

Broad Hinton, Uffcott & Winterbourne Bassett

Neighbourhood Plan

Community Facilities Report

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Introduction

Background

This report forms part of the evidence base for Broad Hinton, Winterbourne Bassett & Uffcott Neighbourhood Plan. The Neighbourhood Plan is organised into five policy areas:

1. Sustainable Community
2. Local Housing Needs
3. Local Character and Environment
4. Local Economy
5. Getting Around

Community Facilities falls in the Sustainable Community policy area. When we think about a Sustainable Community, we might think of the way we generate and use power, the carbon footprint of our community. A Sustainable Community is also concerned with protecting and enhancing our community facilities. These help to promote healthy lifestyles and, as much as the dwellings we live in, enhance our wellbeing through involvement in and support from, our community.

The process of creating a neighbourhood plan provides an important opportunity to ensure any new development is supported by other improvements. In turn, that these are planned and designed to support wellbeing in our community.

Purpose of this report

This report explores:

- How people's wellbeing needs are currently met by existing community facilities, services and assets in Broad Hinton, Winterbourne Bassett & Uffcott.
- What gaps in provision there may be and what is needed going forward to provide for the future community.

Policy Context

National Planning Policy

The National Planning Policy Framework 2021 (NPPF)¹ defines community facilities as those which "provide the social, recreational and cultural facilities and services the community needs".

We have used this definition in deciding which elements to include in this report.

[National Planning Policy Framework 2021 \(NPPF\)¹ Section 8 para 93](#)

Wiltshire Council Planning Policy

The Wiltshire Council Local Plan is currently being reviewed.

The Wiltshire Core Strategy 2015 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 2015 Core Policy 49 Protection of rural service and community facilities](#)

The relevant National Planning Policy section and the Wiltshire Core Strategy Policy is included at Appendix 2.

Setting the Scene

Community Facilities, Services and Assets

The community is a close-knit one, supported by a number of facilities which provide for its social, primary educational, spiritual and some recreational needs. The existing community facilities are highly valued by the community, and we need to protect them.

Summary

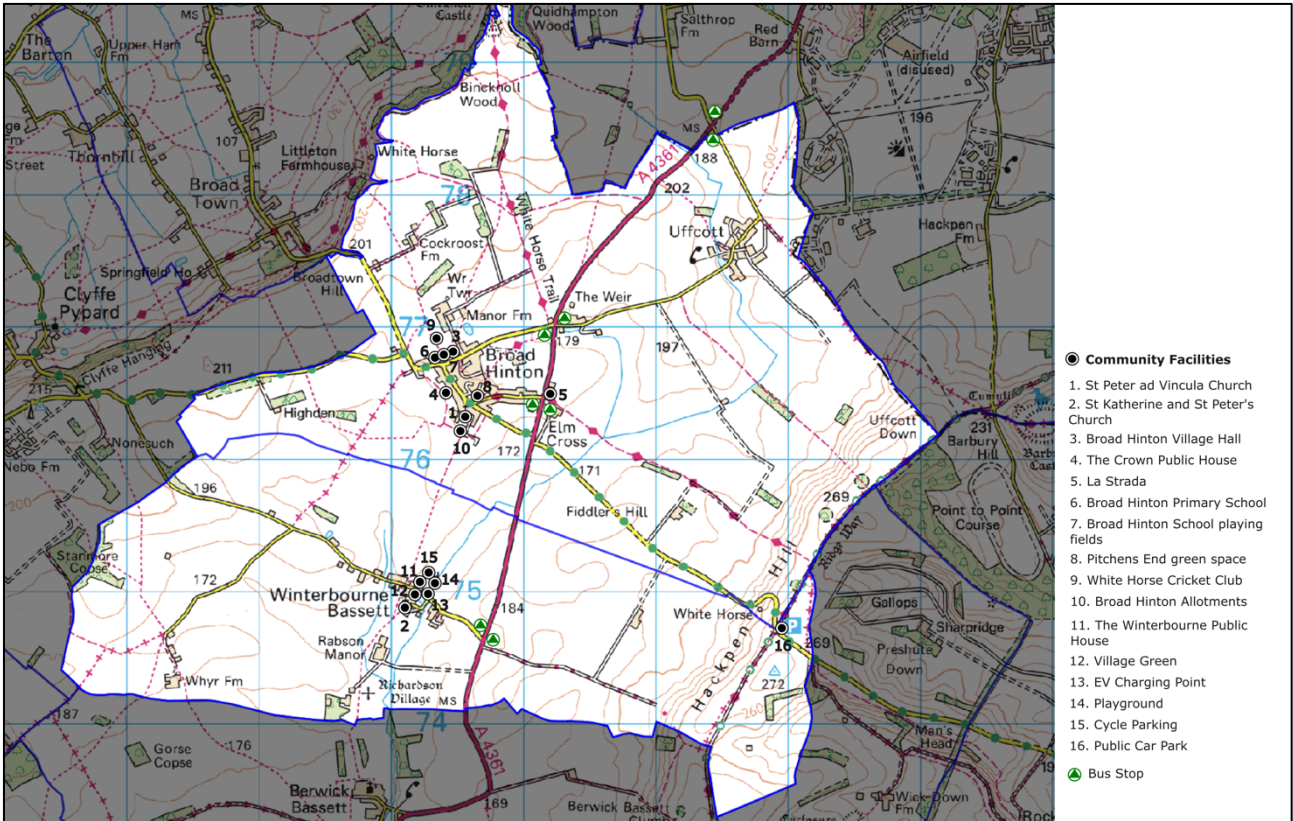


Figure 1 - Community Facilities

Community Consultation – Key Findings to Date

Over the summer of 2022, Broad Hinton, Winterbourne Bassett & Uffcott Neighbourhood Plan Steering Group undertook a neighbourhood area-wide survey to inform the start of work on the Neighbourhood Plan. 216 questionnaires were received, a response rate of 66%.

Existing Facilities

- The majority of respondents value most of our community amenities, with the pubs, village hall, post office and school being the most valued.
- Use of community amenities depends on which village you live in:
 - Broad Hinton and Uffcott respondents tend to use The Crown, the village hall, La Strada and St Peter's church most often
 - Winterbourne Bassett respondents tend to use The Winterbourne, community playground, village green and St Katherine's church more

Suggestions for New Facilities

Most valued new amenities would be a village shop/café, more parking for the village hall and school, and a parcel collection/delivery point. These are consistent across the three villages.

Audit of Existing Community Facilities, Services and Assets

The Churches

These two ancient churches are two of eight which form the Upper Kennet Benefice. We are blessed to live in an area of outstanding natural beauty. We hope you will find St Peter ad Vincula and St Peter's and St Katherine's to be places of welcome, safety, joy, and peace.

1. St Peter ad Vincula Church (C of E)



- Several services monthly (as part of the wider Benefice)
- Used for Baptisms, Weddings & Funerals
- Churchyard has many graves, both very old and more recent
- Bellringing team & Choir
- There is evidence, such as Saxon window-heads, that there was a church here in Saxon times, although the list of vicars of St Peter ad Vincula only goes back to 1299.

The Partnership between St Peter ad Vincula and Broad Hinton Primary School

Rev. Maria Shepherdson visits the school regularly and takes a weekly service, she cares for pupils, staff and governors.

The school holds three end of term services, and a harvest festival in the church, and there are investigative days, such as an advent trail for the Keystage 2 children.

The services include performances by the children and are well attended by their parents. The Church is working to strengthen links with the school and offer alternative services to children and young people.

2. St Katherine's Church (C of E)



- Several services monthly (as part of the wider Benefice)
- Used for Baptisms, Weddings & Funerals
- Large gravelled car park
- Dates back to at least 13th Century
- Churchyard has many graves, both very old and more recent

Broad Hinton

3. Broad Hinton Village Hall (BHVH)



Comprising a main hall, meeting room, stage, dressing room, kitchen and bar.

Mission

To maintain Broad Hinton Village Hall in an acceptable and usable condition for the benefit of the Community.

Ownership

The ownership of BHVH was granted by Robert Horton and vested in the original trustees, who were David Jones, John Hussey and Frank Brewer, in December 1960. On 13th September 1961, the land was vested by deed to the Official Custodian for Charities.

The ownership did not appear to have been recorded with the Land Registry. However this was completed on 11 January 2006.

The current hall was opened in 2009 to replace the 1963 hall.

The build costs of around £500,000 were provided by grants and fund-raising.

The running costs are met by hiring income from parties, weddings and other events and fund-raising events.

Community activities include:

- Post Office
- Coffee morning
- Various exercise classes (Pilates, Circuits, Yoga, Zumba)
- Social events run from time to time by BHVH Committee eg: Masked Ball, Watermill Touring productions
- Table Tennis Club
- Art classes
- Ridgeway Ladies
- Youth Club
- Vintage Film Club
- Broad Hinton Amateur Dramatics Society productions

4. The Crown Public House



- Arkells tenanted pub
- Landlord/Chef & Landlady
- Open-plan public house separated by room dividers into main bar and various restaurant areas
- Open Wednesday-Sunday from midday
- Large garden overlooking fields to the west of Broad Hinton

5. La Strada Italian Restaurant



- Tenanted and run by family business
- Open every lunchtime & evening 12-10:30
- Italian open-plan restaurant with main bar and eating areas separated by the bar and steps up to another area.
- Small external, partially covered seating area

6. Broad Hinton C of E Primary School



- School hall & field available for hire
- Pupils from the three villages and further afield
- Founded in 1743 by Thomas Benet. He gifted a property in Broad Hinton in 1751 to house both the school and its teacher. A second classroom was added in 1845, then shortly after, in 1847 part of the building was burned down. A new stone school, with two school rooms and a teacher's house, was built.
- There are an early morning and after school clubs.
- The school hosts Holiday Clubs (3rd Party) during the school holidays
- School Field has a Trim Trail and Willow Dome.

7. Broad Hinton School Playing Fields



- Playing field including football pitch.
- Available to hire.

8. PITCHENS END Green Open Area



- Green space with seating

9. White Horse Cricket Club (WHCC)



- Ground is leased from the Horton family
- Pavilion (with bar, basic kitchen and 2 toilets)
- Playing and Social Memberships available
- Social events e.g. barbecues, cricket related fundraising events, quizzes.
- Occasional use for village events e.g. Jubilee

10. Broad Hinton Allotments



- Set up in 2008. 26 plots and 16 members (some having more than one plot)
- Each Allotment holder has a tenancy agreement with the Parish Council. The Parish Council leases the whole plot from the Horton family on an annual basis.
- Answerable to the Parish Council, but with own bank account.

Winterbourne Bassett

11. The Winterbourne public house



- Purchased by the local community in 2018 from Wadworth Brewery
- Open Wednesday-Sunday from midday
- Offers bar, lunchtime & evening meals
- Projector, Apple TV and screen in the snug that can be used for presentations or film nights
- Community playground in the grounds
- Home to the local darts team

12. Winterbourne Bassett Village Green



- Strip of land alongside The Manor and opposite the pub
- Home to a memorial bench and memorial plaques
- A tree was planted for every child in the village in the year 2000

13. Electric Vehicle charger



- The Winterbourne car park
- Free for customers of the pub

14. Children's playground



- The Winterbourne car park. Open to all, whether using the pub or not.

15. Cycle Storage



- The Winterbourne car park. Open to all whether using the pub or not.

The Ridgeway

16. Public car park



- Public car park with approximate capacity for 17 cars at the top of Hackpen Hill on the Ridgeway.
- The car park is maintained by Wiltshire Council.

17. Noticeboards

- Centre of village (Uffcott)
- Outside The Winterbourne (Winterbourne Bassett)
- High Street (Broad Hinton)
- Outside Terrapart end of Post Office Lane (Broad Hinton)
- At the well (Broad Hinton)
- Village Hall main hall (Broad Hinton)
- Village Hall meeting room (Broad Hinton)

17. Post Boxes



- The Croft (Broad Hinton)
- High Street (Broad Hinton)
- Weir Crossroads (Broad Hinton)
- Left of the Whettles path (Winterbourne Bassett)
- Centre of the village (Uffcott)

New facilities

Although there are several facilities in the community, people made suggestions in the questionnaire about the need for certain improvements.

Shop/cafe

Loss of the shop/post-office in Broad Hinton is felt keenly and the desire for a village shop and/or cafe is the most frequently mentioned theme in the questionnaire responses.

Community-run shop/café or have a shop/cafe as part of the offering at The Crown.

“Hub” that brings together several amenities and creates a social centre for the community.

Recognition of the challenges: financial sustainability, possible threat to pubs and coffee mornings, impossible to compete with supermarkets (and deliveries) on staples so need to provide something more special.

Community owned and run enterprise may increase the feasibility.

“One of the biggest mental health issues is loneliness, and if we can build our village around the idea of creating connection at every point that would be great”

Children & Young Families

After the village shop, the most popular topic in the written responses was the need for a playground in Broad Hinton, possibly on the green in Pitchens End.

Young parents also feel the loss of the baby/toddler group and would be keen to see it revived.

There was also mention of the youth club and somewhere for teens/pre-teens to meet free of charge.

Both communities raised concerns about lack of central play areas for children, although the play facilities at the Winterbourne are open for general use, even for those not using the pub.

“It’s a very lonely place to live for a new mum. The baby club is no longer running and the only way to meet other families now is by driving into a nearby town”

Post Office

The Post Office is open for half a day on Tuesday mornings in Broad Hinton Village Hall. It is highly valued. Requests were made for its availability to be extended and more opening hours for a post-office counter service.

Other Suggested Facilities

Each of the following was mentioned as potentially new amenities:

- Additional parking for the benefit of the village hall and the school
- Hardstanding parking for the Cricket Club, so it could be used year-round.
- Sports facilities: new clubhouse at WHCC, petanque, tennis, multi-use artificial surface court, more evening fitness classes
- Doctor’s surgery
- Dry-cleaning service
- Parcel drop off and collection
- Fuel station
- Work hub
- Outdoor space: community garden or orchard, playground, dog-walking areas

Several contributors mentioned the benefits of using/developing existing buildings, such as the churches and pubs, for multiple uses. There is no village hall in Winterbourne Bassett and there was mention that this would be welcomed.

“A community garden/woodland with fruit trees that can be planted and evolve over the years to provide a beautiful outdoor space”

Village Hall New Activities

Much praise for the village hall and the volunteers who run it – it is clearly very much appreciated. Popular suggestions for new activities using the hall:

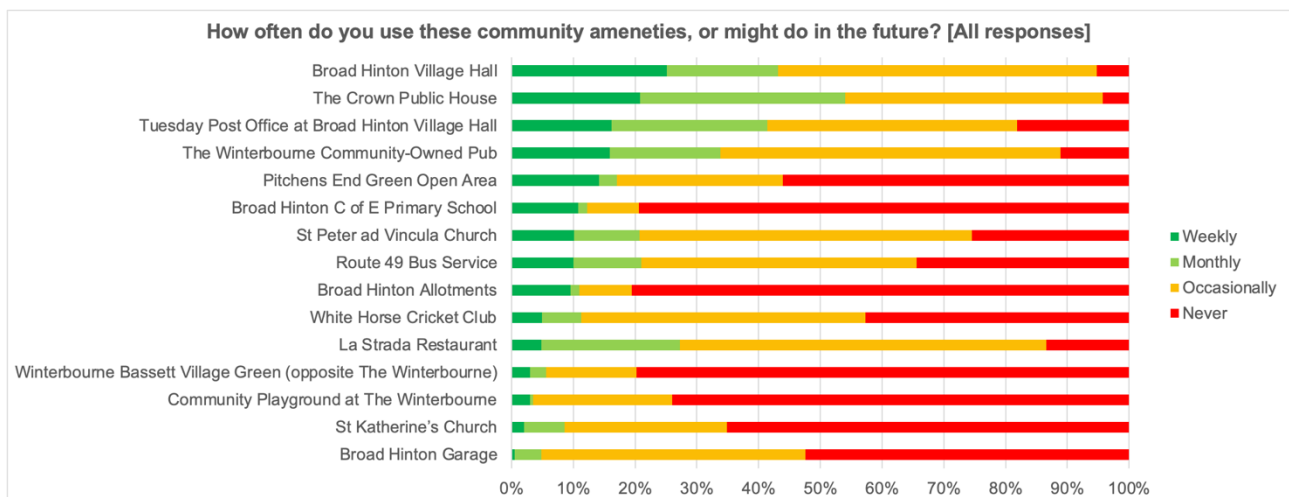
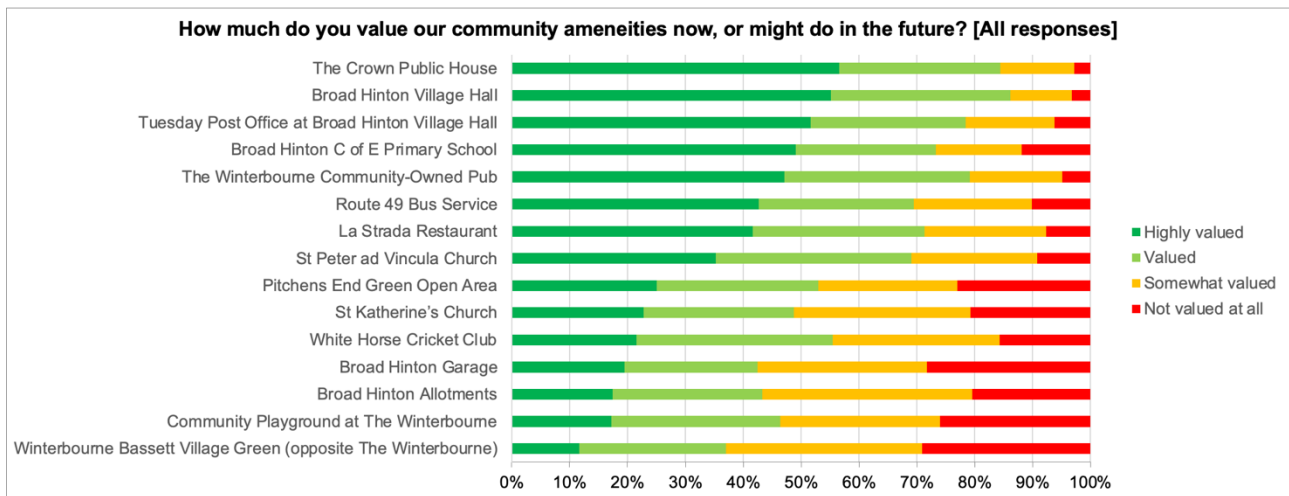
- More fitness/exercise classes
- More art/craft and music activities mentioned by multiple contributors
- Other suggestions - short-mat bowls, gardening club, men’s shed club
- Community social events in and out of working hours; bingo, karaoke
- Film nights with more modern films
- More pop-up restaurants
- Café and book exchange
- Occasional fund-raising events
- Bookable IT hub with hot desk and printer.

“The village hall committee does an excellent job of running the village hall”

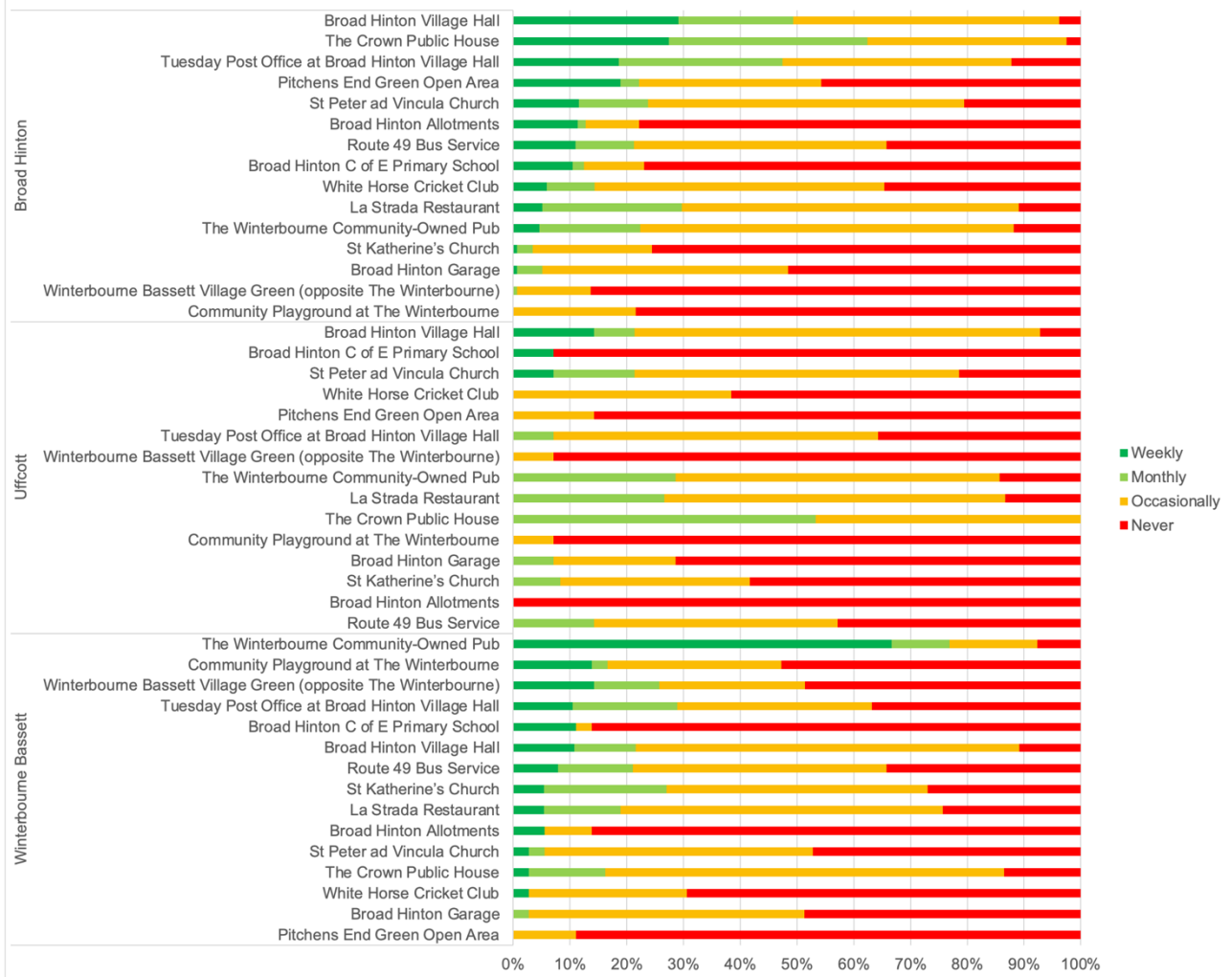
Appendix 1 - Community Facilities Questionnaire Results

This section summarises the findings from the Community Assets/Facilities part of the Neighbourhood Plan questionnaire.

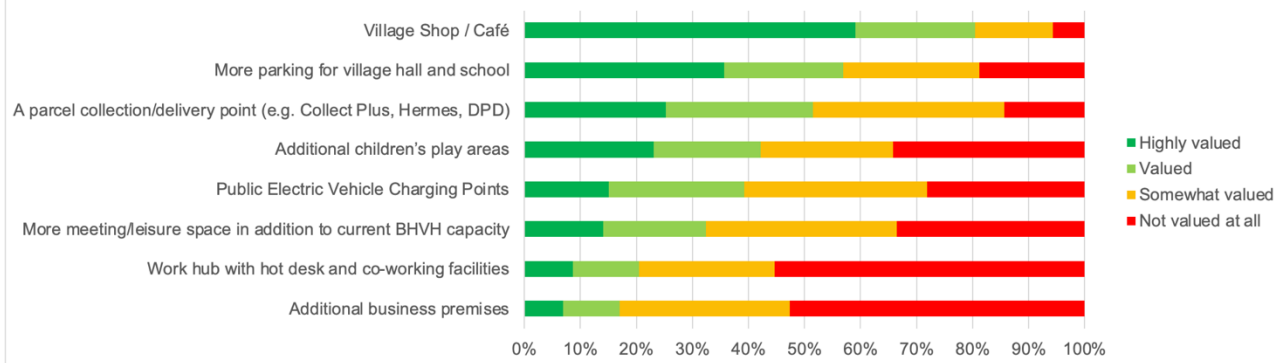
<https://www.bhwbparishcouncil.org.uk/questionnaire-results>



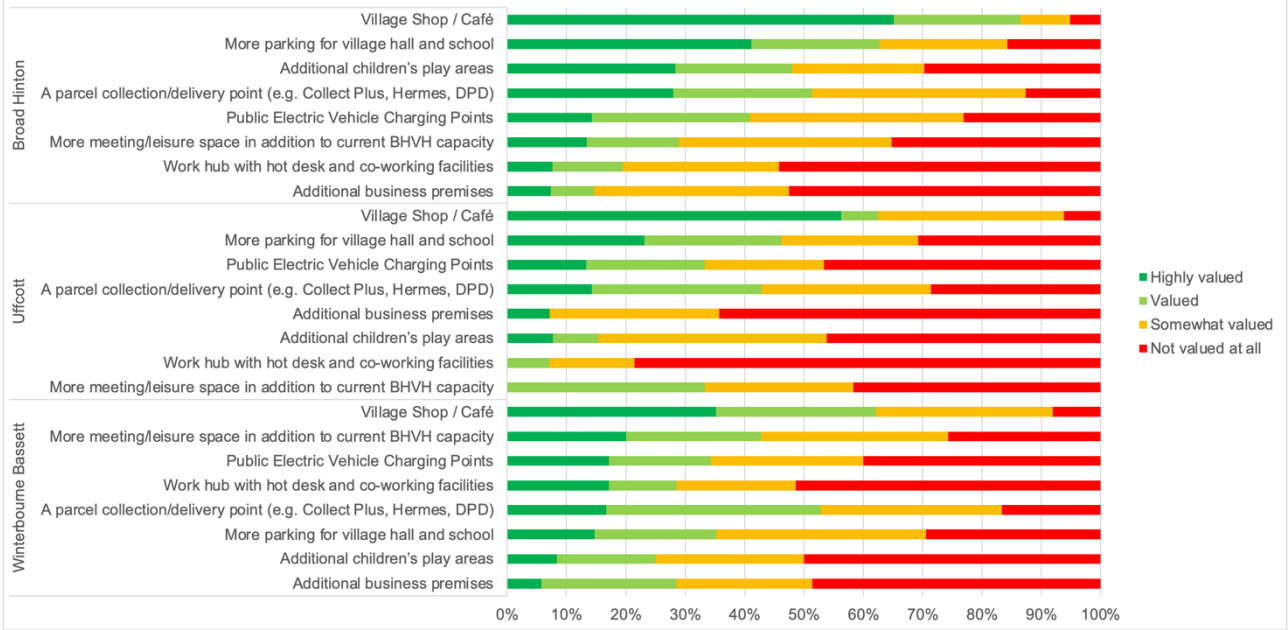
How often do you use these community amenities, or might do in the future? [All responses]



Which community amenities that we could develop, would you value and support? [All responses]



Which community amenities that we could develop, would you value and support? [Grouped by village]



Appendix 2: National Planning Policy and Wiltshire Core Strategy Policy

1. The **National Planning Policy Framework 2021** (NPPF)¹ defines community facilities as facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship, which "provide the social, recreational and cultural facilities and services the community needs."

National Planning Policy Framework Section 8 Promoting healthy and safe communities. Paragraph 93

To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
 - b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
 - c) 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;
 - d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
 - e) (e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
2. The **Wiltshire Core Strategy 2015** states that Local facilities and services are a vital part of the smaller settlements of Wiltshire but despite this there has been a continued decline in many of these services.

It defines rural facilities and services as those which benefit the local community such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. The core policy states there is a need to protect and encourage the development of rural services and facilities in Wiltshire to ensure that settlements can still meet some of the day to day needs of the people who live in them.

Wiltshire Core Strategy Policy 49: Protection of rural services and community facilities

Proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/building is no longer economically viable for an alternative community use. Preference will be given to retaining the existing use in the first instance, then for an alternative community use. Where this is not possible, a mixed use, which still retains a substantial portion of the community facility/service, will be supported. Redevelopment for non-community service/ facility use will only be permitted as a last resort and where all other options have been exhausted.

In order for such proposals to be supported, a comprehensive marketing plan will need to be undertaken and the details submitted with any planning application. Only where it can be demonstrated that all preferable options have been exhausted will a change of use to a non-community use be considered. This marketing plan will, at the very minimum:

- i. be undertaken for at least six months
- ii. be as open and as flexible as possible with respect to alternative community use
- iii. establish appropriate prices, reflecting local market value, for the sale or lease of the site or building, which reflect the current or new community use, condition of the premises and the location of the site
- iv. demonstrate the marketing has taken into account the hierarchy of preferred uses stated above
- v. clearly record all the marketing undertaken and details of respondents, in a manner capable of verification
- vi. provide details of any advertisements including date of publication and periods of advertisement
- vii. offer the lease of the site without restrictive rent review and tenancy conditions, or other restrictions which would prejudice the reuse as a community facility
- viii. demonstrate contact with previously interested parties, whose interest may have been discouraged by onerous conditions previously set out.