field; the pond area; Coal Path Field, the Burial Ground and adjacent paddock; the Village Allotments; Ralph’s Seat; and fields within or adjacent to the built environment. It also identifies important local views for protection. At the same time, ENP policies support proposals which will increase or improve the network of footpaths and bridleways in the Parish.

The following key data describes Edington parish, drawing on the 2021 Census and the Wiltshire Council Rural Housing Needs Survey (December 2025):

<b>Population (2021 Census)</b>	701
<b>Number of households</b>	Approximately 320
<b>Settlement designation</b>	Small Village, Trowbridge Rural Area
<b>Conservation Areas</b>	Yes – parts of the village are within Conservation Areas
<b>Salisbury Plain SPA Mitigation Zone</b>	Yes – the parish lies within this zone
<b>Age profile</b>	66.8% of residents are aged 44 or over; 34% are aged 65+ (significantly older than the Wiltshire average of 22.9%)
<b>Housing tenure</b>	78.2% owner-occupied; 14.7% private rented; 7.1% social rented (Wiltshire average: 68% / 17.5% / 14.5%)
<b>Housing stock</b>	77.7% of properties have 3 or more bedrooms; only 22.3% have 1–2 bedrooms
<b>Social housing stock</b>	22 social homes (7.1% of total – well below the Wiltshire average of 14.5%)

The Census data shows that Edington has a significantly older population than the Wiltshire average, with high rates of owner-occupation and an undersupply of smaller homes relative to household sizes. Most households consist of only one or two people, yet the majority of homes have three or more bedrooms. This mismatch between property size and household need – and the resulting under-occupation – is a key issue the ENP seeks to address through its housing policies.

## 1.5 Key Planning Constraints and Designations

The following designations and constraints are relevant to development in the parish:

- **Salisbury Plain Special Protection Area (SPA) and SSSI:** The parish lies within the Salisbury Plain SPA Mitigation Zone. Development must be assessed under the Habitats Regulations.
- **Conservation Area:** Parts of the village are within designated Conservation Areas. Development must preserve or enhance its character and appearance.
- **Listed Buildings:** The parish contains a number of listed buildings, including the Grade I listed Priory Church of St Mary, St Katharine and All Saints.
- **Wiltshire Area of Outstanding Natural Beauty (AONB):** The wider Salisbury Plain escarpment contributes to the landscape character of the area.
- **Settlement hierarchy:** Edington is a Small Village. Policy CP2 of the Core Strategy (and emerging Policy 2 of the Local Plan) limits development to infill within the existing built area.

## 1.6 How the Plan Was Prepared

The preparation of the ENP has been a community-led process spanning a number of years. The key stages are summarised below:

- 2015 onwards: Edington Parish Council established a Steering Group of 24 village volunteers (the Neighbourhood Plan Group, NPG) to investigate community needs and develop the plan.
- 2016 and 2019/20: Community questionnaires were carried out. The 2019/20 questionnaire was distributed to all addresses in Edington and received 136 responses.
- May 2019: The Neighbourhood Area was formally designated by Wiltshire Council.
- November 2019: Wiltshire Council carried out a Parish Housing Needs Survey, identifying a small local need for affordable housing.
- March/April 2021: A call for sites was carried out to identify potential locations for small-scale housing development.
- July 2024: Wiltshire Council carried out SEA/HRA screening of the initial draft plan.
- August 2024: An independent health-check review was carried out by Master Land & Planning (MLP).
- November 2025: Wiltshire Council carried out an updated Rural Housing Needs Survey for Edington parish.
- 2026: The plan was revised to reflect the MLP recommendations, the updated Housing Needs Survey and the emerging Wiltshire Local Plan.

Detailed records of the community engagement undertaken, including the consultation statements, are at: <https://edingtonwiltsparrishcouncil.gov.uk/neighbourhood-plan/>

## 2. Vision and Objectives

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### 2.1 Vision Statement

#### **Our Vision for Edington in 2040**

*The visual qualities and rural character of Edington and its surrounding countryside are cherished and protected. Our vibrant community spirit is fostered, protected and enhanced.*

*We support limited development that allows local people to access a home they can afford and encourages suitable small-scale business and employment opportunities.*

*Change is managed in a sustainable and sympathetic manner that allows our landscape, biodiversity and community to thrive.*

This vision reflects the priorities of the Edington community as identified through the community engagement process. It aligns with the strategic priorities of the Wiltshire Council ‘Our Wiltshire Plan 2025–2035: A Community Centred Approach’, which was formally adopted in October 2025 and which includes among its priorities: ‘Building homes and infrastructure fit for communities’ and ‘Enhancing and protecting our environment for future generations’.

### 2.2 Objectives

The following objectives underpin the policies of this Plan and have been derived from the community engagement process. They should be read alongside the policies set out in Sections 3 to 7.

1. To identify and protect the visual qualities, heritage and character of the village.
2. To protect and enhance the open countryside, landscape views, biodiversity and valued green spaces.
3. To protect and enhance community facilities and amenities and support the social wellbeing of residents.
4. To encourage the improvement of local infrastructure, including highways, transport and communications.
5. To support appropriate local opportunities for business and employment consistent with preservation of the village character and without detriment to residents’ quality of life.
6. To ensure new housing development is limited and consistent with Edington’s status as a Small Village, of a scale and nature that meets the locally identified needs of the community.
7. To adopt clear design principles to inform high-quality new development, alterations and extensions.

## 3. Housing and Design

### 3.1 Strategic Context

Edington is a Small Village within the Trowbridge Rural Area. Under both the current Wiltshire Core Strategy (Policy CP2) and the emerging Wiltshire Local Plan (Policy 2), development at Small Villages is limited to infill development within the existing built area. There is no strategic housing requirement figure set for Small Villages. The emerging Local Plan states that development at Small Villages ‘will be limited to respond to local needs and to contribute to their vitality’.

Wiltshire Council carried out a Rural Housing Needs Survey for Edington in December 2025. The survey achieved a 15% response rate (48 of 320 households). The key findings are summarised below.

#### Key Findings: Rural Housing Needs Survey (December 2025)

90% of respondents support some level of new housing in Edington, with the most popular option being 5–9 homes (40% of respondents).

The most popular types of affordable home supported were: low-cost homes for first-time buyers; shared ownership; and extra care/sheltered housing.

79% of respondents live in a household where at least one member is aged 60 or over; 52% of these indicated they would like to downsize within the parish.

56% of those identifying a housing need required a 2-bedroom property; 44% required a 3-bedroom property.

Recommendations: 1 x 2-bed house; 2 x 2-bed bungalows; 2 x 3-bed houses; 2 x 3-bed bungalows; 1 x 2-bed extra care unit; 1 x 2-bed house to rent. No social rented housing need was identified.

As at May 2025, no households were recorded on the Homes4Wiltshire Register as needing affordable housing in Edington. This is consistent with the survey findings, which show that most households with a housing need have sufficient financial means to purchase on the open market.

### 3.2 Local Development Strategy

The ENP does not set a specific housing requirement figure, consistent with the approach of both the Wiltshire Core Strategy and the emerging Local Plan for Small Villages. Instead, development will be limited to that needed to respond to local needs and to contribute to vitality. The following policy sets out how the spatial development strategy will be applied in Edington.

## Policy 1: Local Development Strategy

- Development at Edington in the period 2025 to 2040 will be limited to that needed to respond to local needs and to contribute to the vitality of the parish, through:
  - Completions and existing planning commitments that have not yet been implemented;
  - Windfall and infill development within small gaps in the existing built-up area of the village, which will be supported provided that it: respects the existing character and form of the settlement; does not elongate the village or impose development in sensitive landscape areas; and does not consolidate an existing sporadic loose-knit area of development related to the settlement; and
  - Rural conversion schemes and exception sites for affordable housing in accordance with the development plan and national planning policies.
- All development requiring planning permission must be supported by evidence to demonstrate how the development will respond to local needs and contribute to the vitality of the settlement.

This policy builds on Policies CP1 and CP2 of the Wiltshire Core Strategy and the emerging Local Plan Policy 2. It provides a framework for assessing development proposals in Edington in a manner that is consistent with the village’s status as a Small Village.

### 3.3 Housing Mix and Design

The 2021 Census shows that 77.7% of homes in Edington have three or more bedrooms, yet 71.9% of households consist of only one or two people. This mismatch means that larger homes are often under-occupied, while smaller homes suitable for first-time buyers, downsizers and single-person households are in short supply.

The December 2025 Housing Needs Survey confirms this: of those identifying a housing need, 56% required a 2-bedroom property and demand was particularly strong for bungalows and ground-floor accommodation, reflecting the ageing profile of the village.

This housing survey supported limited development of 3-9 houses in the next 10 years. As a small village, current building regulations would support this as infill only, and any larger scale development would be opposed as potentially altering the character of the village. Small developments of one or two houses located around the village would have a smaller impact on services and character than one larger development.

Smaller properties are in short supply in the village. This can create stagnation in housing turnover - older people living in family homes who wish to downsize may be unable to do so within the community. This “blocking” of family homes may then result in smaller homes being extended into larger homes, thereby further reducing the stock of smaller homes. Two or three bedroomed housing is therefore favoured where possible to provide affordable options both for younger first-time buyers and older residents who may wish to downsize.

Although interspersed with some later development, there are many architecturally historic buildings dotted throughout the village, with a concentration situated in Lower Road and

Inmead. Any infill or developments in these areas must pay particular attention to their character in order to blend in and enhance the existing housing stock.

## Policy 2: Housing Mix

- New residential development of two or more dwellings should include a mix of dwelling types and sizes that responds to identified local need. Proposals should prioritise:
  - Smaller market dwellings of 2–3 bedrooms, with particular encouragement for bungalows and single-storey homes accessible to older residents seeking to downsize;
  - Homes suitable for first-time buyers; and
  - Homes with accessibility features, including ground-floor accommodation.
- Applicants should demonstrate, with reference to up-to-date evidence including the Wiltshire Rural Housing Needs Survey and the Homes4Wiltshire Register, how their proposed housing mix responds to local needs.

### 3.4 Design Principles

Securing high quality design is a fundamental requirement of national planning policy (NPPF Section 12). Edington has a distinctive character shaped by its historic built environment, its Conservation Area and its dramatic landscape setting beneath Salisbury Plain. New development must respect and reinforce this character.

Applicants are directed to the National Design Guide (2021) and the Wiltshire Design Guide (2024) as key reference documents. Development within or adjacent to the Conservation Area must preserve or enhance its character and appearance, and proposals affecting listed buildings must comply with heritage policies.

The supply of any new homes must be sustainably achieved, and any development must ensure that the community facilities, with which the Parish is richly endowed, are fostered and ideally expanded. It will be expected that any infrastructure requirements that arise from the development will be delivered before completion of the work.

Parking is already problematic in the village, being a frequent cause of comment and complaint. Any new developments must provide adequate off-road parking reflecting the size of the property and, to discourage on-street parking, an allowance should be made for visitor and delivery parking. Parking spaces can take the form of spaces or garaging / car port facilities but must be made useable and permanently available for parking. Garages should be designed to reflect the architectural style of the property they serve and be located so that they do not dominate the street scene. In most cases, permitted development rights will be restricted to ensure that garages remain available for parking.

There are 2 areas in the village that predominantly comprise single-story bungalow design: Greatwoods and Berry Road. Any developments in these 2 areas must be particularly sympathetic to the nature of the existing housing stock so that both the character of these

areas is maintained and sufficient accessible accommodation is available for the ageing village population.

In the Conservation Areas in particular, the design, scale, form and materials of proposed development will need to be of the highest quality to complement the historic environment. However, regardless of location, all development proposals, including those for extensions, alterations and changes of use, need to show visually attractive designs and architecture that blend with the appearance of the surroundings

### **Policy 3: Design Principles**

- All new development, including extensions and alterations, must demonstrate high quality design that respects and enhances the local character and distinctiveness of Edington. Development proposals should:
  - Reflect the scale, mass, height, form, materials and details characteristic of the local vernacular and surrounding built environment;
  - Conserve or enhance designated heritage assets and their settings, including the Conservation Area and listed buildings;
  - Provide adequate off-street parking within the curtilage of the development, at a minimum of: 1 space per 1-bed dwelling; 2 spaces per 2 and 3-bed dwelling; 3 spaces per 4+ bedroom dwelling;
  - Include design measures to support biodiversity, including bat and bird boxes, and appropriate landscaping with locally native species;
  - Demonstrate sustainable design, including provision for electric vehicle charging, renewable energy, rainwater harvesting, high-performance insulation and sustainable drainage systems (SuDS); and
  - Ensure that all utility connections, including broadband, serve the development from underground.

## 4. Transport and Infrastructure

### 4.1 Overview

The narrow roads of Edington, combined with limited or no pavements on much of the B3098 and low levels of public transport, make transport a priority community concern. Community Speed Watch and Speed Indicator Devices (SIDs) are deployed throughout the village, and 20mph zones have been introduced on some roads. However, anecdotal and SID evidence suggests compliance with speed limits remains poor and that the village would benefit greatly from traffic-calming measures.

The roads in the Parish are generally narrow and mainly without formal kerbs. They are ill-equipped to deal with the size of modern HGVs and tractor traffic which can quickly cause road conditions to deteriorate. HGV traffic on unsuitable roads, particularly Lower Road and Tinhead Road, is a persistent problem even after the installation of signage highlighting the unsuitable nature of these roads for HGVs. The Parish Council is working with Wiltshire Council and neighbouring parishes to reduce the volume of HGVs.

Bus services link the parish to Bath, Westbury, Trowbridge, Devizes and other centres, but frequency is limited. The community provides the Three Villages Minibus and The Link, which are both well-used, particularly by older residents.

Broadband speeds vary considerably around the village. Mobile phone coverage is patchy and dependent on service provider. There are also localised surface water drainage issues, particularly from the Salisbury Plain escarpment.

### 4.2 Transport Policy

#### Policy 4: Transport and Infrastructure

- Development proposals must demonstrate that they will not result in an unacceptable increase in traffic on roads within the parish that are unsuitable for additional traffic by reason of their width, alignment, condition or use by pedestrians, equestrians or cyclists.
- Development proposals should where possible:
  - Provide safe pedestrian access from the site to existing footways and routes; and
  - Explore opportunities to provide links and enhancements to the existing footpath, cycleway and bridleway networks, appropriate to the scale, nature and location of the development.
- Proposals that would result in the loss of existing accessible off-street parking provision, including the conversion of garages, will not be supported unless it can be demonstrated that this will not have an adverse impact on parking issues in the area, or that adequate parking of equivalent or better standard will be provided.
- Development within the parish should incorporate sustainable drainage systems (SuDS) to reduce the risk of surface water runoff and flooding.

These policies are consistent with the relevant policies of the Wiltshire Core Strategy and the emerging Local Plan, and with the NPPF (Chapter 9: Promoting sustainable transport). The Parish Council will continue to work with Wiltshire Council and other relevant bodies to address traffic, parking, and infrastructure issues across the parish.

There is a wealth of footpaths within and around the village that are highly valued. The many interconnecting paths through the village are well maintained and well used. These paths are important because they give access to wonderful scenery and bring walkers closer to the rich diversity of wildlife, plants, butterflies and other fauna. Development proposals adjacent to the footpaths, cycleways and bridleway networks should be carried out in harmony with these existing paths and should explore opportunities to provide links and enhancements to these routes, as appropriate to their scale, nature, and location.

The village is a regular route for leisure cycling despite the B3098 being narrow, windy and often frequented by speeding cars and HGVs. This is not only dangerous for cyclists but also causes frustration for drivers unable to pass. The neighbouring village of Bratton has plans to develop a cycle route from Westbury to Bratton; recognising that there are practical problems with establishing such a scheme, not least of which being the identification of a suitable and feasible route to connect up the villages, a long-term aim for our village is to extend this cycle route to Edington and beyond.

## 5. Local Economy and Enterprise

### 5.1 Overview

Although being a rural area with limited scope or demand for business developments of a significant scale, Edington has a diverse local economy for a village of its size. The principal employment locations are Station Yard (a light industrial estate on the site of the former railway station); the Three Daggers pub, farm shop, spa and accommodation complex; the working farms of the parish; and a range of small and home-based businesses.

Most working residents commute to Trowbridge, Warminster, Devizes, Swindon, Salisbury and beyond. Increased homeworking and self-employment place further pressure on the need for reliable broadband and mobile connectivity.

Community support for encouraging more local business activity and tourism was strong in the 2020 questionnaire. The historic character of the village, the Priory Church and its proximity to Salisbury Plain are considered important tourism assets.

### 5.2 Local Economy Policy

#### Policy 5: Local Economy and Enterprise

- Land and buildings currently in employment use within the parish should be retained for employment purposes to safeguard the local economy. Proposals for the change of use or redevelopment of employment sites will only be supported where the site has been actively marketed for employment use for at least 12 months and there is no reasonable prospect of it being reused or redeveloped for employment purposes.
- The establishment or expansion of small-scale business enterprises within or adjacent to the existing built-up area of Edington will be supported where:
  - They do not give rise to unacceptable levels of traffic on unsuitable roads;
  - The scale and nature of the use is appropriate to the rural character of the parish; and
  - They do not unacceptably harm the amenity of neighbouring properties.
- The conversion of redundant agricultural buildings to employment uses will be supported in principle, provided that the above criteria are met.
- Development proposals that support tourism, including visitor accommodation and facilities which relate to the historic, cultural or landscape character of the parish, will be supported in principle, subject to the above criteria.

## 6. Countryside and Nature

### 6.1 Landscape and Natural Environment

Edington's landscape is one of its defining characteristics. The village sits at the foot of the dramatic northern escarpment of Salisbury Plain, with extensive views across the Avon Valleys to the north, west and east. The landscape is particularly sensitive to intrusive development, artificial lighting and noise.

Agriculture is the predominant land use outside the built environment. Hedgerows, trees, ponds and watercourses within and around the village provide important habitat corridors and act as refuges for wildlife, supplementing the nationally important habitats of the Salisbury Plain SSSI. The village highly values its SSSI area, and any developments on the south side of the B3098 will be afforded extra scrutiny to determine any impact they might have on this highly sensitive environmental area.

The parish lies within the Salisbury Plain SPA Mitigation Zone. All development proposals must be assessed under the Habitats Regulations to demonstrate that they will have no likely significant effect on the Salisbury Plain Special Protection Area.

Parts of the village lie within Conservation Areas with associated environmental husbandry requirements and restrictions. More generally, biodiversity should be encouraged both by the planting of trees and hedges in suitable locations and by establishing nectar-rich flowers and wild areas. The conservation of local streams and wooded areas, and the protection and enhancement of local hedgerows, are vital to secure the future quality of the landscape and its wildlife. Along with discouraging pesticides and overreliance on fertilizers, this will also help support the pollinator corridor initiative of Westbury and the surrounding areas.

#### **Policy 6: Protection of the Natural Environment**

- Development proposals should protect and, where possible, enhance important landscape features including views from and into the village, the setting of the Salisbury Plain escarpment, hedgerows, trees, ponds, streams and woodland.
- Development that would result in the loss or deterioration of features of landscape or biodiversity value will not be supported unless the need for, and benefits of, the development in that location clearly outweigh the loss.
- Development proposals should maximise opportunities to support biodiversity through building design and landscaping. Proposals are encouraged to deliver at least 20% net gain in biodiversity value, in line with the Biodiversity Gain Hierarchy. It is expected that proposals will first seek to deliver net gain on-site; off-site mitigation will only be supported where on-site opportunities are evidenced as not feasible.
- Where relevant, applicants must provide sufficient information to inform a project-level Habitats Regulations Assessment to demonstrate that the development will have no likely significant effect on the Salisbury Plain Special Protection Area, in line with the Salisbury Plain Mitigation Strategy (2018) or any subsequent revision.

## 6.2 Local Green Space

National planning policy (NPPF paragraphs 106–108) allows communities to designate Local Green Space (LGS) where it is local in character, is not an extensive tract of land, and is demonstrably special to the local community because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

Edington’s green infrastructure includes walking, cycling and horse-riding routes, recreation spaces, water courses, wooded areas and green spaces. When development occurs, it will normally be appropriate to seek improvements to the existing green infrastructure. The following five areas are designated as Local Green Space in this Plan and their sites are shown at Annex 2. Each meets the LGS criteria, as evidenced in the supporting text below.

### Policy 7: Local Green Space

- The following areas are designated as Local Green Space, as shown on the Policies Map (Annex 1):
  - Coal Path Field, Burial Ground and adjacent paddock;
  - Village Allotments;
  - Village Playing Field;
  - Ralph’s Seat; and
  - Village Pond and the designated green areas in Tinhead Road.
- Development on designated Local Green Spaces will be refused except in very special circumstances, consistent with the approach to Green Belt as set out in the NPPF.
- Development that would positively enhance the beneficial use of these spaces will be supported, provided that the openness of the space is preserved. Such enhancements include improving access, outdoor sport and recreation provision, landscape and visual amenity improvements, and biodiversity enhancement.

### Justification for Local Green Space Designations

**Coal Path Field, Burial Ground and adjacent paddock:** This open area provides visual relief within the built form of the village and is valued for its recreational and amenity qualities. It is local in character and not an extensive tract of land.

**Village Allotments:** The village allotments provide a valued recreational and biodiversity asset, especially for those without extensive gardens of their own. The area also provides a place of tranquillity and local amenity.

**Village Playing Field:** The playing field is a well-used recreational asset for all ages. It is adjacent to the Three Daggers pub and central to village social life. It is of high recreational value to the local community.

**Ralph’s Seat:** This green space at the eastern end of the village provides important views across the valley and is a place of tranquillity and natural beauty. It is valued for its scenic and recreational qualities.

**Village Pond and Tinhead Road green areas:** The village pond is a distinctive and historic feature of Edington. Together with the adjacent green areas in Tinhead Road, it provides visual amenity, wildlife habitat and an important focal point for village life. Wiltshire Council has previously supported improvements to the pond area.

## 7. Community Facilities and Social Wellbeing

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### 7.1 Overview

Edington has a rich network of community facilities and voluntary activities that underpin its strong community spirit. Key facilities include the Parish Hall, the Three Daggers pub and farm shop, the Village Playing Field, the Post Office, the Priory Church, the Three Villages Minibus and The Link transport service.

The parish also has a wide range of clubs, societies and regular activities, including the Edington Music Festival, Edington Arts, the WI, the Gardening Club, Edington Brass Band, the Three Villages Minibus (TVM) shopping trips, a monthly lunch in the Parish Hall and a weekly drop-in coffee morning at the Three Daggers. These activities play a vital role in social inclusion, particularly for older and less mobile residents.

The decline in community facilities and services in rural areas is an issue of national concern. The ENP seeks to protect existing community facilities and support the development of new or enhanced facilities.

**Edington Parish Hall.** Edington Parish Hall is used on a regular basis to accommodate a wide range of clubs, societies and social events, including those which encourage inclusion for more elderly and isolated residents. Recent improvements have included a larger car park with solar powered lighting to improve usability and safety after dark.

**Playing Field and Teenage Clubs.** The existing playing field facilities are well used but there was a request from villagers for more equipment to be installed catering for all age groups, especially teenagers. There are no regular teenage clubs in Edington and the Parish Council will consider any opportunities that may arise to enhance and extend the playfield facilities within the village and, subject to the availability of funds, to develop such facilities.

**The Priory Church.** The Priory Church building is open during all daylight hours as a place where anyone can go to meet with others or be alone to pray and contemplate in addition to the planned weekly services. It also hosts other events, such as Edington Arts and the annual Edington Music Festival.

**The Three Daggers Pub and Farm Shop.** These are considered to be a highly valuable asset to the village that provides employment and social interaction. They have created a modern welcoming centre of tourism in the village and in many ways are considerably larger and offer facilities which are more sophisticated than is normal for a village the size of Edington. The businesses create employment opportunities and support local suppliers. They also offer social events specifically aimed at local users such as drop-in mornings and provision of the village Christmas tree for example. However, it was felt by some residents that more could be done to meet the needs of the village and to encourage villagers to use them.

**Whole-village activities – social inclusion.** Preparing this ENP uncovered a desire amongst villagers for more activities to be promoted that will bring together a greater range of different villagers, including different age groups, so as to enhance overall village cohesion and social inclusion.

## 7.2 Protection of Community Facilities

### Policy 8: Protection of Community Facilities

- The loss of an existing community facility (whether in community, social, cultural or recreational use) will not be supported unless:
  - The applicant can demonstrate that the facility is no longer needed and that there is no reasonable prospect of it continuing in its existing or an alternative community use; or
  - Equivalent or better provision is made available to the community in a suitable alternative location.
- Community facilities to which this policy applies include (but are not limited to): the Parish Hall; the Three Daggers pub and farm shop; the Village Post Office; the Village Playing Field; the Village Pond and the designated green areas in Tinhead Road; the Village Allotments; Coal Path Field, Burial Ground and adjacent paddock; Ralph’s Seat; and the Priory Church.

## 7.3 New or Enhanced Community Facilities

### Policy 9: New or Enhanced Community Facilities

- Proposals for new community facilities, or for the enhancement of existing community facilities, will be supported where:
  - The proposed facility would meet an identified community need;
  - The scale and nature of the use is appropriate to the rural character of the village;
  - The proposal does not give rise to unacceptable levels of traffic on unsuitable roads; and
  - The proposal preserves or enhances the character and appearance of the Conservation Areas (where applicable).
- The Parish Council will seek to direct developer contributions (where available) towards improvements to community facilities in the parish.

## 8. Implementation and Review

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### 8.1 How the Plan Will Be Implemented

Once adopted, the ENP will form part of Wiltshire Council’s statutory development plan for the area covered by the plan. It will be used, alongside the Wiltshire Local Plan and other development plan documents, by Wiltshire Council in determining planning applications affecting the parish.

The Parish Council, as the qualifying body for the ENP, will monitor the implementation of the plan’s policies and aspirations. Progress will be reported to the Annual Parish Meeting and published on the parish website.

### 8.2 Community Aspirations

In addition to the planning policies set out in this Plan, the community consultation identified a number of aspirations that are not land-use matters and therefore cannot be included as planning policies. The Parish Council will pursue these aspirations through other means. They include:

- Working with relevant bodies to improve mobile phone connectivity and broadband speeds throughout the parish.
- Liaising with Wiltshire Council and landowners to resolve surface water drainage problems.
- Continuing to support the Three Villages Minibus and The Link services.
- Working to reduce HGV traffic on unsuitable village roads.
- Seeking improvements to playing field equipment, catering for all age groups.
- Pursuing further enhancement of the village pond and surrounding area as a community focal point.
- Supporting a possible land swap between the Playing Field and the Three Daggers pub to enable creation of a Multi-User Games Area (MUGA) and additional parking.

### 8.3 Plan Review

The ENP will be reviewed at five-year intervals from the date of adoption, or earlier if required to reflect changes in national planning policy, the adopted Wiltshire Local Plan, or other material changes in circumstances. The review process will involve community engagement to ensure that the plan continues to reflect local needs and priorities.

# Annex 1: Policies Maps



[The Policies Maps will show the Local Green Space designations referred to in Policy 7, including: Coal Path Field; Village Playing Field; Ralph’s Seat; and the Village Pond and Tinhead Road green areas. The map will be included in the final plan prior to Regulation 14 consultation.]

## **Annex 2: Green Spaces**

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The following maps show the locations of the designated Local Green Spaces within Edington (Edington West and Edington East). These are provided in the current draft for reference. Final maps will be produced to an appropriate scale for the submission version of the Plan.

[Maps to be inserted here showing green space locations across the parish]

## Annex 3: Key Evidence Base

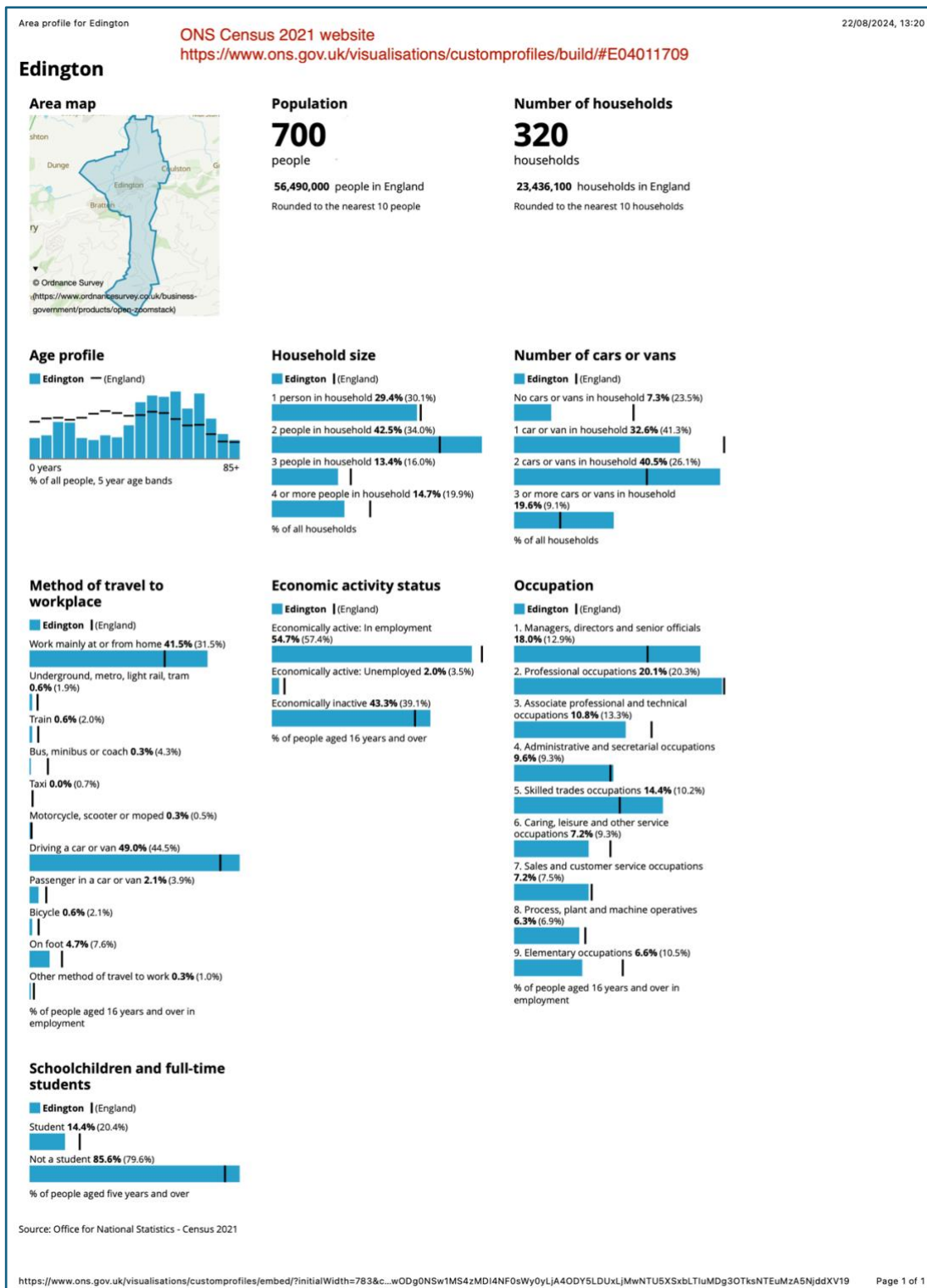
This Plan has been informed by the following key evidence documents:

<b>Wiltshire Core Strategy (2015)</b>	The adopted development plan for Wiltshire, including Policy CP2 on development at Small Villages.
<b>Wiltshire Local Plan (under examination, 2024)</b>	The emerging development plan for Wiltshire 2024–2038. Edington is identified as a Small Village within the Trowbridge Rural Area.
<b>Our Wiltshire Plan 2025–2035 (adopted October 2025)</b>	Wiltshire Council’s 10-year community plan, setting out strategic priorities including ‘Building homes and infrastructure fit for communities’.
<b>Wiltshire Rural Housing Needs Survey – Edington (December 2025)</b>	Survey by Wiltshire Council Housing Enabling Team assessing housing needs in the parish.
<b>ENP Health Check Review (Master Land &amp; Planning, August 2024)</b>	Independent review of the draft ENP against the Basic Conditions and good practice.
<b>SEA/HRA Screening Decision (Wiltshire Council, July 2024)</b>	Confirms that the Plan (without an aspirational development site) does not require a Strategic Environmental Assessment or Appropriate Assessment.
<b>2021 Census Data for Edington (ONS)</b>	Population, household and housing data for the parish.
<b>Community Questionnaires (2016 and 2020)</b>	Resident surveys carried out by the Neighbourhood Plan Group.
<b>Edington Parish Development Plan – Edington 2030</b>	The non-statutory Parish Development Plan, which forms background context for the ENP.
<b>National Planning Policy Framework (NPPF, 2023)</b>	National planning policy, including Sections 12 (Design) and 15 (Natural Environment).
<b>National Design Guide (2021)</b>	DLUHC guidance on achieving well-designed places.
<b>Wiltshire Design Guide (2024)</b>	Wiltshire Council’s adopted design guidance.
<b>Salisbury Plain Mitigation Strategy (2018)</b>	Strategy for mitigating impacts of new development on the Salisbury Plain SPA.

## Annex 4: 2021 Census Key Statistics

Key statistics from the 2021 Census for Edington are available at the ONS Custom Profile tool: <https://www.ons.gov.uk/visualisations/customprofiles/build/#E04011709>

A summary of the key headline statistics is reproduced in Section 1.4 of this Plan and in the Housing Needs Survey (December 2025). Example statistics from the ONS Census 2021 website are illustrated below.



## Glossary of Terms

<b>Affordable Housing</b>	Housing for people who cannot afford to meet their housing needs on the open market. Includes affordable rented, social rented, shared ownership and First Homes.
<b>Basic Conditions</b>	The legal tests a Neighbourhood Plan must meet, including: having regard to national policy and guidance; contributing to sustainable development; being in general conformity with strategic policies; and compatibility with EU and human rights obligations.
<b>Conservation Area</b>	An area of special architectural or historic interest, designated by the local planning authority, the character or appearance of which it is desirable to preserve or enhance.
<b>HRA (Habitats Regulations Assessment)</b>	An assessment required under the Conservation of Habitats and Species Regulations 2017 to determine whether a plan or project will have a likely significant effect on a European Protected Site.
<b>Infill Development</b>	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). Defined as such in the Wiltshire Core Strategy.
<b>Local Green Space</b>	A designation under NPPF paragraphs 106–108 which allows communities to protect green areas of particular importance to them.
<b>Neighbourhood Development Plan (NDP)</b>	A planning document prepared by a qualifying body (e.g. a parish council) and made through a statutory process. Once made, it forms part of the statutory development plan for the area.
<b>NPPF</b>	National Planning Policy Framework: the government’s planning policy for England (latest version 2023).
<b>Qualifying Body</b>	The body responsible for preparing a Neighbourhood Plan – in this case, Edington Parish Council.
<b>Rural Exception Site</b>	A site adjoining a village that would not normally be permitted for development, but which may be allowed for 100% affordable housing to meet a demonstrated local need.
<b>SEA (Strategic Environmental Assessment)</b>	An assessment of the likely significant environmental effects of a plan or programme, required under the Environmental Assessment of Plans and Programmes Regulations 2004.

<b>SPA (Special Protection Area)</b>	A European-designated site protected for birds. The Salisbury Plain SPA is relevant to Edington by reason of the parish lying within its Mitigation Zone.
<b>Small Village</b>	A settlement in the lower tier of the Wiltshire settlement hierarchy. Development at Small Villages is limited to infill and rural exception sites.