



Crudwell Neighbourhood Plan 2019-2026

Made - May 2021







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Foreword

The Crudwell Neighbourhood Plan is a crucial document in helping to ensure that any future development in Crudwell Parish reflects the wishes of its residents and protects the things that make it such a wonderful place to live.

Thanks to contributions from across the community, it lays out how any proposed expansion should respect the amenities, facilities, character, and environment of the parish for existing and future residents.

We would like to say thank you to all those who have volunteered their time, energy, and thought in its development and production, and have so helped Crudwell's future be determined by those that know and love it best.

Sian Burke-Murphy: Chair, Crudwell Neighbourhood Plan Steering Group



1. Purpose of Neighbourhood Plan

- 1.1 When completed, or “made”, this Neighbourhood Plan will form part of the development plan for Crudwell Parish, along with Wiltshire Council’s Core Strategy, adopted in January 2015, and the Wiltshire Housing Site Allocations Plan, adopted in February 2020.
- 1.2 The development plan is the starting point for decisions on planning applications. The law states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise¹.
- 1.3 The development plan includes strategic policies and non-strategic policies.
- 1.4 Wiltshire Council’s Core Strategy includes a series of strategic policies that cover the whole of Wiltshire, or large parts of it. The Core Strategy runs up to 2026, so this Neighbourhood Plan does too.
- 1.5 The Crudwell Neighbourhood Plan includes additional non-strategic policies that relate only to Crudwell Parish. These are by definition more detailed than the policies in the Core Strategy.
- 1.6 The ability for local communities to have more of a say in how their community changes and grows was introduced by the Localism Act 2011.
- 1.7 Producing any part of the development plan is an ongoing process. Wiltshire Council is working with Swindon Borough Council to plan for development up to 2036. This work is at an early stage, but when it is more finalised it will be necessary to review this Neighbourhood Plan to deal with the period up to 2036 too.
- 1.8 Equally, a number of issues have arisen during the course of preparing this Neighbourhood Plan that require further work. There is insufficient evidence to include policies on these issues in the Neighbourhood Plan at this stage but, where appropriate, these issues could be dealt with in an early review of this Neighbourhood Plan. These issues are described in the relevant sections of this Plan.

¹ Section 38(6) of Planning and Compulsory Purchase Act 2004



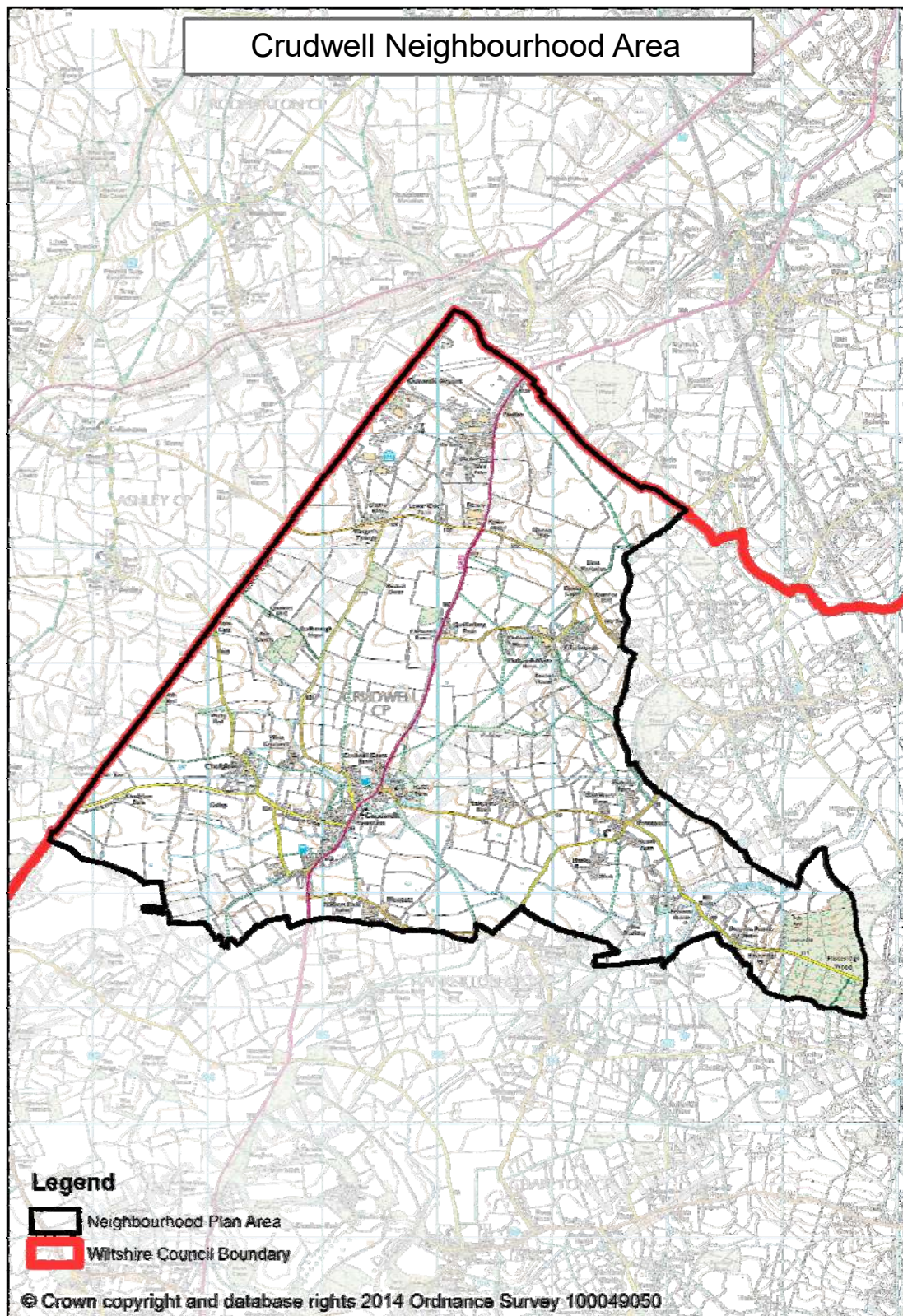
2. Submitting Body/Scope of NP

- 2.1 The Crudwell Neighbourhood Plan is produced by Crudwell Parish Council, a “qualifying body” as defined by the Localism Act 2011.
- 2.2 The Parish Council has delegated the process of producing the Neighbourhood Plan to the Crudwell Neighbourhood Plan Steering Group (see Appendix 3).
- 2.3 The Neighbourhood Plan Steering Group consists of:
 - Sian Burke-Murphy (Chair)
 - Tristan Stevens (Vice-Chair)
 - Roy Lambley (Secretary)
 - Claire Buxton
 - Mike Credicott
 - Helena Evanston-Goddard
 - Jenny Salter
 - Mike Smith
- 2.4 Planning advice has been provided throughout by Stuart Miles at Vision Planning.
- 2.5 The Crudwell Neighbourhood Plan covers the whole of Crudwell Parish, as shown in Figure 1 overleaf. This is taken from the Designation Report attached at Appendix 4.
- 2.6 Following the initial engagement undertaken in late 2017, the responses were compiled, and the responses grouped by topic. This grouping led to four focus groups being set up to deal with the following four topics:
 - Development and Design;
 - Infrastructure and Transport;
 - Environment; and
 - Community and Leisure.

The objectives of the Neighbourhood Plan, as set out in Section 7, have emerged from these four topic areas.



Figure 1: Designated Crudwell Neighbourhood Area



Source: Decision Regarding the Application for Designation of Crudwell Neighbourhood Area under Section 61(G) of the Town and Country Planning Act (As Amended), 20 March 2015



3. Planning Policy Context

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the adopted development plan unless material considerations indicate otherwise.
- 3.2 The current adopted development plan is the Wiltshire Core Strategy 2015.
- 3.3 When this Neighbourhood Plan is made (i.e. it has been through a public examination process and then approved by the local community via a referendum) it will also be part of the development plan.
- 3.4 Of particular relevance in the Core Strategy, is the spatial strategy for the Malmesbury Community Area, within which Crudwell Parish is located, as set out in Core Policy 13.
- 3.5 This identifies Crudwell as a Large Village. It also identifies specific issues to be addressed in planning for the area, along with indicative figures for the delivery of housing in the Community Area for the period 2006 to 2026. Between 2006 and 2026 the indicative housing requirement for the Remainder of the Malmesbury Community Area is approximately 510 homes. These homes have now been delivered.
- 3.6 However, paragraph 4.33 of the supporting text for Core Policy 2 recognises that:

“...Neighbourhood Plans should not be constrained by the specific housing requirements within the Core Strategy and additional growth may be appropriate and consistent with the Settlement Strategy (Core Policies 1 and 2)... For these reasons, the overall housing requirement is shown as “at least”, while the area strategy figures are “indicative”.”
- 3.7 Core Policy 1 explains that “Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and improve employment opportunities, services and facilities.”
- 3.8 As the strategic housing requirement for the Malmesbury Community Area has been met, Wiltshire Council is not in a position to set a housing requirement or an indicative figure for the Crudwell Neighbourhood Plan², so the Neighbourhood Plan

² NPPF, paras 65 and 66, and Planning Practice Guidance Paragraph: 009 Reference ID: 41-009-20190509



- has determined its own local housing requirement, aimed at meeting the “limited” needs set out in Core Policy 1.
- 3.9 Crudwell Parish adjoins the Cotswolds Area of Outstanding Natural Beauty, and the supporting text to Core Policy 13 highlights that within the Malmesbury Community Area “all development within the Community Area must conserve the designated landscape of the Cotswold Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics.”
- 3.10 Wiltshire Council also produced a Housing Site Allocations Plan. This was adopted in February 2020.
- 3.11 The Submission Draft of the Housing Site Allocations Plan proposed to allocate a site at Ridgeway Farm for 50 dwellings, including 10 already constructed as a result of a permission originally granted in March 2016³.
- 3.12 However, the Inspector who considered the draft Housing Site Allocations Plan agreed with representations put forward by Crudwell Parish Council and others that the Ridgeway Farm should not be allocated in the Housing Site Allocations Plan.
- 3.13 The main reasons he gave for this were that “there is no strategic imperative or necessity” to do so, and because “the emerging Neighbourhood Plan has been consulted on and is at a stage where I am persuaded there is a clear commitment to progress the Neighbourhood Plan to referendum. There is also a clear intention for the Plan to include housing sites that will be capable of addressing local needs for the village. In these circumstances, the retention of the site would conflict with paragraph 185 of the Framework, which aims to give communities direct power to deliver the sustainable development they need.”⁴
- 3.14 The Housing Site Allocations Plan also proposed to amend Crudwell’s settlement boundary. The Inspector agreed to this, so the revised settlement boundary is now adopted policy and is shown in section 8.
- 3.15 To complete the picture, Wiltshire Council has also produced a Chippenham Site Allocations Plan. This was adopted in May 2017 and also forms part of the development plan, although this does not affect Crudwell Parish.
- 3.16 Neighbourhood Plans must be in general conformity with the strategic policies of the development plan, to avoid two parts of the development plan conflicting. The

³ Outline application reference 15/03136/OUT and reserved matters application reference 16/09797/REM

⁴ See: <http://www.wiltshire.gov.uk/whsap-final-examiners-report.pdf>, para 113



Wiltshire Core Strategy runs up to 2026. On that basis, this Neighbourhood Plan also runs to 2026.

- 3.17 Wiltshire's Core Strategy is the starting point for the Crudwell Neighbourhood Plan, and then these two documents combined are the starting point for making decisions about planning applications.
- 3.18 When a local planning authority determines a planning application it must also consider "material considerations". These include national planning policy and guidance in the National Planning Policy Framework and the National Planning Practice Guidance, as well as emerging (i.e. drafted but not made or adopted) development plans. This Neighbourhood Plan has been drafted in accordance with the latest National Planning Policy Framework, released in February 2019, and associated Guidance.



4. Crudwell Parish Context

- 4.1 Crudwell Parish is situated in the north western corner of Wiltshire. It adjoins Cotswold District in Gloucestershire, as well as adjoining the Cotswold Area of Outstanding Natural Beauty.
- 4.2 The Parish includes the village of Crudwell and the hamlets of Chedglow, Chelworth, Eastcourt, Murcott and West Crudwell. The village of Crudwell is identified as a Large Village in the Wiltshire Core Strategy, whereas the other hamlets are defined as being “outside the defined limits of development”, where development is generally not permitted. On that basis, the Neighbourhood Plan’s primary focus is on the village of Crudwell.
- 4.3 Crudwell village is situated on the A429 which runs approximately north-south connecting Royal Leamington Spa to the M4 via Cirencester and Malmesbury.
- 4.4 The distance between Crudwell and outlying villages is small, but it has open countryside from all approaches. This, along with the hedgerow, fields and changing pattern of settlement, give the village its own agricultural character.
- 4.5 Many of the village’s facilities are clustered in the north eastern corner of Crudwell, around All Saints’ Church. This is the oldest part of the village and, as well as the Church, it includes the primary school, the Potting Shed public house and the Rectory Hotel. Slightly to the south west lies the Mayfield House Hotel and the Post Office Green.
- 4.6 Green spaces throughout the village include the village green (opposite the school) which is used for annual village events, the post office green by the Swillbrook, the community memorial garden next to the bridge and the playing fields at the village hall.
- 4.7 Further south along the A429 lies the Wheatsheaf Inn, which doubles as the village’s post office.
- 4.8 Crudwell’s village hall is somewhat separate from the rest of the village’s facilities, towards the western end of Tetbury Lane.
- 4.9 Highway safety, and particularly the safety of pedestrians and cyclists travelling to these facilities, is particularly important to the local community, and has influenced the policies included in this Neighbourhood Plan.



- 4.10 Connections to the wider community, and to employment, are also important to the local community. Bus stops are located on the A429, and the nearest railway station is at Kemble, which connects to Gloucester and Cheltenham via Stroud and to the Great Western mainline (which connects Bristol to London) at Swindon. Public transport connections between Crudwell and Kemble, and also to Malmesbury, the nearest Market Town as defined by the Core Strategy, are considered to be inadequate to provide a realistic travel option for commuters.
- 4.11 Crudwell's conservation area, shown on the map in section 8, is focussed on the oldest part of Crudwell at the village's northern end, and then stretches southwards along the A429. The majority of Crudwell's listed buildings are here, and are a mix of 18th and 19th Century styles, mostly built using locally quarried limestone and some ashlar. Many of the historic structures here were originally built to serve commercial, agricultural, educational and religious purposes.
- 4.12 The Swill Brook and various smaller tributaries and drainage channels run east-west through Crudwell village and the wider parish and drain into the River Thames in the vicinity of the Cotswold Water Park. Flooding from the Swill Brook is a major concern for the local community, and in severe rainfall events surface water gets into the foul sewer system and results in sewage leaking from the sewer onto the highway. This has resulted in significant concerns about new development from the local community.
- 4.13 In terms of Crudwell parish's demographic profile, data from the 2011 Census suggests that:
- Crudwell parish has a larger proportion of children up to age 14 than across the whole of Wiltshire and England, a lower proportion of 16 to 44 year olds, a higher proportion of 45 to 74 year olds, and a lower proportion of people aged 75+.
 - A higher proportion of the parish is married (66.5%) than across the whole of Wiltshire (53.6%) and England (46.6%).
 - The population of Crudwell parish is generally in good health. 60.7% of the parish is in "very good health", compared with 49.8% in Wiltshire and 47.2% in England.
 - A much higher proportion of Crudwell parish lives in a detached house or bungalow (62.9%) than across Wiltshire (35.1%) or England (22.3%).
 - A greater proportion of homes are owner occupied in Crudwell Parish (78.8%) than in Wiltshire (67.5%) or England (63.3%).

- The average household size (2.5 people) and number of bedrooms (3.6 bedrooms) is higher in Crudwell Parish than in Wiltshire (2.4 people and 3 bedrooms) or England (2.4 people and 2.7 bedrooms).
- Unemployment rates are lower in Crudwell Parish (1.4% unemployed; 0.8% long term unemployed) than in Wiltshire (1.5% unemployed; 1.1% long term unemployed) and England (2.0% unemployed and 1.7% long term unemployed).
- Crudwell Parish is well educated (46.4% of residents over 16 are educated to level 4 – higher education, and 9.9% have no qualifications) compared with Wiltshire (29.5% level 4; 18.6% no qualifications) and England (27.4% level 4; 22.5% no qualifications).
- A higher proportion of Crudwell’s population is a manager, director or senior professional (20.0%) or in a professional occupation (27.5%) than across Wiltshire (12.4% and 16.7% respectively) and England (10.9% and 17.5% respectively).

4.14 This analysis suggests that Crudwell’s population is generally reasonably healthy and wealthy, but the data suggests that housing is prohibitively expensive for many young adults and people in less well paid employment, and this is driving these people away. Resolving this affordability issue through small scale development is an important reason why this neighbourhood plan identifies a site for new housing.

(L-R) Churchyard and church approach



(L-R) Village green and the school and old school house



(L-R) The village green and Post office green





5. Community Engagement

- 5.1 This Neighbourhood Plan is based on significant engagement with the local community, as well as objective evidence.
- 5.2 The community engagement undertaken was detailed in the Consultation Statement produced and submitted in support of the Neighbourhood Plan.



6. Vision

- 6.1 The Vision for the Crudwell Neighbourhood Plan set out below distils the local community's views about how Crudwell should change in the period up to 2026. The Consultation Statement explains how this was developed and agreed by the local community.

"In 2026, the Parish of Crudwell will remain a vibrant, inclusive, rural community, which is home to residents of all generations.

The parish will have sought to ensure that facilities and infrastructure are in place to enable the community to remain vibrant and inclusive, and that the school, church, local businesses, village hall and recreation facilities will have been protected and enhanced where possible.

New residential development will have sought to meet the needs of those within the Parish, with a focus on enabling young adults to remain. Any development will have taken into account the views of the local community, and will be sensitively designed to reflect the attractive rural location and to protect the conservation area."

The parish will have sought to improve public transport connections to Malmesbury and Kemble station, as well as the safety of road users around the parish."



7. Objectives

- 7.1 The Objectives for the Crudwell Neighbourhood Plan set out below stem from the Vision and context set out above. The Consultation Statement explains how these were developed with and agreed by the local community.
- 7.2 The objectives stem from the local community's desire to ensure that new development meets local needs, particularly to provide for local people who cannot afford to stay, and that the new development is well designed, safely accessed, meets the needs it generates, improves the flooding situation and enables homeworking.
- 7.3 Beyond that, the objectives aim to protect and conserve all that is attractive about the parish today, including the range of local facilities, the conservation area and the rural setting.

Development and Design

- To deliver new housing that meets local needs and is community led.
- To seek to ensure that the delivery of new homes is part of an overall plan to enhance infrastructure and community resources appropriately.

Infrastructure and Transport

- To deal with flooding and sewage issues, and seeking the upgrade of the systems in order to meet the current and future needs of our community.
- To seek to ensure a free and safe flow of traffic in our community, with any new development contributing towards this objective, and to ensure minimum impact on existing roads system, especially at junctions and in relation to the issue of parking around the primary school.
- To seek to ensure that any development helps to encourage sustainable forms of transport and specifically includes adequate and safe routes for walking, cycling and horse riding.
- To nurture and protect Crudwell School.
- To seek faster broadband speeds and better mobile phone coverage in the Parish, especially in the outlying areas and smaller villages.
- To seek to improve local bus services, adopting a more integrated approach to links with Malmesbury, Cirencester and Kemble railway station and with connecting services, to improve commuter connections and local journeys in line with the needs of the community.

Environment

- To protect and enhance our natural, built and historic environment, as a rural and agricultural community on the edge of the Cotswolds, by ensuring any new development is appropriately located and of a scale and design sympathetic to its surroundings.
- To protect and maintain our green spaces and recreational open spaces

- To protect our Conservation area
- To improve promotion and enablement of recycling and waste reduction
- To explore and exploit opportunities for green build standards, renewable energy

Community and Leisure

- To maintain, protect and enhance existing community facilities, especially school, church, local businesses, village hall and open spaces.
- To protect and foster our vibrant and inclusive community by encouraging new facilities and small businesses in keeping with our growing community.
- To improve recreation facilities and opportunities, especially for teenagers

Photo 1: Crudwell Village Hall, Tetbury Lane

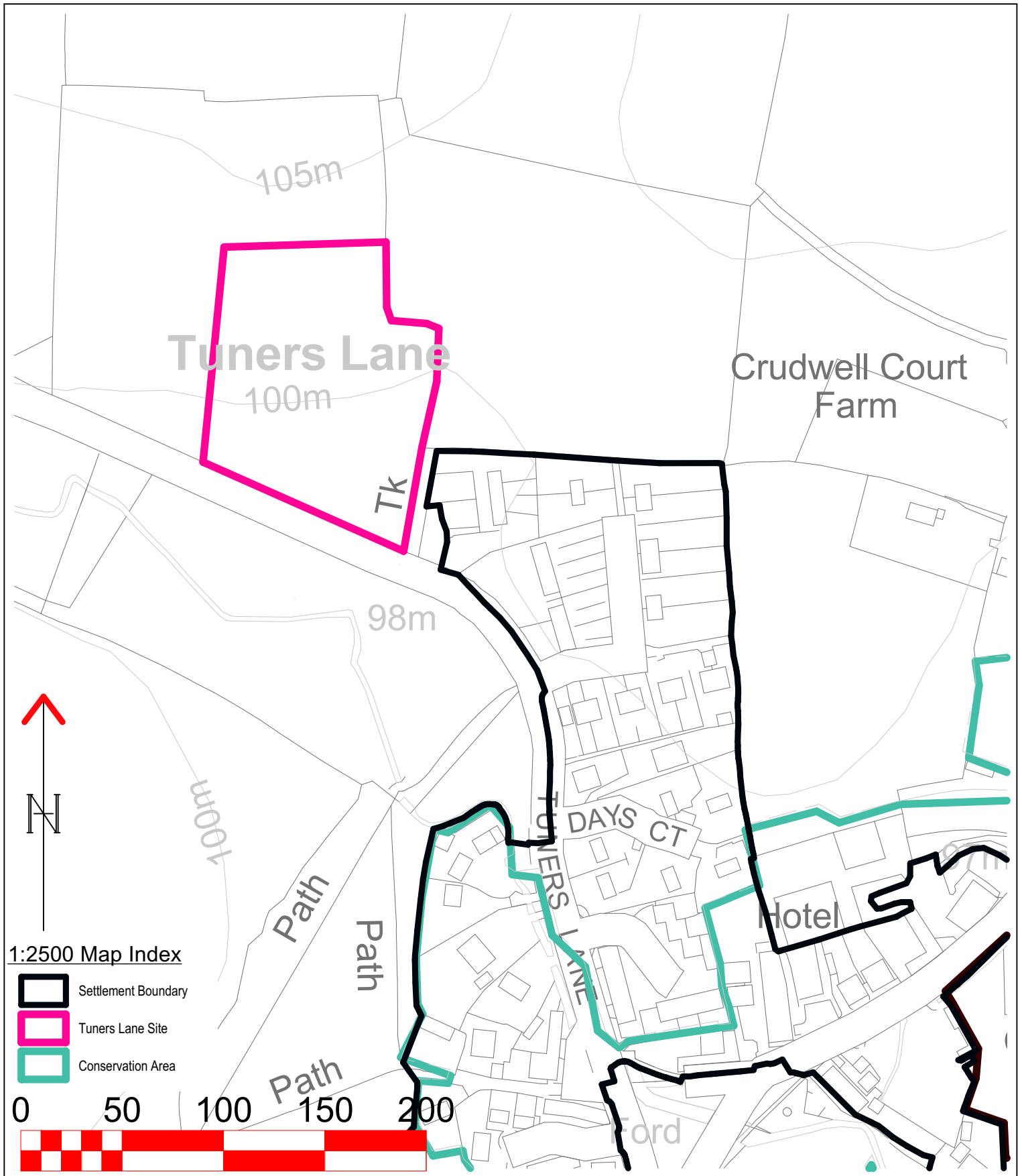


Photo 2: All Saints Church, Crudwell





Figure 2: Tuners Lane Residential Site Allocation





9. Design and Development

Local Housing Need and Housing Allocation

- 9.1 The Crudwell Parish Housing Needs Assessment, March 2018 concludes that Crudwell Parish's residual housing requirement up to 2026 is 20 to 25 dwellings.
- 9.2 The Housing Needs Assessment (at Appendix 13 of the Sustainability Appraisal & Evidence Base), and paragraphs 3.51 to 3.53 and 6.3 to 6.18 of the Sustainability Appraisal & Evidence Base explain the housing need more fully, but in essence, Crudwell only needs to meet its own local housing needs, because Wiltshire Council's strategic housing needs have already been met.
- 9.3 There are a number of different ways that the local housing need could be calculated but, on the basis that there is an identified need for a minimum for eight affordable homes in Crudwell, and that Wiltshire Council can require 40% of new dwellings on larger sites to be affordable, this has led to the overall requirement of 20 to 25 dwellings.
- 9.4 The Neighbourhood Plan supports the provision of these new homes in Crudwell through policy DD1.
- 9.5 Wiltshire Core Strategy Policy 13: Spatial Strategy Malmesbury Community Area, defines Crudwell village as a large village.
- 9.6 Wiltshire Core Strategy Policy 1: Settlement Strategy, specifies that "development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities."
- 9.7 Core Strategy policy 43: Providing affordable homes, requires 40% of homes on sites of five or more dwellings to be affordable. The Government's Planning Practice Guidance⁵ notes that affordable housing can only be required on sites where 10 or more homes will be provided, or where the site area is 0.5 hectares or more.
- 9.8 Policy DD1 proposes to meet the Parish's identified housing need within Crudwell village, at a site at Tuners Lane.

⁵ Planning Practice Guidance Reference ID: 23b-023-20190901



- 9.9 The community's views gathered on this issue are set out in the Consultation Statement.
- 9.10 The technical evidence that resulted in the selection of this site over other potential sites is set out in the Sustainability Appraisal and Evidence Base.

Policy DD1: Tuners Lane

A site of 1.3 hectares identified on the plan below and on the policies map is allocated for a residential development of 20 to 25 dwellings, 40% of which will be affordable.

Development of the Tuners Lane site should:

- a) Improve foot/ cycle access to the primary school and other village facilities including bus stops. In particular, complete the footway along Tuners Lane from the allocated housing site to the A429 whilst retaining existing on-street parking;
- b) Protect the natural environment, encourage biodiversity and protect green spaces and the rural feel of Crudwell. In particular, demonstrate as much of the hedgerow fronting Tuners Lane is retained as is practicable, in relation to both the location of the access and visibility splays. Where any hedgerow is lost as a result of visibility splays, it must be replanted immediately outside the splay and incorporate occasional native hedgerow trees;
- c) Conserve the setting of any heritage assets upon which the development of Tuners Lane may have an effect, including Crudwell Conservation Area;
- d) Landscape the outer (i.e. north and west) boundaries of the site with a new native hedgerow incorporating occasional native hedgerow trees;
- e) Provide an equipped children's play area on site;
- f) The mix of housing types and sizes should meet identified local needs;
- g) Ensure that the site does not flood from any source of flooding and that the surface water drainage scheme provides betterment over existing runoff rates and volumes, without increasing flood risk elsewhere. Incorporate sustainable drainage systems that provide multifunctional benefits (water quantity, water quality, amenity and biodiversity);
- h) Ensure that the design is in keeping with Crudwell's character, having regard to the Crudwell Design Guide;



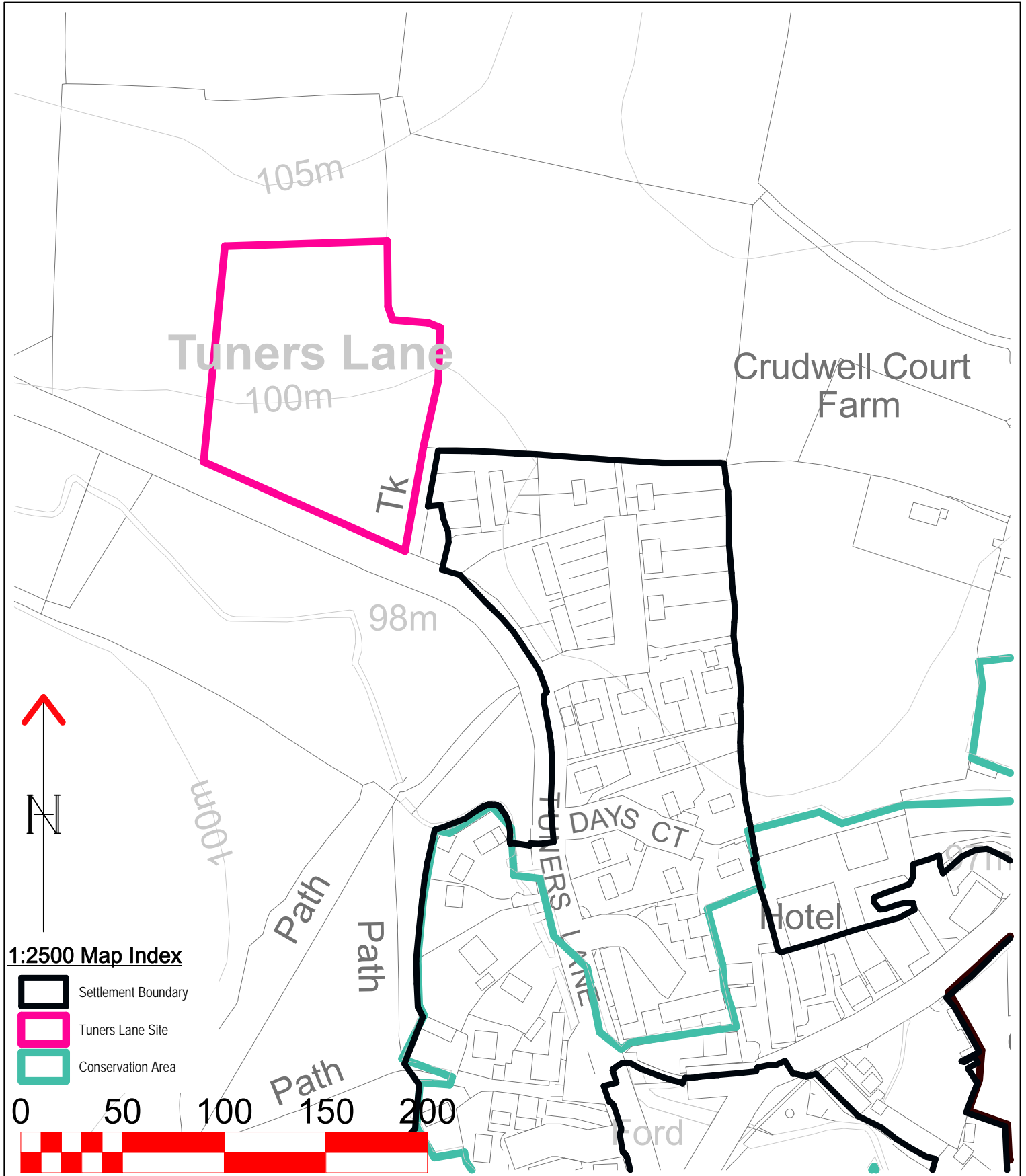
- i) Provide broadband fibre to the premises (FTTP) to each dwelling on the allocation site, including ducting, cabinets and cabling, and improvements to local infrastructure where necessary;
- j) Incorporate green/sustainable technologies into the design of the development and of individual dwellings. This could include rainwater harvesting, grey water recycling, solar water heating, pV panels, electric car charging and/or high U-value insulation.

Any planning application for development at the allocated site will be subject to an Appropriate Assessment. Mitigation will be required and must be agreed before the application is submitted. This will likely comprise either a stand-alone mitigation scheme or contribution to such a scheme, or contribution to a strategic scheme, and the advice of Natural England should be sought and taken into consideration as part of the process.

Further details in respect of the requirements of this Policy are set out below. The Parish Council will seek to work closely with the developer in respect of the successful implementation of this Policy through the creation of a Community Liaison Group. Collaborative working with the community will be strongly supported.



Figure 2: Tuners Lane Residential Site Allocation





- 9.11 In developing this site, the Steering Group considered it to be important to minimise the development's impact and to ensure that it met the needs that it generated.
- 9.12 The developer of the Tuners Lane site has agreed to work together with the local community during the planning application and development delivery process. In agreement with the developer, the Parish Council will nominate a Community Liaison Group to support this process.
- 9.13 This process would enable the following neighbourhood plan objective to be met:
- To deliver new housing that meets local needs and is community led.
- 9.14 If the sum total of the Community Liaison Group's requirements make the scheme unviable or undeliverable, then the developer will be provided with the opportunity to explain this to the Parish Council/ Parish Council nominees, so that agreement can be reached about where compromises might be made.
- 9.15 The following information provides further details in respect of the requirements of policy DD1.

Improve foot/ cycle access to the primary school and other village facilities including bus stops. In particular, complete the footway along Tuners Lane from the allocated housing site to the A429 whilst retaining existing on-street parking.

- 9.16 This responds to the following neighbourhood plan objectives:
- To seek to ensure that the delivery of new homes is part of an overall plan to enhance infrastructure and community resources appropriately.
 - To seek to ensure a free and safe flow of traffic in our community, with any new development contributing towards this objective, and to ensure minimum impact on existing roads system, especially at junctions and in relation to the issue of parking around the primary school.
 - To seek to ensure any development helps to encourage sustainable forms of transport and specifically includes adequate and safe routes for walking, cycling and horse riding.
- 9.17 Photos of the existing Tuners Lane roadway and footway are included below, and in relation to the Tuners Lane site, the implementation of Policy DD1 will require the delivery of the footway improvements described, and shown to be deliverable, in paragraphs 2.1 to 2.4 and drawings 6807/201 and 6807/202 of the Site Access & Connectivity Appraisal at Appendix 16 of the Sustainability Appraisal and Evidence Base.

Photos 3 and 4: Tuners Lane, Crudwell



- 9.18 This will ensure that the development's residents can safely access the cluster of facilities focussed on the church and school.
- 9.19 There is also a desire to upgrade the footway along Tetbury Lane to enable safer access to the village hall. This was investigated, but doubts were raised about the ability of a developer to deliver it. Instead, the non-statutory projects section of this plan proposes that this should be investigated further by the Parish Council.

Protect the natural environment, encourage biodiversity and protect green spaces and the rural feel of Crudwell. In particular, demonstrate as much of the hedgerow fronting Tuners Lane is retained as is practicable, in relation to both the location of the access and visibility splays. Where any hedgerow is lost as a result of visibility splays, it must be replanted immediately outside the splay and incorporate occasional native hedgerow trees.

- 9.20 This responds to the following neighbourhood plan objectives:
- To protect and enhance our natural, built and historic environment, as a rural and agricultural community on the edge of the Cotswolds, by ensuring any new development is appropriately located and of a scale and design sympathetic to its surroundings.
 - To protect and maintain our green spaces and recreational open spaces.
- 9.21 In relation to the Tuners Lane site, the Site Access & Connectivity Appraisal at Appendix 16 of the Sustainability Appraisal and Evidence Base demonstrates that



the site can be accessed, and acceptable visibility splays provided, with minimal impact on the hedgerows along the Tuners Lane frontage.

- 9.22 If, through detailed design, it becomes apparent that the hedgerow along the frontage of the Tuners Lane site needs to be removed for more than the width of the access road, in order to achieve an acceptable visibility splay, then a native hedgerow must be reprovided along the site's frontage, at a point set back from the road sufficient only to deliver an appropriate visibility splay.
- 9.23 This is set out in policy DD1 criterion b).
- 9.24 In order to ensure that the Tuners Lane housing site is well defined and well screened, and that its landscape and visual impacts are minimised, its northern and western boundaries must be landscaped with a new native hedgerow. This is required by criterion d).

Provide an equipped children's play area on site.

- 9.25 This responds to the following neighbourhood plan objectives:
- To seek to ensure that the delivery of new homes is part of an overall plan to enhance infrastructure and community resources appropriately.
 - To maintain, protect and enhance existing community facilities, especially school, church, local businesses, village hall and open spaces.
 - To improve recreation facilities and opportunities.
- 9.26 Community engagement has determined that there is a desire amongst the local community to provide improved play facilities for older children/teenagers at the village hall site.
- 9.27 However, there is also a desire to ensure that children living at the new Tuners Lane development have somewhere nearby to play safely.
- 9.28 Policy DD1 criterion e) seeks the provision of a play facility for younger children on site. The Parish Council and local community is also concerned that there are insufficient play facilities for local teenagers. The Parish Council will seek to work with the developer to see if any such facilities can be provided, to the benefit of the local community, through the delivery of the development. The precise detail of the provision required is to be agreed in discussions between the developer and the Community Liaison Group.



The mix of housing types and sizes should meet identified local needs.

9.29 This responds to the following neighbourhood plan objectives:

- To deliver new housing that meets local needs and is community led.

9.30 In order to meet the community's aspirations for new housing, and particularly to ensure that the Tuners Lane site provides the opportunity for local young adults and local people in less well paid jobs to remain in the parish, it is important that the housing providing on site delivers affordable housing and smaller, lower cost market housing.

9.31 The exact mix of house types is an item for discussion between the developer and the Community Liaison Group. As noted above, this process will enable the developer to justify an alternative mix if the mix suggested by the Community Liaison Group would not be viable or deliverable given the other requirements.

Ensure that the site does not flood from any source of flooding and that the surface water drainage scheme provides betterment over existing runoff rates and volumes, without increasing flood risk elsewhere. Incorporate sustainable drainage systems that provide multifunctional benefits (water quantity, water quality, amenity and biodiversity).

9.32 This responds to the following neighbourhood plan objectives:

- To seek to ensure that the delivery of new homes is part of an overall plan to enhance infrastructure and community resources appropriately.
- To deal with flooding and sewage issues, and seeking the upgrade of the systems in order to meet the current and future needs of our community.

9.33 Policy IT1 notes that all development, including that on the Tuners Lane site, should provide a 20% betterment in surface water discharge over current pre-development rates.

9.34 The most likely solution to deliver surface water run-off betterment is via a Sustainable Drainage System (SuDS), which would store surface water that results from heavy rainfall on site in a detention pond, before releasing this to the Swill Brook at a lower rate than currently. In some cases, these detention ponds can take up a large land area, so the developer and Community Liaison Group will work together to determine how best to deliver the dwellings required along with the SuDS.



Ensure that the design is in keeping with Crudwell's character, having regard to the Crudwell Design Guide.

- 9.35 This responds to the following neighbourhood plan objectives:
- To protect and enhance our natural, built and historic environment, as a rural and agricultural community on the edge of the Cotswolds, by ensuring any new development is appropriately located and of a scale and design sympathetic to its surroundings.
 - To protect our Conservation area.
- 9.36 The Parish Council will seek to work with the developer through the Community Liaison Group with the aim of ensuring that the proposals result in a development that respects the attractive and distinctive character of Crudwell, having regard to the Crudwell Design Guide.

Provide broadband fibre to the premises (FTTP) to each dwelling on the allocation site, including ducting, cabinets and cabling, and improvements to local infrastructure where necessary.

- 9.37 This responds to the following neighbourhood plan objectives:
- To seek to ensure that the delivery of new homes is part of an overall plan to enhance infrastructure and community resources appropriately.
 - To seek faster broadband speeds and better mobile phone coverage in the Parish, especially in the outlying areas and smaller villages.
- 9.38 The Consultation Statement shows that the continued improvement in broadband speeds and the provision of better mobile communications coverage is important to Parishioners.
- 9.39 The 2011 Census highlights how people are working differently to a generation ago. Within the parish over 12% of residents work for themselves. As working at home or locally reduces commuting distances it is a more sustainable way of working that is to be encouraged and enabled. Commonly, these businesses are service industries that require access to a computer and a good broadband connection, so it is important to enable this to be provided.
- 9.40 Wiltshire Core Strategy Policy 3 requires all new development "to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal", with priority given to "essential infrastructure" which includes "telecommunications facilities, including fibre-optic superfast broadband connectivity services, to serve local communities and the business community".



9.41 Policy DD1 criterion i) clarifies that the developers should deliver fibre-to-the-premises at Tuners Lane, to ensure that homeworking is a viable option for the development's residents.

Incorporate green/sustainable technologies into the design of the development and of individual dwellings. This should include rainwater harvesting, grey water recycling, solar water heating, pV panels, electric car charging and/or high U-value insulation.

9.42 This responds to the following neighbourhood plan objectives:

- To improve promotion and enablement of recycling and waste reduction.
- To explore and exploit opportunities for green build standards, renewable energy.

9.43 Wiltshire Core Strategy Policy 41: Sustainable construction and low-carbon energy, encourages new development to incorporate design measures to reduce energy demand and requires proposals for major development to submit a Sustainable Energy Strategy alongside the planning application outlining the low-carbon strategy for the proposal.

9.44 The Consultation Statement demonstrates that the incorporation of green technologies into new dwellings is an important factor in achieving community support for the new development, so this is required by policy DD1 criterion j).

9.45 The developer will be expected to work with the Community Liaison Group to determine what measures should be incorporated into the design of the development and of individual dwellings.

Appropriate Assessment

9.46 Due to residential development being allocated on the Tuners Lane site and the site being located within the potential zone of influence around the North Meadow and Clattinger Farm Special Area of Conservation (SAC), the allocation may result in additional visitor pressure on the SAC. It is therefore essential that an Appropriate Assessment is carried out and mitigation is agreed prior to any planning application at the site. The Community Liaison Group will seek to support the developer in this regard. It is also noted that it is essential that liaison takes place with Natural England and Wiltshire Council as part of this process.

Design

- 9.47 The Consultation Statement demonstrates that new development is supported by the local community if it is well located, of an appropriate scale and if its design is in keeping with the character and appearance of Crudwell.
- 9.48 The photographs below give an indication of Crudwell vernacular design.

Photos 5 and 6: Crudwell Vernacular Design



Policy DD2: Design

Development proposals must be of a design quality that respects the character and distinctive appearance of Crudwell Parish, having regard to the Crudwell Design Guide (Appendix 1).



- 9.49 Policy DD2 recognises the essential role that good design has to play in retaining and enhancing Crudwell's attractive qualities. The Crudwell Design Guide provides detailed information to guide and support the delivery of high quality design that respects the area's local vernacular.
- 9.50 The Crudwell Design Guide at Appendix 1 describes the distinctive characteristics of local architectural styles, and provides a benchmark against which new development proposals will be judged.
- 9.51 Policy DD2 is aimed at meeting the following objectives:
- To deliver new housing that meets local needs and is community led.
 - To protect and enhance our natural, built and historic environment, as a rural and agricultural community on the edge of the Cotswolds, by ensuring any new development is appropriately located and of a scale and design sympathetic to its surroundings.
 - To protect and maintain our green spaces and recreational open spaces
 - To protect our Conservation area
 - To explore and exploit opportunities for green build standards, renewable energy

10. Infrastructure and Transport

Drainage and Flooding

- 10.1 The Consultation Statement shows that the risk of river, surface water and sewage flooding is a major concern in the Parish.
- 10.2 The Swill Brook runs through the village immediately south of the school, across the A429 at the Post Office Green and then generally south of Tetbury Lane. East of the A429 the Swill Brook is classified as a “main river” by the Environment Agency.

Photo 7: Flooding on The Street, Crudwell



- 10.3 Environment Agency mapping shows that land each side of the Swill Brook lies within flood zone 3, which means that, on average, it is likely to flood more than once every 100 years.
- 10.4 The Tuners Lane housing site lies within flood zone 1, which means it is expected to flood from rivers less than once every 1,000 years. The site floods more regularly from surface water, and paragraphs 9.33 to 9.34 explain how this is to be dealt with, incorporating SuDS which will hold water on site, and then release it to the wider drainage network at a slower rate than currently.
- 10.5 In developments more generally, surface water disposal will need to reflect the often high groundwater levels and the fact that the area’s geology means that soakaways and infiltration are often not technically feasible.
- 10.6 Where SuDS is preferred to deal with surface water in new developments, this would need to provide for at least 1 metre freeboard above the top level of

groundwater taking into account seasonal variations⁶, and to follow guidance from CIRIA and Wiltshire Council's Groundwater Strategy⁷.

- 10.7 Poor maintenance of the drainage network throughout the Parish exacerbates the problem. Villagers clear the Swill Brook each year on a voluntary basis and, whilst this helps the situation, it is insufficient and not a strategic solution.
- 10.8 In 2007, severe flooding of the Swill Brook resulted in the flooding of 30 properties as well as the A429.
- 10.9 Additionally, in prolonged wet weather, the foul sewer network in the area overflows. This is caused by groundwater ingress when the water table is high, and during periods of river flooding and overland and highway flooding, surface water also enters the foul sewer network through manhole covers and house gullies.

Photo 8: Drainage Overflow, Crudwell



- 10.10 In recent years, Wessex Water has looked to address the sewage overflow problem by reducing the amount of surface and groundwater entering the sewerage network.
- 10.11 In 2016, Wessex Water completed a major scheme to remove a large amount of roof and paved area at the School from the foul sewer network. The scheme included construction of an attenuation pond to reduce the impact of run-off into the Swill Brook. In the past, the school has flooded as a result of overland flows from the highway, and the scheme allows for this floodwater to be diverted into the Swill Brook. The scheme reduces the amount of flow arriving at Ridgeway pumping

⁶ Developer's guidance note: Surface water soakaways, Wiltshire Council, December 2018

⁷ Wiltshire Council Groundwater Management Strategy 2016, Wiltshire Council, October 2015



station and therefore reduces the level of surcharging in the foul drainage system. (See Sustainability Appraisal and Evidence Base, Appendix 1).

- 10.12 Wessex Water is also currently carrying out extensive CCTV surveys to identify infiltration into the foul sewer network. Any sewers or manholes found to be leaking will be included in the sewer sealing programme to reduce surcharging in the foul sewer network.
- 10.13 Wiltshire Core Strategy Policy 67: Flood Risk, requires “all new development to include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.”

Policy IT1: Surface Water and Foul Water Drainage

Proposals for development in areas at risk of flooding must be accompanied by a site-specific flood risk assessment and a drainage strategy that demonstrates how flood risk from all sources will be managed without increasing flood risk elsewhere. This should consider all sources of flooding and take into account the likely effects of climate change.

Where necessary, this should assess the impact of flow rates from the site on the whole catchment, and consider on-site and off-site measures to prevent any increase in flood risk within the site’s drainage catchment.

To minimise the impact of the development, post-development surface water discharges from the site should provide 20% betterment over greenfield runoff rates for greenfield sites, and post development discharges to be as close as reasonably practicable to greenfield runoff rates for brownfield sites.

Major development and development in areas at risk of flooding should incorporate SuDS (Sustainable Drainage System), unless there is clear evidence that this would be inappropriate.

Sustainable drainage systems should provide multifunctional benefits (water quantity, water quality, amenity and biodiversity). Surface water drainage strategies should be developed in accordance with the surface water disposal hierarchy – 1st reuse, 2nd infiltration, 3rd watercourse/surface water body, 4th surface water sewer, 5th combined sewer. Flood risk assessments and drainage strategies should take account of the likely effects of climate change (this is in line with Environment Agency guidance).

- 10.14 Policy IT1 has been developed based on advice from the Drainage Engineering team at Wiltshire Council and it seeks to ensure that, when a site is developed, the rate of surface water run-off rate is lower, ideally by 20%, than the existing situation. The development of the Tuners Lane site should improve the current situation.



10.15 Most development will discharge to the existing public sewer. Matters relating to the public sewer are the responsibility of the statutory undertaker, Wessex Water.

10.16 This policy will enable the following neighbourhood plan objectives to be met:

- To deal with flooding and sewage issues, and seeking the upgrade of the systems in order to meet the current and future needs of our community.

Highway Safety

- 10.17 The Parish Council recognises that highway safety is a significant concern in the Parish. Whilst this Neighbourhood Plan has no control over Highway Authority matters, the Parish Council will seek to encourage improvements to highway safety throughout the Neighbourhood Area.
- 10.18 The following parts of the highway network have been raised as being of particular concern:
1. Traffic speed and footpath width on The Street (A429) between Kings Meadow and Crudwell School main gate;
 2. Traffic speed and lack of footpaths on Tetbury Lane (between Chapel Way and The Street);
 3. Lack of safe crossing between The Potting Shed car park and Crudwell School;
 4. Lack of safe car parking for Crudwell School and/or Crudwell Church.

Photos 9 and 10: Traffic near the Primary School and on The Street, Crudwell



- 10.19 The third point has now been resolved through the introduction of a 20mph zone during school hours, along with a speed indicator sign, at the northern end of the village.
- 10.20 The Wiltshire Core Strategy identifies the A429 as a Strategic Transport Route (on Figure 4.1) and as part of the Primary Route Network (on Figure 4.1a).
- 10.21 The Core Strategy includes seven policies, numbered 60 to 66, relating to transport. Those that refer specifically to highway safety are:



- Core Policy 61, which focusses on the location and design of new development, and requires “that the proposal is capable of being served by safe access to the highway network”;
- Core Policy 64 which focusses on demand management and notes that “traffic management measures will be developed to ... lower the risk of accidents...”.

Policy IT2: Highway Safety

The maintenance and enhancement of public rights of way will be supported.

10.22 Policy IT2 encourages improvements to the public rights of way network, to encourage safe movement for pedestrians and cyclists.

11. Community and Leisure

Crudwell Primary School

- 11.1 Crudwell Primary School is a voluntary-aided Church of England school, under the Wiltshire Local Education Authority (LEA). It was judged as Good in the March 2017 OFSTED inspection, and Outstanding for personal development, behaviour and welfare. The school is valued by the local community and fundraising events, organised by Friends of Crudwell School, such as the May Fair, are well supported.

Photo 11: Crudwell Primary School



- 11.2 The school has 5 classes with 119 pupils on roll. The school is currently under capacity however has been slightly over, or at capacity in recent years. Constraints to growth are the number of classrooms, the size of the hall and the amount of safe parking.
- 11.3 Policy DD1 specifies that an additional 20 to 25 dwellings will be delivered at Tuners Lane. According to Wiltshire Council's Planning Obligations Supplementary Planning Document, this would result in up to an additional 6 to 8 primary school aged children. These children could be accommodated at the school currently. The current capacity of the school however would be an inhibitor to the village supporting significantly larger developments.
- 11.4 The Consultation Statement demonstrates how important the school is to the local community, so the most important thing for this Neighbourhood Plan to do is to protect the school from redevelopment to other uses.



- 11.5 The school's Governors fear that changes to the way primary education is provided nationally, including academisation, may lead to pressure for the school to close and be redeveloped.
- 11.6 Wiltshire Core Strategy Policy 49: Protection of rural services and community facilities, provides a level of protection for existing rural services and community facilities, although it also considers scenarios whereby community facilities can be redeveloped.
- 11.7 The Reasoned Justification at paragraph 6.71 of the Core Strategy notes that "Rural facilities and services are those that benefit the local community such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship."

Policy CL1: Crudwell Primary School

The Crudwell Primary School site, as identified on the proposals map, is safeguarded for community use. Any proposals to redevelop any part of the school site for non-community uses will not be supported.

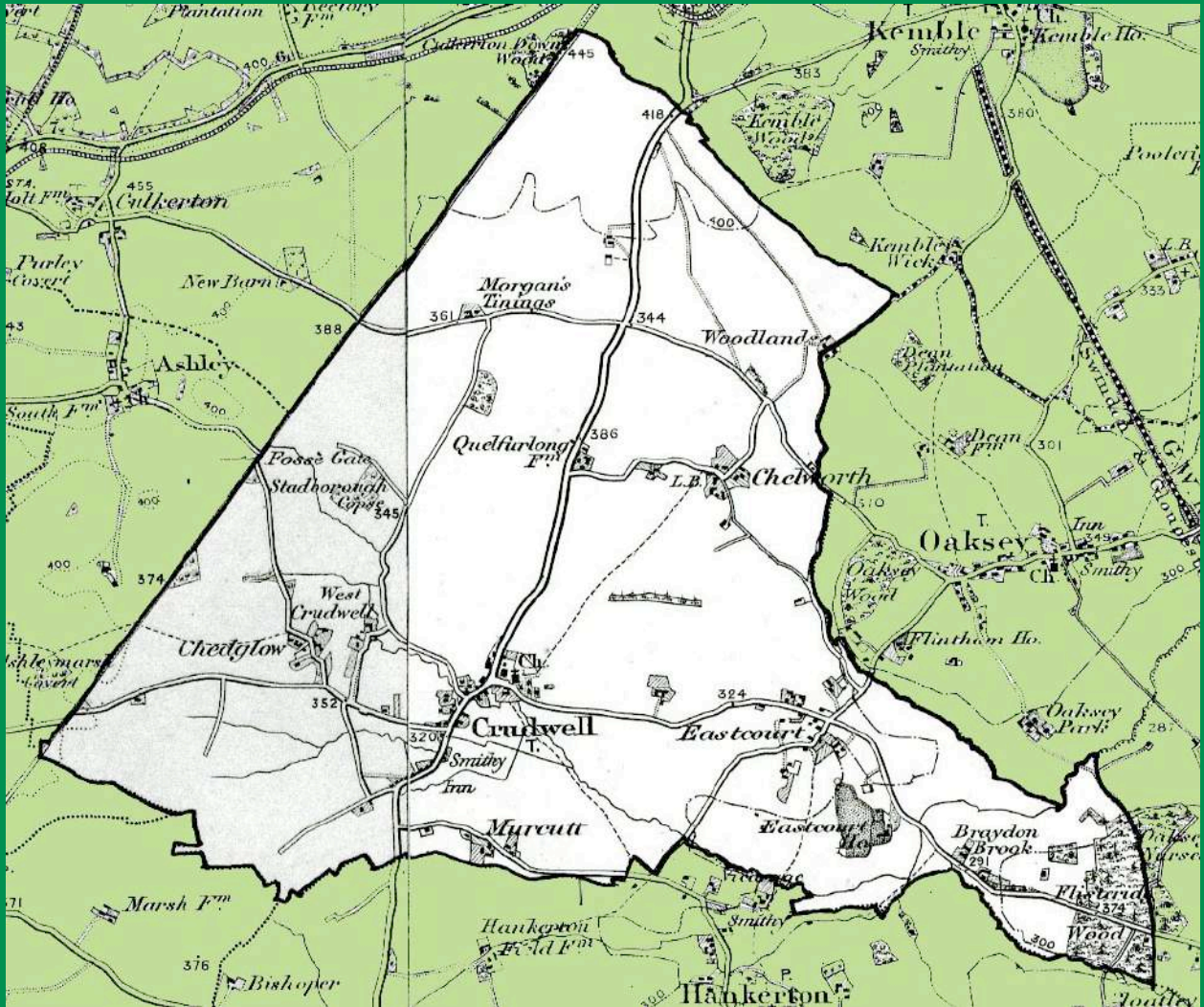
- 11.8 The policy does not restrict the school from developing additional school buildings if it needs to do so. It is noted that any such changes should conserve the character and appearance of the Conservation Area.



Appendices

Appendix 1: Crudwell Design Guide

CRUDWELL PARISH NEIGHBOURHOOD PLAN Design Guide



What is our design code?

Our design code is a significant output of the Neighbourhood Planning process, providing guidance to help ensure that any new housing development is designed and situated to reflect local characteristics and the qualities that residents value in their village and its surroundings.

A design code allows parties involved in any new planning application to know in advance the aspects of development deemed acceptable by the local community and is used by Wiltshire Council to guide its decisions on planning applications.





The aim is to ensure that any future housing in the Parish is in sympathy with the history and landscape of Crudwell and informed by the wishes of its residents, as discovered and voted upon during the development of the Neighbourhood Plan. It sets out what "achieving well-designed places" - as referred to in the National Planning Policy Framework - means in the context of Crudwell.



Good design can also help with issues such as road safety and environmental impact, which we know are important to our residents.

The first part of this document provides background, history, and context around design in the Parish. The second part is intended as a practical technical guide when planning new housing or adapting and extending existing properties.



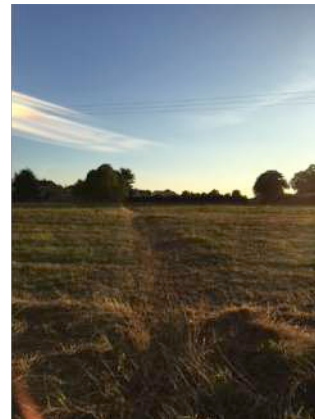
Location and landscape overview

Crudwell Parish includes Crudwell and its surrounding villages and hamlets of Eastcourt, Chelworth, Murcott, Chedglow, and West Crudwell.

Situated on the dip slope of the Cotswold Plateau, Crudwell lies north east of the ancient town of Malmesbury on the principle highway route of the A429. Its name derives from the stream flowing through it or from a mineral spring south east of the church.

The Parish is set in a rural landscape, and includes mostly good arable and pasture land. The north west was previously wooded and the south west still contains woodland. Oolite outcrops and evidence of slight quarrying can be found in the northern part of the parish.

Aerial view of Crudwell, looking south



History - Crudwell's settlement pattern

Early settlements are known from AD 683. Having a well, it is thought Crudwell provided a natural resting place for travellers and, over the years, cottages and houses were built along the main road (A429). (Source: The Book of Crudwell/Victorian History of Wiltshire.)

In the 19th century, Rommel Lane cottages were the workhouse for Crudwell and during the mid-19th century there were a number of shops, including a bakery at Wyke House and a general store at Lime Tree Cottages.



Farming accounted for 90% of the local economy until World War II.

Until this time, properties in Crudwell were mainly confined to the west side of the main road with some exceptions (the church, The Rectory, Church Cottages, the Old School House, Crudwell School, Stream Cottages, Almshouses, Ravenscourt, Barn House and Wellbrook cottages, Town Farm House, The Coach House barn conversions, Pear Tree cottages, Kosi-cot, and Ashlands and Meadowbank).



Pear Tree Cottages

A few properties were also built in Rommel Lane, Tetbury Lane, and Tuners Lane; farmhouses with supporting cottages are scattered around within the parish boundary. Just before the war, council houses were built on Tuners Lane.



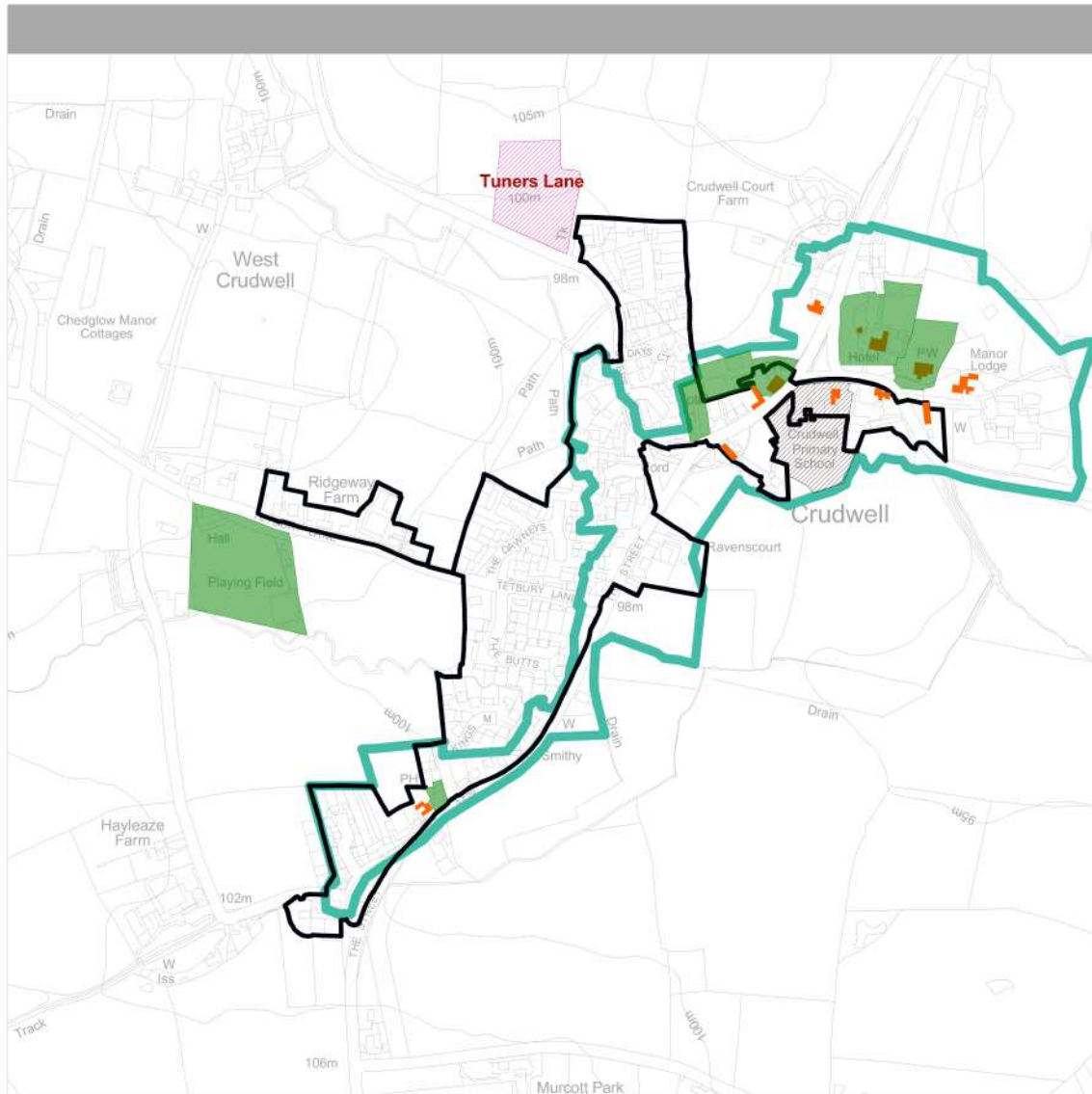
The Old Post Office



Rock Villa

The conservation area

There is a **conservation area** in the village, which was designated in 1975. The map below shows how this stretches from the area around the church and school to along the A429, almost to the southern village approach.



PSMA license number: 10025423



**Crudwell
Parish
Neighbourhood
Plan**



Tuners Lane Site - Policy DD1



Settlement Boundary



Conservation Area



Listed Buildings



School - Policy CL1



Pubs, Hotels, Church, Village Hall

The conservation area - character areas

In this area of Crudwell the dominant building material is locally-quarried limestone. Walls are mainly rubble, trimmed with smooth-faced quoin blocks. Occasionally, buildings of greater importance use ashlar (smooth-faced stone). Stone is set in thin beds of lime putty mortar, colour-matching the limestone. Roofs are finished predominantly in ragged-edge mottled stone slates, while pitches are steep and highly visible. The architecture avoids sharp lines, contrasting colours, and monotone materials.

Double Roman clay tiles and varied tones of terracotta cover many outbuildings, which tend to be single storey so they don't make any impression on the skyline. A small number of properties, mainly at the south of the village are roofed in dark, blue-grey Welsh slate.

Area 1: the Church square - a peaceful area surrounded by former Church properties, including The Rectory hotel, the lychgate, the churchyard wall, and Manor Farm barns. These buildings vary in style and scale but are linked by the stone boundary walls. The majority of the 30 listed buildings in Crudwell are in this area or around the village green.

Area 2: the village green - lovely grass triangle surrounded by roads and bordered by the high stone walls of the Rectory and Crudwell House. Crudwell House on one side is a classical villa (designed to stand out against the local vernacular and unusual in this setting, representing an imported Bath style) and, on the south side, there is the 19th-century school building with tall stone mullion gothic-style windows. The Potting Shed pub is an 18th-century coaching inn with whitewashed walls and a steep, pitched roof.

On the edge of the green also sits an ancient milestone, which is listed.



Crudwell Church



The Potting Shed



The Rectory Hotel



The Old School House and Crudwell School



Area 3: the Post Office Green - a grassy, open space with the river at its centre, it has stone cottages to the north and south sides, the A429 to the east, and the original ford to the west. This area also includes the Mayfield House Hotel.

Area 4: The Street - this stretches along the A429 and is the most disjointed part of the conservation area, with new detached properties breaking from the material, details, and layout established in the other parts.



Rose Cottage, The Street



The Swillbrook, Tuners Lane junction

Area 5: The Wheatsheaf to Gooselands - here, stone terraces and closely-spaced stone cottages are set behind small front gardens and reintroduce a cohesive streetscape. This includes the Wheatsheaf Inn with its tall sash windows and rendering, Wyke House, a classic example of the local building style and the row of stone-terraced cottages running up to Gooselands.



The Wheatsheaf



Wyke House



Gooselands



Other areas and later developments

The village approach

The distance between Crudwell and outlying villages is small so this open countryside is important for Crudwell to retain its identity. The hedgerow, fields, and changing pattern of settlement give the village its own agricultural character.



Village approach from the south

Other areas

Narrow country lanes, characteristically with hedgerows and open fields on one side and housing on the other. Buildings are a mix of older stone properties (like those in the conservation area but less imposing) and often set back from the road, interspersed with more recent one-off properties generally constructed of rendered block or artificial stone,



Cottages at Tetbury Lane

Local distinctiveness

Approaches to the village, particularly from the south, provide a good contrast between the Victorian street scene on one side of the road with the green open fields often used for sheep grazing on the other.

This theme is repeated as you travel through the village and past the village greens.



Modern housing developments

Built in 1968, Brookside was the first private development in Crudwell, comprising of ten detached semi-bungalows just off Tuners Lane.

This was followed by The Dawneys in 1970/71 - a mixture of 38 link-detached houses and bungalows off Tetbury Lane - and The Butts in 1974, an estate of 20 detached houses with garages built opposite The Dawneys.

In 1975, the Grove was built at Chelworth, initially to accommodate the growing workforce at Alvan Blanch and, in 1980, Days Court, a small estate of six detached houses was built just off Tuners Lane.

The 11 houses at Kingsmeadow followed in 1985/86 with access agreed by the Whitbread brewing company at the Wheatsheaf Inn after a route through The Butts was denied on grounds of road safety.

Gooselands - 13 houses off the street near Rommel Lane - were built on the site of the old scrapyard and a bungalow in 1994.

In 1998, The Ridgeway, where there were a number of rented properties, was extended with seven detached houses being added.

Ridgeway Farm was developed in 2018 with ten houses forming Althestan Park on Tetbury Lane.



Brookside



The Butts



Gooselands

Conversions

A few examples in more recent times include:

- The Old Tythe barn – Grade II listed medieval barn – converted in the late 1980s/early 90's.
- Hall House -a former Baptist Chapel and the old village hall - converted in 1992 to a private house.
- The Coach House on the street - converted from a barn in 1999 (and extended recently)



The Coach House



The Old Corner Stores

Defining Crudwell's design character

An observer asked to describe Crudwell, would probably suggest it was characterised by traditional Cotswold-stone 18th- and 19th-century housing because this is the kind of housing apparent along its main thoroughfare.

But, on closer examination it is clear that the predominant housing stock is post 19th-century dwellings built of concrete blocks and man-made roofing products.

While many of the historic structures were originally built to serve commercial, agricultural, educational and religious purposes, the population increases of the 19th and 20th century has resulted in the settlement profile outlined above (typical of many settlements across the UK with large numbers of new dwellings being built around historic centres, while commerce moved to dedicated business parks and the historic commercial/agricultural buildings were converted to further support the demand for housing).

Why then would Crudwell be considered a settlement of historic traditional housing?

Firstly, most of the 20th-century housing has been carefully implemented so there is little sense of it or its scale as you pass through the community. Relatively modest estates of, typically, fewer than 20 houses have been designed with modest frontages to the principle routes through Crudwell. This is very important since the majority of this housing has been concealed from the main routes by hedges, trees, and older buildings.



Kingsmeadow, tucked off the main road.



The modest frontages of The Dawneys (top) and Brookside.



Screening with hedges and trees at Swan Close on The Street.

The Stables, off Tuners Lane

Secondly, the historic buildings that have been converted to domestic use are generally of a scale that is in keeping with the residential dwellings. Therefore, the conversion of these buildings to residential use results in housing that sits comfortably within its setting.

This is what has enabled the architecture and landscape of the historic core to remain the dominant image of Crudwell.



The demand for housing in the 20th century triggered the growth of house-building corporations, building uniform house-types across the nation with little consideration paid to the local vernacular.

The pressure on housing in the 21st century is predicted to be as significant, if not moreso. Therefore, we have to work harder and smarter if we are to preserve the character of this rural and historic settlement as it develops.



L-R The old Tythe Barn, The Toll House and Rommel Lane barn conversion



Technical guide



1. Consider the local vernacular

It is likely that all builders, whether from the 17th or 21st centuries, set out to build the very best accommodation possible for the least expenditure. What has changed over time is the constraints that apply to the building process.

Early constructors used locally-sourced materials, often found a few metres from the construction site, whereas modern constructors use globally-sourced materials where economies of scale enable cost-effective construction. This shift has resulted in significant loss of local distinctiveness and a growth of age-related uniformity.

It is the view of the parishioners of Crudwell that we should aim for the best of both worlds: the benefits of modern technologies and processes but with cues to historic distinctiveness. This technical document sets out guidance for constructors to highlight the key elements that sit behind the character of our community's built environment.

It is important that we design buildings for today and for the future, simply building pastiches of past structures is not the correct response. We wish to see good quality, 21st-century buildings, that sit comfortably within the context of Crudwell.

Massing

Locally-sourced timber (typically Oak and Elm) has a significant impact on the mass and proportions of our traditional buildings. Trees would be felled with pretty much every part of the tree being used for structure, boarding, battening, and laths.

Through this method, reliable quantities of structural members longer than 10ft (3m) would have been problematic. As a result, most buildings were generally developed with a 10ft modular size. This can be seen in stables, small barns, cottages, and even larger houses.

With solid limestone walls of typically 500mm and a room depth of 3m, a plan depth of 4m overall is typical of our local buildings.

The average height of men in the 17th century was around 1.6m (ladies typically shorter), therefore the majority of vernacular buildings had ceilings heights of no greater than two metres.

The ceiling heights drive the roof height and the eaves would typically be at a height of no more than four metres.

Local roof pitches, dictated by the minimum effective pitch of stone slates, ranged from 42.5 degrees to 52.5 degrees so a plan depth of four metres with a roof pitch of 45 degrees produces a building that has an eave of four metres and a ridge height of six metres. This 2/3 to 1/3 ratio is critical in recreating the Cotswold vernacular.

Modern houses enjoy much larger rooms, forcing a much greater plan depth, typically six to eight metres. Therefore, roof slopes are up to four metres high; eaves heights have also crept up, typically now five metres. This results in roof planes that are nearly as tall as the walls, creating a visually overbearing roof.



With a bit of thought and careful design, the larger plan-depths of modern dwellings can be accommodated without impacting on the wall-to-roof massing. This can be achieved by using multi-roof surfaces such as an “M” roof or rear gables, for example.

As the average height of people has increased, so have ceiling heights. This results in a raised eave-height, which affects the massing of the external walls; the ratio of glazed area against solid wall is reduced, with windows spaced further apart, so creating uncomfortably-large areas of walling.

First-floor rooms may be set partially in the roof-space with windows set low in the rooms though this could apply only to elevations that face the public spaces.

Achieving appropriate massing is important within Crudwell’s conservation area and most important in the historic centre near the church.

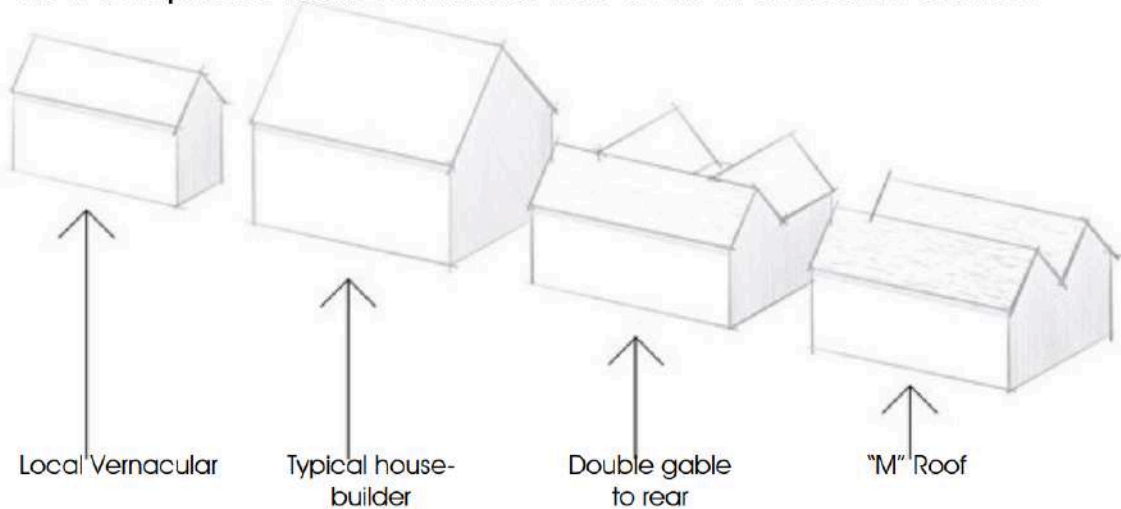
There is a wide variety of building forms within Crudwell, including large barns and larger houses. Reflecting the form and mass of these buildings would be worth considering, both within the conservation area and all other areas of the parish, all of which would be acceptable.

GUIDANCE

All new buildings - particularly those within or near to the conservation area - should reflect the mass and proportions of traditional, local-vernacular buildings:

- For a two-storey building, roof-ridge height of c6m and eaves-height of c4m, with an eaves-height to ridge-height ratio of 2:3
- To generate additional plan-depth, while avoiding overbearing roof-planes, consider rear gables or an “M” roof as demonstrated below.

How to replicate local vernacular roof forms in a modern context



2. Materials

The external envelope of our local buildings is dominated by a single product: limestone.

Quarried locally and used for walls, roof coverings, floors, paving, and boundaries, limestone was also used to produce lime for mortar, render, and limewash.

Because of its extensive use, limestone is without doubt the most significant aspect of our local distinctiveness.

Limestone also enjoys significant “green” credentials, with a low-embodied carbon and exceptionally-long service life, there are few construction materials better suited to our current challenges.

However, mass-produced building-products, which are based on clay and concrete, offer enormous construction-speed benefits over our local limestone and, with labour being very costly, limestone has become too expensive for all but the most extravagant buildings.

In an attempt to reduce costs, limestone walling is often laid using cement mortar, which is aesthetically inferior to lime, greatly reduces the longevity of the stone, and removes the potential for reusability. It is our view that cement mortar should never be used in limestone walling.

Again in an attempt to reduce construction costs, many limestone quarries provide a mechanically-split walling stone but unfortunately the finished product lacks authenticity, looking little better than the artificial stone products offered by others.

This is a difficult issue, and it is very unlikely that we will ever see new buildings constructed using natural local stone, laid, and tooled correctly in the traditional manner, the cost of doing so being prohibitive.

However, there are some very good imitation stone roofing slates available and, as roofs are rarely viewed in close quarters, these products are acceptable. Some roofs of slate are also a good fit.

Natural walling stone laid in beds of 150mm or greater, can look reasonable and represents a reasonable compromise.



GUIDANCE

- Natural local materials should be used within the conservation area and within the setting of listed buildings with the exception of roof coverings where a good imitation stone slate would be acceptable. Sensitive use of other materials that reflect the local vernacular would be acceptable elsewhere.
- If using natural stone walling, only lay it in lime mortar.
- Use minimum 150mm bed for natural stone walling.
- Render, particularly rough-cast, is a feature of the region and is an acceptable material in modest quantities (rear walls for example). Likewise, timber cladding, ideally oak, untreated and allowed to go silver-grey naturally.
- Avoid machine-split stone.
- While natural slate is preferred, good quality imitation stone slates are acceptable, including in the conservation area where it has been demonstrated that this would not harm the significance of any heritage assets.
- Material choices made relative to the public realm can have a significant impact on the feel of a development, for example, well-laid drystone walls adjacent to public highways, with low-impact, lower-lying building at the front of the site of good local stone, with larger buildings behind, of lower-cost materials.



3. Fenestration

Our vernacular windows are of simple design and construction, often made on site with a makeshift joinery facility. They were technically-poor, and their performance was limited both in terms of air and water ingress. To help reduce their exposure to the elements they were typically set back into the wall by about 100mm (4").



Modern windows are far more sophisticated, offering a higher performance through multiple rebates, draught-proofing, multi-sheet glazing, and accurately-machined elements. Because of the higher performance of modern windows and changes to wall construction, these are typically set 40mm (1½") back from the face of the wall.

Our traditional casement windows with their simple, single-rebate design have a flush-front surface, with the opening casements sitting on the same plane as the outer frame. Modern windows with their multiple rebates often have casements that sit proud of the frame.

Our traditional casement windows had a casement fixed in every frame opening, as this made glazing easier. This results in perfectly-balanced elevations, whereas modern windows rarely use casements where the glass is fixed, resulting in unbalanced elevations.

Traditional doors and windows would have been made of slow-growing local timber, often oak, producing joinery of charming appearance, good durability, and relatively-easy repairs, items that, if maintained, can well last for hundreds of years.

Many modern windows are made of plastic, which has a relatively short lifespan (often as little as 20 years), is environmentally negative, and with very limited reparability.

The accumulation of the differences between tradition and modern fenestration are hugely significant. It is said that windows are "the eyes of a building", and as such are one of the most significant elements in setting a building's appearance.

Deeply recessed traditional windows and doors provide deep shadows and modeling to an elevation, whilst the simpler forms and balanced casements are more in keeping with traditional vernacular. While setting windows and doors deeper into walls will cost a little more than setting them near-flush, if they are set to align with the thermal layer of the building (typically the insulated cavity) they will improve the thermal performance and reduce cold-bridging, and therefore reduce maintenance costs.

uPVC windows look poor in any context, with mitred corners, heavy, clumsy frame-members, and finishes that are too "bright". This, combined with their long term impact on the planet, means that they should never be considered appropriate.



The really good thing is that an appropriate response – painted hardwood windows and doors - is very cost-effective and will likely improve the thermal performance of a building and reduce its carbon footprint, as well as look good and increase demand for the building.

The cost of these solutions, their impact on visual amenity and their impact on our environment are such that we consider deeply recessed hardwood painted windows to be the minimum specification acceptable to all parts of the parish, within the conservation area, the windows should be of traditional single rebated flush balanced casements.

GUIDANCE

- Windows and doors should be made from painted hardwood.
- uPVC windows and doors are unacceptable in all parts of our community.
- Windows and doors should be recessed into walls, ideally by 100mm if possible.

4. Roofs

The local Crudwell style is primarily about simplicity. Our buildings are generally functional rather than decorative and this is never more true than with roofs. Our roofs, typically of limestone quarried from the ground, enjoy very simple detailing, shallow overhangs at eave and verge of 100mm and 50mm respectively, and simple, square-ridge members carved from limestone.

The stone roofs were laid to diminishing courses, with the largest slates laid at the eave and the smallest at the ridge, thus maximising use of the resource.

Historically, the least-costly method of joining roof-faces, was with what was termed a “swept valley”. This involved intricately cut slates and a significant amount of labour.

Limestone slates are relatively easily displaced by strong winds and, being of irregular form, have limited resistance to water ingress. A steep roof pitch and a double lap works well to keep them in place and keep our abundant rainwater out. For these reasons the roofs of our buildings are typically of 45-degree pitch or steeper.

As the cost of labour has grown, the cost of constructing our traditional roofs has become prohibitive and unrealistic for most modern developments, there are local companies that produce good imitations of the traditional slates and these should be used within our conservation area, other traditional materials are acceptable outside of the conservation area.



As modern development styles became unified, details such as overhanging fascia boards, soffits, and bargeboards have been introduced to our area. These are not typical of Crudwell and can easily and cost-effectively be avoided.

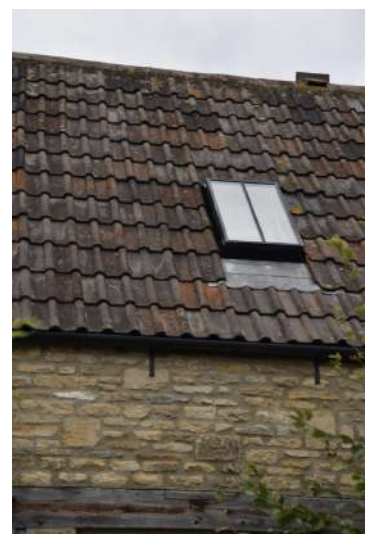
Modern buildings enjoy the benefits of internal sanitation, hot and cold running water, and good thermal performance. All of these introduce challenges of ventilation generally alien to Crudwell's historic buildings. These modern features can result in roof surfaces peppered with vents and flues serving extractors, soil pipes and boilers.

GUIDANCE

- Roof-pitch should typically be 42.5 to 52.5 degrees within the conservation area. Shallower roof pitches may be acceptable elsewhere, subject to the massing guidance above.
- Consider the use of tightly cut valleys, with a gap of no more than 20mm between tiles, to hide from view the valley treatment.
- Use square ridge and hip tiles within the conservation area.
- Include a simple clean-eave overhang of about 100mm, with the external wall coming up to meet the underside of the tiles, and the same on the verge, where a 50mm overhang should be used and the tile-ends pointed with lime mortar (no undercloak).

The loss of fascia and soffit should result in reduced construction cost, it just requires a little detail consideration; keep rafter-ends cut back behind the our facing of the walls, which should again reduce cost and improve longevity.

- The above detail requires care with guttering; brackets that secure to the rafters are a good, cost-effective solution that sits well with our local styles but they will need to be fitted before the roof is finished.
- A simple eave detail as described should offer cost savings to the contractor, we therefore see no reason why we shouldn't enjoy this traditional detail in all development in the parish.
- Carefully detail the outlets from extract vents, flues and soil stacks, these should never be visible on front-facing roofs, and alternative, discreet outlets should be designed for buildings within the conservation area.



5. Placement

Pre-20th century homes were generally built by employers for staff so they were rarely extravagant but were functional. To maximise the land-usage the cottages were normally set to the front of the site, with reasonably-long rear gardens to enable residents to grow or breed their own food. The result of this was cottages that were normally built on the side of the highway, invariably linked or terraced and with long gardens.

The 20th century trend towards greater privacy, and the need to consider traffic noise, has resulted in houses that are generally set centrally on their plot, ideally detached. This results in a very different street scene to the traditional.

GUIDANCE

- Buildings should be placed within building plots in a way that reflects the historic character of Crudwell. New dwellings should face the street and be situated towards the front of the plot..
- Linked or terraced dwellings would be particularly appropriate in reflecting Crudwell's traditional cottages.

6. Style

In building for the 21st century, it is important to understand the local vernacular. In understanding the key characteristics, it is possible to design modern buildings that reflect and respect the historic buildings in Crudwell.

It is important that affordable housing is designed to the same standard as the market dwellings and the example shown of affordable housing built nearby in Upper Minety is an excellent example of good quality design that reflects the local vernacular in a modern context. Crudwell would welcome developments of this quality.

GUIDANCE

- New buildings, extensions, and modifications should be made in proportion to the original and/or adjacent buildings. Architectural detailing and materials should match those which exist, or complement them.





7. Environmental impact

It is considered important by the residents of Crudwell that all new buildings should be designed to minimise the impact on the environment. Taking into consideration the previous recommendations, buildings should be designed, where possible, to maximise energy-efficiency, minimise pollution, and constructed of sustainable, locally-sourced materials.

GUIDANCE

- Locally-sourced materials should be used wherever possible.
- Buildings should be designed to minimise their carbon footprint in construction and operation.

SUMMARY - KEY DESIGN GUIDELINES

- New buildings should reflect the distinctiveness and character of Crudwell's local vernacular buildings.
- Building heights and massing should reflect the eaves and ridge heights of traditional buildings.
- Local materials should be used wherever possible.
- Windows and doors should be painted hardwood and should be recessed to reflect traditional building techniques.
- Roof pitches should reflect the pitch of traditional local slate roofs with shallow overhang at eaves and verge.
- New buildings should be located towards the front of plots and should face the street.
- Affordable homes should be indistinguishable from market homes.
- Buildings should be designed to minimise their carbon footprint in construction and operation.



Appendix 2: Monitoring and Review

Responsibility for monitoring and review of the Neighbourhood Plan rests with Crudwell Parish Council and, during the plan period to 2026, Crudwell Parish Council will monitor and review the progress of the Neighbourhood Plan.

The adequacy of Neighbourhood Plan policies will be assessed by monitoring new development within the parish to ensure that proposals accord with policies set out in this Neighbourhood Plan.

An Annual Monitoring Report will be reported to each Annual Parish Council meeting summarising the findings of this monitoring. The Report will be made publicly available on www.my-crudwell.org.

The National Planning Policy Framework advises that “policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary.”

On that basis, within 5 years of this Neighbourhood Plan being made, the Parish Council will consider whether policies in the Neighbourhood Plan, or the Neighbourhood Plan as a whole, needs to be rewritten. If a review is recommended, Wiltshire Council will be notified and, subject to approval from Wiltshire Council, a Steering Group will be formed to oversee the review.

A new Wiltshire Local Plan is currently being prepared, with a plan period up to 2036. It is likely that any revised Crudwell Neighbourhood Plan would also run to 2036. If this Local Plan is produced before the 5 year period referred to above, then the Neighbourhood Plan review will also begin sooner.

The separate Non-Statutory Projects document explains that a number of issues have arisen during the process of preparing this Neighbourhood Plan that will take some time to resolve. The priority for this Neighbourhood Plan is to enable the local community to plan for the amount and location of new development in the parish. On that basis, it is important to approve this Neighbourhood Plan.

This means that a number of issues that will take longer to resolve have been left out of this version of the Neighbourhood Plan. However, these issues have not been ignored. They are set out in the Non-Statutory Projects document, and can be taken forward in the next version of the Neighbourhood Plan.



Appendix 3: Minutes of 4th July 2017 Crudwell Parish Council Meeting

CRUDWELL PARISH COUNCIL

Tuesday 4th July 2017 Crudwell Village Hall At 6.45 p.m.

Present: Cllr T Fraser, Cllr P Gilchrist, Cllr J Stanford

Present: The following members of the public were in attendance: R Lambley, G MacPherson, S Lindsay, M Smith, R Hill, A Smith, A Stewart, M Whelan, G Lawes, M Credicott

1. Members Declarations of Office and Declarations of Interest

Members elected unopposed were required to sign Declarations of Acceptance of Office:-
Cllr T Fraser, Cllr J Stanford, Cllr P Gilchrist.

Declaration of Acceptance of Office forms were duly signed and witnessed by the Clerk.

Declaration of Interests - Councillors to note obligation to register interests in accordance with the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012. Declarations of interest to be reviewed/updated within 28 days. Declaration of interest declared for this meeting - Cllr Gilchrist declined to comment on planning (Oatridge Farm application).

2. Apologies for absence - Cllr C Berry

3. Election of a Chairman/Vice - Chairman

Members were invited to submit nominations for the election of the Chairman. It was proposed by Cllr Fraser and seconded by Cllr Stanford that Cllr Gilchrist be elected as Chairman to hold office. Cllr Gilchrist confirmed his agreement to stand.

Resolution: Election of Cllr P Gilchrist - Chairman	Motion Proposed: TF	Seconded: JS
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To receive the Chairman's Declaration of Acceptance of Office.

Declaration of Acceptance of Office form was duly signed by Cllr P Gilchrist and witnessed by the Clerk.

Election of Vice-Chairman.

Members were invited to submit nominations for the election of Vice-Chairman. It was proposed by Cllr P Gilchrist and seconded by Cllr J Stanford that Cllr T Fraser be elected Vice-Chairman to hold office. Cllr Fraser confirmed his agreement to stand.

Resolution: Election of Cllr T Fraser as Vice- Chairman	Motion Proposed: PG	Seconded: JS
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To receive the Vice - Chairman's Declaration of Acceptance of Office.

Declaration of Acceptance of Office form was duly signed by Cllr T Fraser and witnessed by the Clerk.

4. To confirm the Minutes of the Council Meeting held on Tues 2nd May 2017

It was resolved that the Minutes from the previous Parish Council meeting held on Tues 2nd May 2017 were approved as a true record and were signed by Chairman Cllr Gilchrist, proposed by JS and seconded by TF.

T. Fraser
01.08.17

1/5



Public speaking – Site Allocation Wiltshire Council

Chairman P Gilchrist outlined the procedure for public speaking and invited those members of the public who were in attendance who wished to speak on the proposed Ridgeway additional housing site allocation (40 houses).

A speaker advised as a Parish Councillor previously there was some discussion on the village framework element and settlement boundary but at no stage were settlement development areas identified.

It was queried what is the status of the boundary identified for the village plan? This was being managed by the previous Neighbourhood Plan group and was not known. It was thought it was managed to a certain stage by a former resident who then became Parish Council Chairman and volunteers were sourced to take over Neighbourhood Planning as separate entity to the Parish Council.

It was confirmed by a speaker that an application to Wilts Council for designation of the boundary was made, and to prepare for a NHP a survey was conducted that had a received a reasonable response. It was proposed by speakers that Crudwell Parish Council support a Crudwell Neighbourhood Plan and that there are volunteers to help to take this initiate forward. It was thought the NHP Steering Group would consist of approx. 10 volunteer residents.

Chairman Gilchrist confirmed that Crudwell Parish Council would support the process to produce a Crudwell Neighbourhood Plan and any documentation from the previous attempt that the Parish Council has will be passed over and the Council would assist as much as possible.

A speaker confirmed that there is a high level of interest from parishioners to take on the preparation and there was an informal meeting held where this was discussed. It was questioned if the Parish Council wish to take the lead or are we content to 'sub-contract' to a designated group? The Chairman confirmed he would be happy for the designated group to take on the project but would also like the Parish Council to have input and provide support. It was agreed there will be financial implications to be confirmed/resolved later in the process and there is thought to be some external funding which can be applied for. It was noted that Malmesbury spent over £20K in the development of their NHP.

It was thought that support for NHP may or may not affect the site allocation process but by the time another proposal comes forward we would hopefully have a NHP in progress. The issue of Councillor vacancies was discussed, it was acknowledged by those present that there is a shortfall of councillors which affects what can be achieved by the parish council. Some members of the public expressed an interest in joining the Parish Council and it was explained that we are quorate with 3 councillors and we have 6 vacancies. Those who wish to be considered as councillors were requested to send an Expression of Interest to the Clerk, with basic details and an agenda item on the next meeting would include the co-option of new members, should they wish to stand.

It was thought that there was nothing which could be done to object to the site allocation at the moment and that there would be a formal consultation process where comments will be invited and more information will be released on this matter. The Parish Council has no further information on the process. It was agreed the main issues are 1. How do we raise a formal objection to x40 houses? and 2. Developing a NHP for Crudwell.

Clerk Lisa Dent advised she would be attending a Neighbourhood Planning event in Cheltenham and would hand over all resources to the NHP Steering Group.

L.A. Gilchrist
01.08.17

215



The Parish Council advised it would require information to be passed from the NHP Steering Group to the Parish Council and/or representation. It was not confirmed if the survey which had been completed by the previous NHP Group would still be valid and usable.

Discussion was closed for public speaking and members would be voting later in the meeting to confirm Parish Council members support for the production of a Neighbourhood Plan. Members of the public left the meeting with A Smith and M Whelan remaining.

5. Parish Council Vacancies – 6 vacancies

All present to note.

6. Matters to Report not included on the agenda

Will be covered through meeting.

7. Finance – to include (1) accounts for payment and (2) current bank balances

Balance to 2017 **Treasurers Account** £ 14,875.32
Balance to 2017 **Business Bank** £ 22,917.65

7.1 Income –March 2017

Name	For	Date	£ Amount
HMRC	VAT refund	23.06.17	4645.58
Lloyds	Bank interest	09.06.17	0.97
Lloyds	Bank interest	09.05.17	0.91

7.2 Accounts for Payment & Chqs for signature

	For	£ Amount	Chq No
Crudwell Village Hall	Room hire PC meetings	52.80	001203
Melcourt	Playbark	1192.80	001204
IDVerde	Treeworks/grass cutting	1131.31	001205
Zurich Insurance	Insurance 17/18	409.94	001206
Clerk May 2017	Salary and expenses	318.20	001207
E&J Davis	To distribute playbark	150.00	DC

Above payments made in the previous month, by agreement of councillors.

Payments for authorisation at the Parish Council meeting.

ICUK	Data transfer charges*	56.28	DD
Willis Bros	Fence repair X 2	166.56	001209
PATA	Payroll 3 months	22.50	001208
Clerk	June	267.24	001210
Total amount to be resolved		£512.58	

* Incurred due to the high traffic on Parish Council website downloading planning consultation information. Clerk to make contact to see if it is necessary to amend the hosting plan to reduce/prevent such charges.

7.3 It was resolved, proposed by JS and seconded by TF that the above payments are approved for payment.

7.4 Insurance documentation to be re-circulated to Councillors.

Clerk to forward

Handwritten signature
01.08.17

3/5



7.5 Clerk to investigate application to Transparency Fund to reclaim website charges, which is available to Councils with a turnover under £25,000.

7.6 Allotments Mrs Browning – Clerk confirmed the Parish Council paid £10 last year (the amount due is £5 per annum). As double payment was made, this will cover this years payment.

Clerk noted the correct amount of £5 per annum and will ensure this is paid annually

7.7 Cllr Fraser had received a request of £250 to bring the memorial garden up to standard and is awaiting further information regarding the quote and what would be involved. It was proposed by TF and seconded by JS that be ear marked for these works and all present were in favour.

Clerk to add to Ear Marked reserves

7.8 £100 is being held by the Clerk for Crudwell School Citizen Award book tokens (7 X £10) and £30 donation to the school.

Clerk to contact school and issue certificates

8. Planning

Determined:- for information

Application Number: 17/04161/FUL

Site Location: Longridge Eastcourt Road Crudwell Wiltshire SN16 9ER

Proposal: Extension to form a conservatory Case Officer: Eleanor Slack

Direct Line: 01249 706659 Registration Date: 15/05/2017

Decision: Approve with Conditions Decision Date: 21/06/2017

Application Number: 17/04412/FUL

Site Location: 10 The Ridgeway Crudwell Wiltshire SN16 9YH

Proposal: Replacement roof to existing side conservatory

Case Officer: Victoria Davis Direct Line: 01249 706673

Registration Date: 19/05/2017

Decision: Approve with Conditions Decision Date: 30/06/2017

8.1 Applications

Application Number: 17/05399/FUL – Cllr Gilchrist declared an interest and declined to comment.

Site Location: Oatridge Farm Eastcourt Malmesbury Wiltshire SN16 9HR

Applicant: Mr T Bostwick

Applicant Address: Oatridge Farm Eastcourt Malmesbury Wiltshire SN16 9HR

Proposal: Covered Horse Walker in Existing Paddock Case Officer: Victoria Davis

Comments by: 19/07/17 It was agreed by all Councillors that NO COMMENT should be issued.

Application Number: 17/05627/FUL

Site Location: Ravenscourt, Crudwell, Malmesbury, Wiltshire SN16 9ER

Applicant Address: Ravenscourt, Crudwell, Malmesbury, Wiltshire SN16 9ER

Proposal: Change of use of part of dwelling to mixed use D1/C3 comprising ancillary accommodation being used as a yoga studio Case Officer: Alla Hassan

Comments by: 27/07/2017 It was agreed by all Councillors that the North boundary line is inaccurate. NO COMMENT should be issued.

Application Number: 17/05603/FUL

Site Location: 4 Church Cottages Eastcourt Road Crudwell Malmesbury Wiltshire SN16 9ER

Applicant Address: 4 Church Cottages Eastcourt Rd Crudwell Wiltshire SN16 9ER

Proposal: Removal of 2no. existing gas storage tanks, replace with 1no. gas storage tank in new location with concrete base and provision of garden shed.

TF Gilchrist
01.08.17
415



Comments by: 03/08/17 It was agreed by all Councillors that NO COMMENT should be issued.

Clerk to forward all comments

8.2 Neighbourhood Plan for Crudwell

It was agreed by all Councillors present that Crudwell Parish Council fully supports the re-establishment of the Neighbourhood Plan steering group.

8.3 Email received from Wiltshire Council requesting input from Parish Councils on ceasing postal plan copies for planning applications.

Clerk to draft for Cllrs input

8.4 Cllr Fraser requested information on the Wiltshire Council planning training for Parish Councils.

Clerk to forward

8.5 Area Board issue – Application had been received for safer crossing point signage for Crudwell school. Chairman commented recent building works to Rectory has impacted on situation and there may be an improvement when the works are finished. Chairman advised the Parish Council will support this as matter of principle and we await further information. It was noted there had been previous attempts to enhance safety in this area and that switch-on 20 miles per hour signs had been previously suggested.

9. Reports on continuing activity and items for decision

9.1 Community speedwatch in Crudwell area. Information had been received that this was no longer in operation but there have been sightings which may suggest otherwise.

Clerk to seek further information

9.2 Recent parking problems around Church. There had been complaints received regarding access and parking to the Church due to the building works next door. Cllr Fraser had spoken to The Rectory and was thanked for his assistance.

9.3 Annual Parish Meeting. This is to be re-booked for September when it is hoped the Neighbourhood Plan group would be able to address the meeting regarding progress made.

Clerk to liaise with Village Hall for available date.

10. Questions and Issues (Parish Matters)

Cllr Fraser advised he is in dialogue with Wiltshire Council drainage engineers regarding issues including Swillbrook and The Old Dairy in Rommel Lane.

Swillbrook - The watercourse between the two bridges has a considerable build-up of silt in the Post Office Green area and this will require attention. Wiltshire Council do have riparian responsibilities to the land that they own.

Cllr Fraser advised he is meeting with Wiltshire Council drainage engineers regarding the possible moving of the watercourse at The Old Dairy and flood alleviation measures. He would discuss what can be done to assist with Swillbrook at the same time, from both the Parish Council and Wiltshire Council.

The drainage channel alongside A429 by Crudwell School was blocked and this has been reported to Wiltshire Council and they have acknowledged receipt.

There being no further business the Chairman declared the meeting closed at 8.30 p.m.

Items for agenda August 2017

Co-option of new members

Rob Hunt

01-08-17.

515



**Appendix 4: Crudwell Neighbourhood Area Designation Report, 20th
March 2015**



NOTIFICATION OF DECISION REGARDING THE APPLICATION FOR DESIGNATION OF CRUDWELL NEIGHBOURHOOD AREA UNDER SECTION 61G OF THE TOWN AND COUNTRY PLANNING ACT 1990 AS AMENDED

APPLICANT:

Crudwell Parish Council

APPLICATION:

Application for the Designation of Crudwell Neighbourhood Area

Pursuant to the Wiltshire Council constitution and in particular Part 3B, the Associate Director for Economic Development and Planning within whose remit Spatial Planning falls is authorised to consider the area designation applications for Neighbourhood Plans and if appropriate approve applications.

DECISION:

The Designation of Crudwell Neighbourhood Area is approved in accordance with section 61G of the Town and Country Planning Act 1990 as amended for the purposes of Neighbourhood Planning. The reasons for this decision are set out in the accompanying 'Neighbourhood Area Designation Application Report'.

Signed:

Alistair Cunningham
Associate Director
Economic Development and Planning

Dated: 20.03.2015



WILTSHIRE COUNCIL

NEIGHBOURHOOD AREA DESIGNATION APPLICATION REPORT – OFFICERS DECISION ACTING UNDER DELEGATED POWERS

Date of application	23.11.2014
Date of decision	20.03.2015
Name of proposed designation	Crudwell Neighbourhood Area
Community Area	Malmesbury Community Area

1. INTRODUCTION

1.1 Pursuant to the Wiltshire Council constitution and in particular Part 3B, the Associate Director for Economic Development and Planning within whose remit Spatial Planning falls is authorised to consider the area designation applications for Neighbourhood Plans and if appropriate approve applications.

2. BACKGROUND

2.1 The power to designate a Neighbourhood Area is exercisable under section 61G of the Town and Country Planning Act 1990. Under Regulation 5 (1) of The Neighbourhood Planning (General) Regulations 2012 (which came into force on 6 April 2012) an area application has to include a map which identifies the area to which the application relates, a statement explaining why this area is considered appropriate to be designated as a neighbourhood area and a statement that the body making the application is a relevant body for the purposes of section 61G (2) of the 1990 Act.

2.2 Crudwell Parish Council forms the 'relevant body' (for the purposes of section 61G (2) of the Town and Country Planning Act 1990) and submitted an application for the designation of Crudwell Neighbourhood Area. The application is for the whole area of Crudwell Parish to be designated as a Neighbourhood Area for the purposes of Neighbourhood Planning and so satisfies section 61G (3) of the Act. The submission of the application complied with the regulations.

2.3 The Crudwell Neighbourhood Plan Team has been set up to prepare the plan and is supported by the Parish Council.

3. PROCEDURE

3.1 Under section 61H of the 1990 Act whenever a local planning authority exercises powers under section 61G to designate an area as a neighbourhood area, consideration must be given to whether the authority should designate the area concerned as a business area. The designation of the specified area can only occur if the authority considers that the area is wholly or predominately business in nature [Section 61H (3)].

3.2 If the application for the Designation of this Neighbourhood Area is approved, then Regulation 7(1) of the Neighbourhood Planning (General) Regulation 2012 requires the designation to be publicised. If the application is refused, reasons must be given under 61G (9) of the 1990 Act and Regulation 7(2) of the Regulations requires the decision to be publicised.



4. CONSIDERATION AS TO WHETHER OR NOT TO DESIGNATE

- 4.1 In determining the application for the designation as a Neighbourhood Area regard must be had to the desirability of designating the whole area.
- 4.2 The issue is whether or not the specified area is an 'appropriate area to be designated as a Neighbourhood Area'.
- 4.3 The fact that the designation of the Crudwell Neighbourhood Area would allow a Neighbourhood Plan to be prepared does not form part of the determination of this application.

5. REASONING FOR DESIGNATION

- 5.1 The proposed area for designation is the whole parish of Crudwell, which is considered to be the appropriate area. It is situated on the border of Gloucestershire, next to the Gloucestershire Kemble and Ashley Parishes, and in Wiltshire is bordered by Oaksey, Minety, Hankerton and Brokenborough Parishes. Brokenborough forms part of the Malmesbury Neighbourhood Area and other neighbouring parishes are undertaking their own neighbourhood planning activities.
- 5.2 Crudwell village, the main settlement, is wholly located within the parish of Crudwell and surrounded by countryside. It is identified in the Wiltshire Core Strategy as a 'Large Village'. The Wiltshire Core Strategy makes provision for limited development to take place at Large Villages to help meet the housing needs of settlements and to improve employment opportunities, services and facilities. The rest of the parish is predominantly rural in nature, with the former RAF Kemble located to the north of the parish straddling the boundary of Cotswold District and Wiltshire Council. The Core Strategy sets out clear strategic policy for the use of former MOD sites.
- 5.3 A Neighbourhood Plan focused on Crudwell village would enable the community to have their say in the sustainable development of the parish. The application refers to the desire to plan for housing (especially affordable) and infrastructure (especially the safe integration of people and vehicles on highways).
- 5.4 There have been no objections from neighbouring parishes or authorities to Crudwell's application for Neighbourhood Area Designation.
- 5.5 The specified area falls completely within the Council's area.
- 5.5 The application for designation as a Neighbourhood Area was publicised for a period of 6 weeks and 2 days from 9am Monday 08 December 2014 until 5pm on Wednesday 04 February 2015. No responses were submitted during the consultation.
- 5.6 The proposed Crudwell Neighbourhood Area is coherent, consistent and appropriate in planning terms.

6. CONCLUSION

- 6.1 The reasoning for the designation detailed above and the lack of any specific comments against the proposed area lend support to the designation. It is therefore considered that the specified area is an appropriate area upon which to base a subsequent Neighbourhood Plan.



- 6.2 The lack of response to the consultation has been considered. However, as the area application has been put forward by the locally elected Parish Council, it is deemed an appropriate area for designation.
- 6.3 The specified area is not wholly or predominantly business in nature and so it is inappropriate to designate it as a business area.
- 6.4 It is also considered that it is not desirable that only part of such parish areas be designated as this could lead to fragmented approach within those areas.
- 6.5 A copy of this report will be sent to the qualifying body, Crudwell Parish Council.

7. DECISION

- 7.1 **The Designation of the Crudwell Neighbourhood Area is approved** in accordance with Section 61G of the Town and Country Planning Act 1990 as amended for the purposes of Neighbourhood Planning.

Alistair Cunningham
Associate Director
Economic Development and Planning
Dated: 20.03.2015

Wiltshire Council

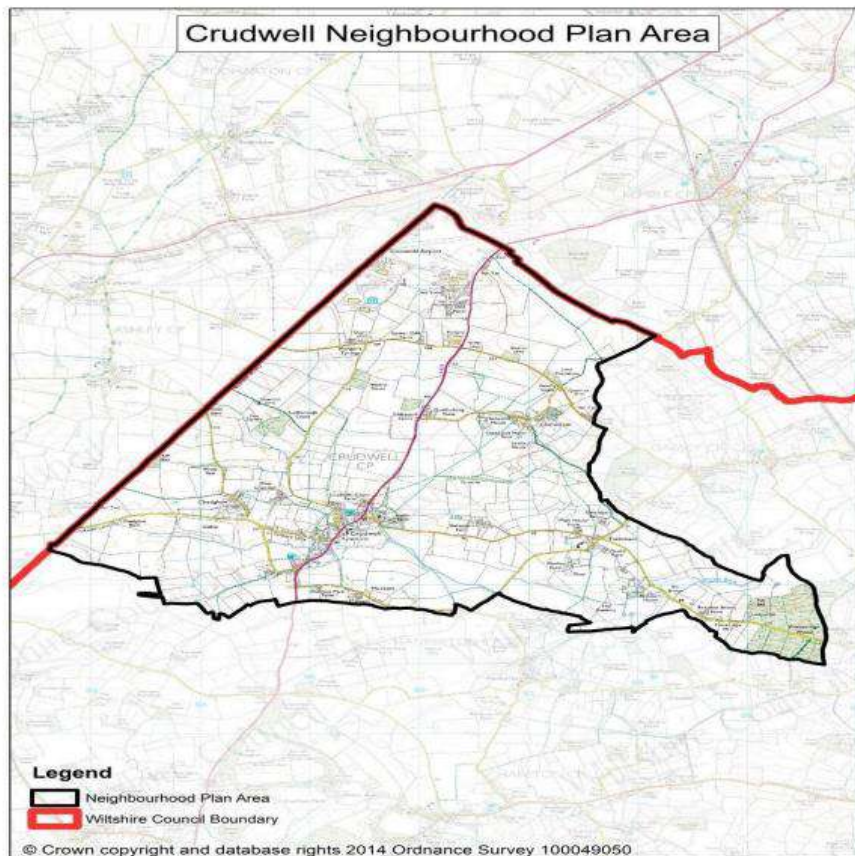
Where everybody matters

DECISION REGARDING THE APPLICATION FOR DESIGNATION OF CRUDWELL NEIGHBOURHOOD AREA UNDER SECTION 61(G) OF THE TOWN AND COUNTRY PLANNING ACT (AS AMENDED)

1. I have no private interests to declare in respect of this matter which would prevent me from determining this application.

2. I hereby exercise power under section 61G of the Town and Country Planning Act 1990 (as amended) ("the Act") and all other powers delegated to me to designate the area identified on the map below as the Crudwell Neighbourhood Area for the purposes of section 61G (1) of the Act as I am satisfied that the area is an appropriate area to be designated as a neighbourhood area. I do not designate it as a business area for the purposes of section 61H (1) of the Act as it is not wholly or predominately business in nature.
 - a) Name of neighbourhood area: Crudwell Neighbourhood Area

 - b) Map of neighbourhood area:



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- c) Relevant body: Crudwell Parish Council forms the 'relevant body' (for the purposes of 61G (2) of the Town and Country Planning Act 1990).
- d) I have made this decision in line with the information set out in the 'Neighbourhood Area Designation Application Report'.

Signed:

A handwritten signature in black ink, appearing to read 'Alistair Cunningham', written over a faint grid background.

Alistair Cunningham
Associate Director
Economic Development and Planning

Decision published: 20.03.2015