



**CRUDWELL**  
PARISH COUNCIL

## CRUDWELL NEIGHBOURHOOD PLAN REFERENDUM – THURSDAY, 6TH MAY

**ON THURSDAY, 6TH MAY, THE REFERENDUM FOR THE CRUDWELL NEIGHBOURHOOD PLAN WILL TAKE PLACE.**

**TO VOTE BY POST YOU MUST REGISTER BEFORE TUESDAY, 20TH APRIL.**

**IF YOU ARE A RESIDENT OF CRUDWELL PARISH AND ON THE ELECTORAL ROLL, IT'S TIME TO HAVE YOUR FINAL SAY.**

The Crudwell Neighbourhood Plan is a planning policy document that Wiltshire Council will use to make decisions on new development in Crudwell Parish.

A shortage of housing means that some development in Crudwell is necessary, especially to ensure that more people can stay living locally. The Neighbourhood Plan is our community's answer to how much new housing Crudwell Parish can support, as well as the type, shape, and location of development that should take place based on the collected wishes of existing residents.



For example, the Neighbourhood Plan lays out which sites, of those made available by land owners, are appropriate for development and how that housing should be designed to be in keeping with the area.

The Plan also provides for what other amenities should be developed alongside housing to manage their impact and provide the right supporting infrastructure. This can mean things like traffic and pedestrian access and funding for leisure facilities, schools, utilities, and more.

Without a 'made' Neighbourhood Plan, it is easier for developers to get planning permission for any amount or type of new housing anywhere in Crudwell. The Neighbourhood Plan provides the community with significant control over the location and design of new development, and a say in how its impact should be managed.



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## YOUR VOTE IS IMPORTANT

The upcoming referendum will decide whether the Crudwell Neighbourhood Plan becomes 'made' based on a vote by residents of Crudwell Parish. The Plan needs a simple majority – more than 50% - of 'yes' votes for it to become made as the area's development plan.

If 50% or more of voters vote 'no', the Plan will not become 'made' and local development and planning decisions will be made without any reference to the policies it lays out.

## WHAT YOU ARE VOTING FOR OR AGAINST

While we urge residents to read the Plan in full, a summary of its specific findings and recommendations is provided below. The Plan determines:

### **How much new development is built**

Following a housing needs assessment, the Plan finds that the Parish needs 20-25 additional houses up to 2026, of which eight must be affordable. Wiltshire Council had originally proposed an additional 40 houses.

### **Where new development is built**

Following a call for sites for development from land owners, only two available sites were found to be feasible: Ridgeway Farm, Tetbury Lane and a site at the end of the existing housing on Tuners Lane. Splitting development across the two sites was considered but would not deliver the number of affordable houses we need.

An independent technical survey was then undertaken on both sites, based on which the site found to be the most sustainable was Tuners Lane. The key factors considered in the decision were safe pedestrian access, traffic volumes, existing development, and access to local amenities. The Tuners Lane site was also the most widely favoured by residents at the 2018/2019 consultations.

Wiltshire Council had originally proposed that an additional 40 houses be built on Ridgeway Farm, Tetbury Lane, in addition to the ten houses already built. However, it was determined by Government Inspectors that our housing needs should instead be met through the emerging Crudwell Neighbourhood Plan.

### **What new development looks like**

The Crudwell Design Guide lays out how any new developments should be designed to reflect the character of our Parish and the wishes of its residents, including types of materials, roofs, windows, placement, and style.

### **Specific policies to which developers must adhere**

The Plan states specific requirements developers must meet to address issues such as flooding, sewerage, road safety and design. For example, to address flood risk, the plan mandates that rainwater run-off from any site development must be less than in its existing condition.

### **What infrastructure is provided alongside development, and how it is funded (CIL/S106)**

Infrastructure improvements needed as a result of development are funded through the Community Infrastructure Levy (CIL) or a more site-specific S106 Agreement. The local community receives some of the CIL money to spend on local initiatives, and when a Neighbourhood Plan is made, this increases from 15% to 25%. Development will also be subject to S106 payments, which could be used for things like improvements to Crudwell School.

### **How planning and development decisions are made**

The Plan includes a unique requirement for developers to work directly with a Community Liaison Group (to be formed of parishioners and Parish Councillors) to ensure that additional requirements including affordability, design, landscape protection and safe footpath access are all met.

## **HOW TO VOTE**

### **BY POST**

Due to the ongoing pandemic, Wiltshire's Returning Officer is asking that as many people as possible register to vote via post.

If you wish to do so, you can obtain a form at <https://www.gov.uk/government/publications/apply-for-a-postal-vote> and submit it to Wiltshire Council by 4pm on Tuesday, 20th April.

### **IN PERSON**

At **Crudwell Village Hall** Polling Station between **7am and 10pm on the 6th May 2021**.

Remember to bring proof of identity and home address.

For the latest updated FAQs and link to Wiltshire Council website to view the Plan in full, please visit: [www.my-crudwell.org/plan/](http://www.my-crudwell.org/plan/)

