



Crudwell Neighbourhood Plan General Meeting

14th March 2018

Agenda

1. Introductions
2. The role and purpose of a Neighbourhood Plan
3. Work so far
4. Outcomes from work so far
5. Next steps

Introductions



The role/purpose of a neighbourhood plan

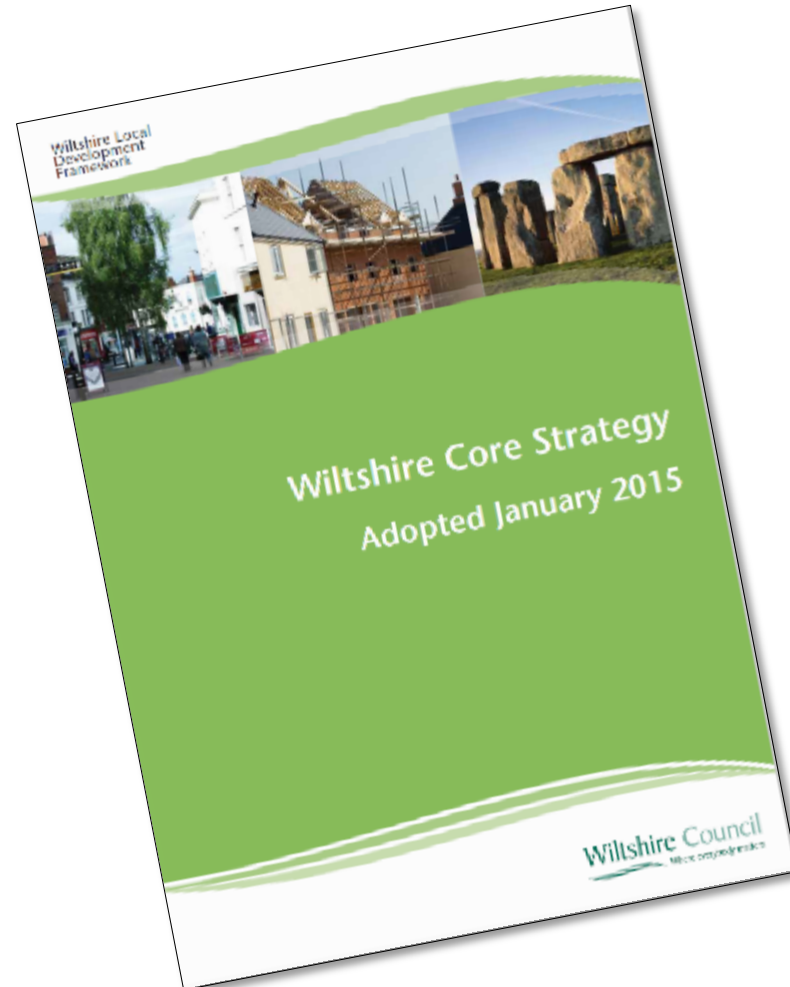
Government guidance:

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.”

What is a neighbourhood plan?

- The neighbourhood plan is part of the “development plan”
- It will decide:
 - How much new development is built
 - Where new development is built
 - What new development looks like
 - What infrastructure is provided alongside development, and how it is funded (CIL/S106)
- Planning applications are determined based on its policies

Relationship with other plans



Relationship with other plans

- Wiltshire's Core Strategy is also part of the development plan
- The neighbourhood plan must be “in general conformity” with the Core Strategy
- The Core Strategy runs to 2026, so the neighbourhood plan does too



The neighbourhood plan process

1. Preparing the plan
2. First draft
3. Consult on plan
4. Update & submit plan to Wiltshire Council
5. Independent examination
6. Referendum
7. Plan “made”

The process so far

- Neighbourhood plan boundary defined – parish boundary
- Steering group set up
- Gathering evidence:
 - Community engagement
 - Discussions with infrastructure providers
 - Housing needs assessment
 - Call for sites

Community engagement

- Ongoing process
- First stage undertaken before Christmas
- Leaflet sent to all residents and businesses
- Posters around parish
- Publicity via website and What's On In Crudwell

Sian Burke-Murphy



Community engagement: Responses

Infrastructure and Transport:

- Deal with flooding
- Deal with sewage back up issues in heavy rain
- Improve mobile signal in outlying villages
- Faster broadband speeds for outlying areas of the Parish
- Improve road safety
- Adopt more holistic approach to public transport, ensuring more frequent bus services, linking with local towns, railway stations and connecting services to improve commuter connections and local journeys in line with the needs of the community.
- Tackle poor road conditions

Community engagement: Responses

Development and Design:

- Meet local housing needs, especially affordable housing
- Protect and enhance our natural, built and historic environment, as a rural and agricultural community, with appropriately located, scaled and designed new development
- Provide necessary infrastructure enhancements alongside any development

Community engagement: Responses

Environment:

- Protect the local landscape and farming community
- Protect the conservation area
- Preserve and maintain our green spaces, water courses and natural environment for the benefit of people, flora and wildlife
- Preserve and improve our recreational open spaces
- Improve promotion and enablement of recycling and waste reduction
- Explore and exploit opportunities for green build standards, renewable energy

Community engagement: Responses

Community, leisure and identity:

- Improve/protect existing community facilities, especially school, church, local businesses, village hall and open spaces
- Encourage new facilities to support our growing population, which reflect the strong sense of community felt in our Parish, a village shop for example
- Improve recreation opportunities, especially for teenagers

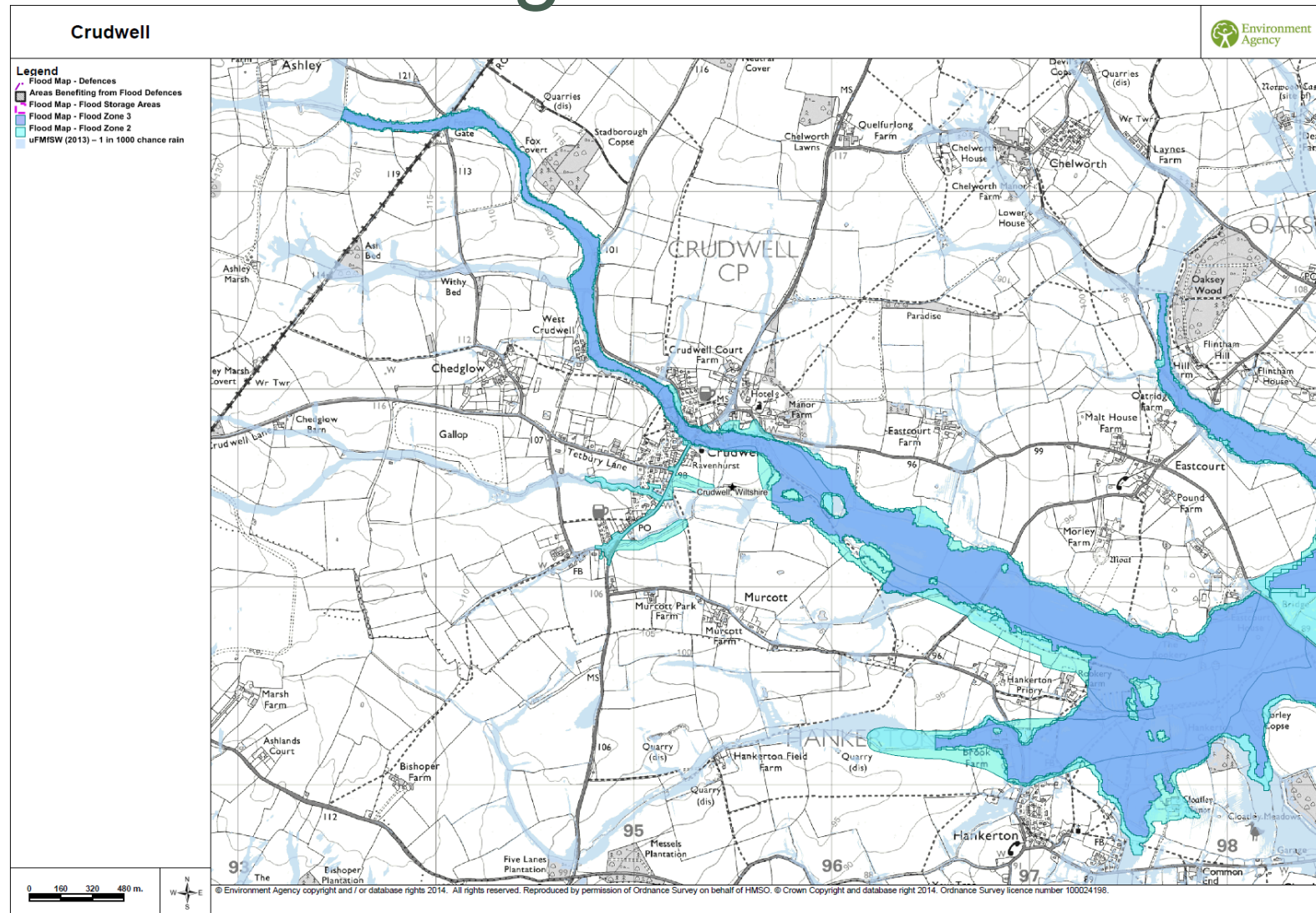
Discussions with infrastructure providers

- Contacted:
 - Wessex Water
 - Wiltshire Highways
 - Crudwell School
 - Wiltshire Planning
 - BT
 - The Environment Agency



©Andy Cubin

Infrastructure: Drainage



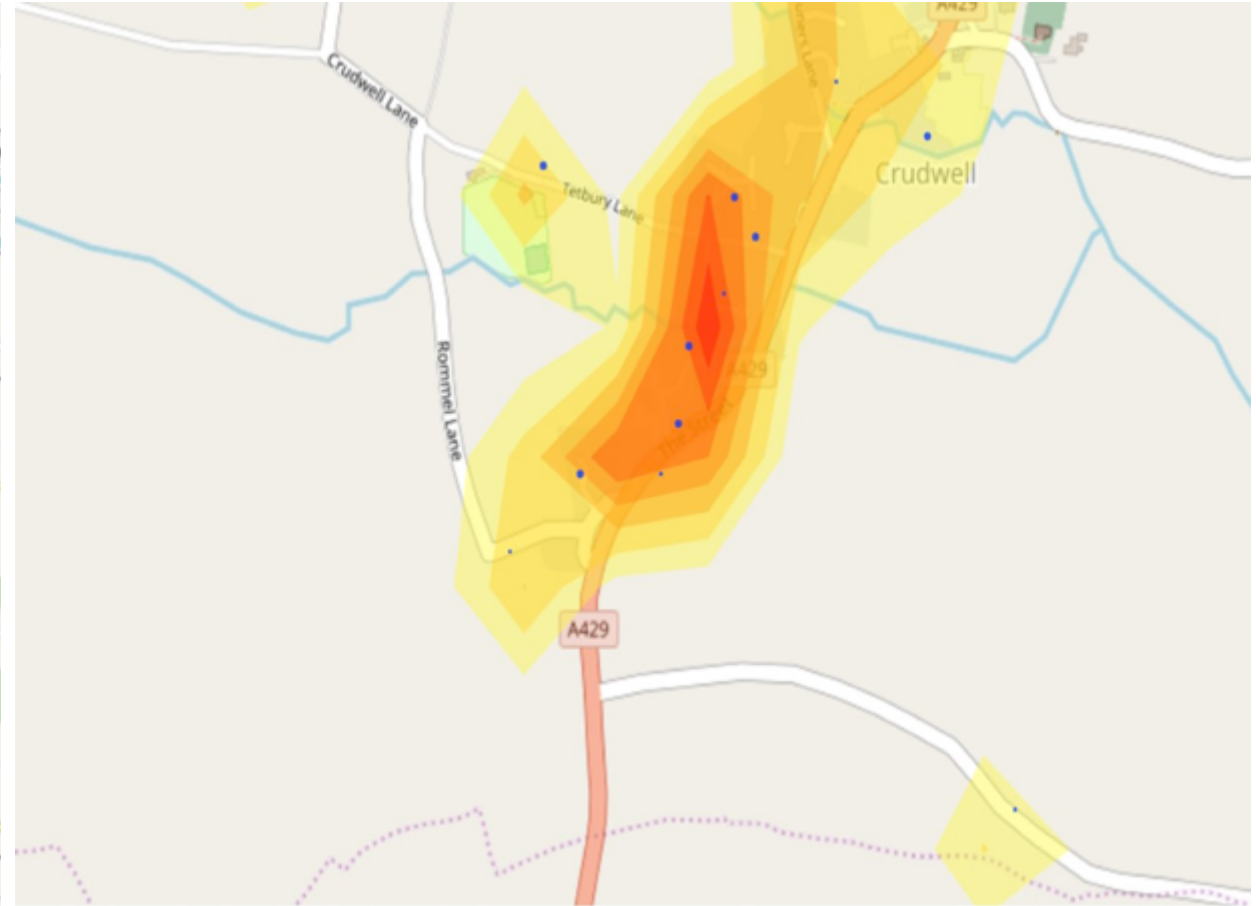
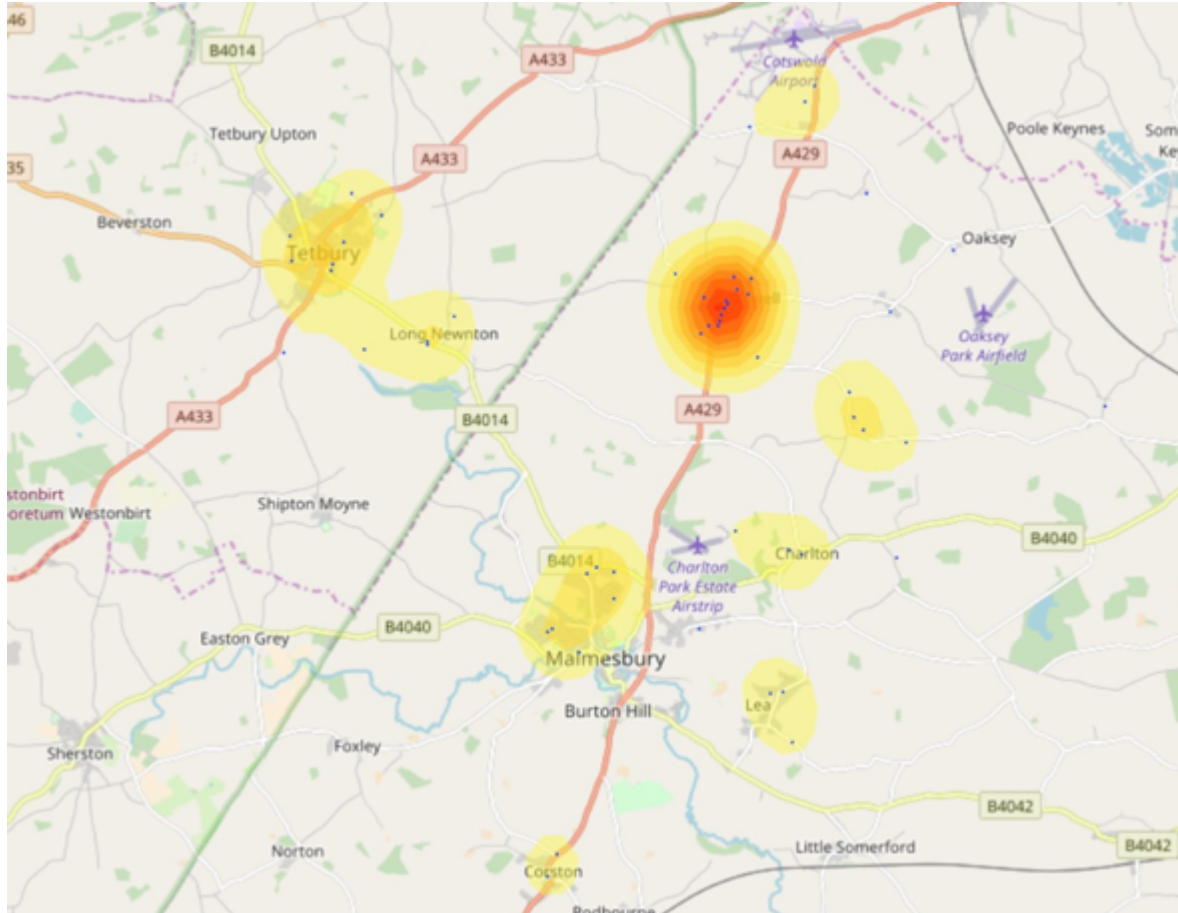
Infrastructure: Drainage/Sewerage

- Wessex Water say:
 - Aware of history of flooding/sewage overflow in village
 - Causes:
 - Crudwell is one of a chain of sewage pumping stations ending up at Malmesbury sewage works
 - Overflow caused by surface water getting into sewer in heavy rain
 - Increasing pumping rate at Crudwell moves problem to Hankerton
 - Solutions:
 - CCTV surveys being undertaken – leaks will be fixed
 - 2016 – surface water flows from school removed from drainage network by diverting into Swill Brook
 - Surface water flows from new developments will need to be attenuated

Infrastructure: School

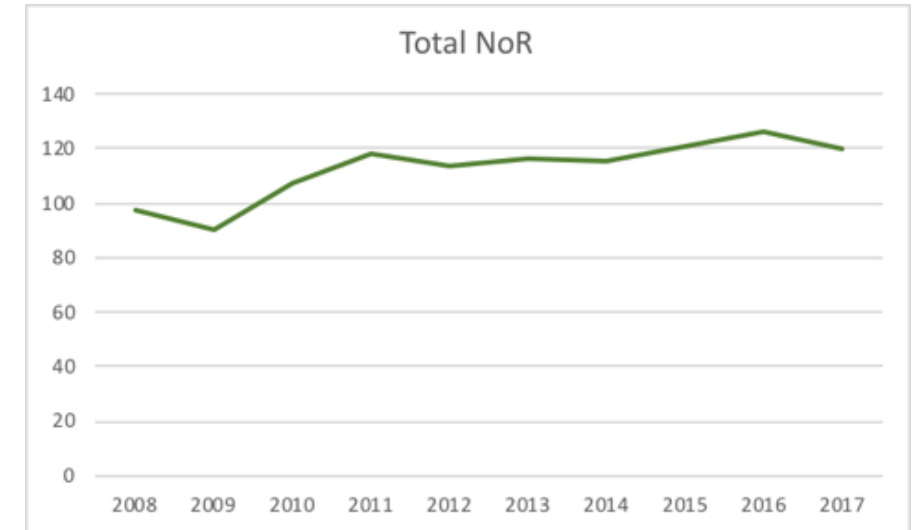


Infrastructure: School



Infrastructure: School

- Very complicated picture!
- School wants to remain a school *for the community* however is prepared to grow in order to ensure:
 - Financial viability
 - Support community
 - Deal with increase in demand from out of catchment
- Currently 4 ½ classes – trajectory towards 7 classes → 210 pupils
 - The journey towards single-form-entry is by no means smooth
- Constraints:
 - Classrooms
 - Hall
 - Safe Parking (also a community issue)



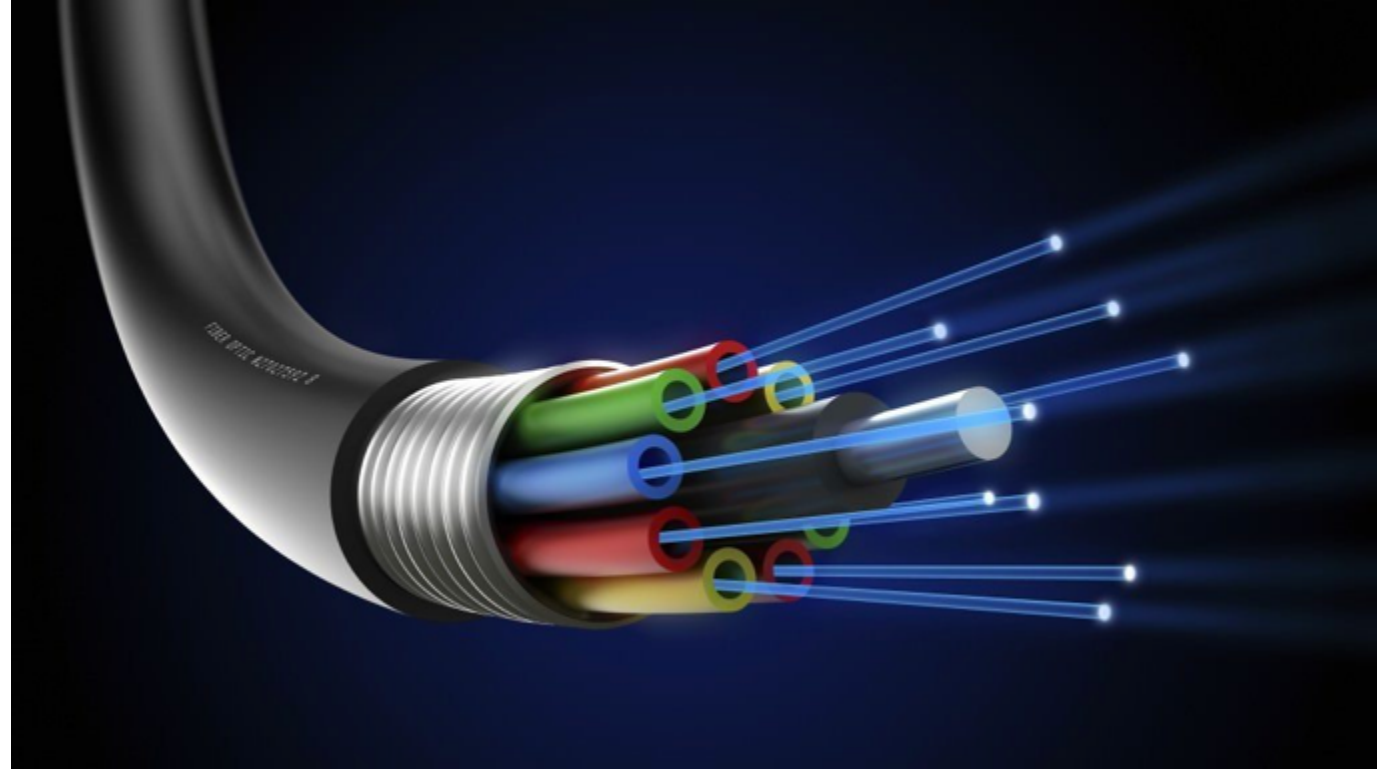
Infrastructure: Transport

- Wiltshire Council, Community Area Transport Group (CATG) conducted a feasibility study for Crudwell Primary School to improve road safety for pupils on school journeys. Recommendations are now included for delivery as part of the WC 2018/19 works programme:
 - Provision of new footway and crossing point alongside A429
 - Introduction of an advisory, part-time 20mph speed limit
 - Refresh of school keep clear markings
 - Marking of parking bays on Eastcourt Road
- Edenstone development is providing footpath along Tetbury lane to village hall and links to footpath north of The Dawneys (via S106)

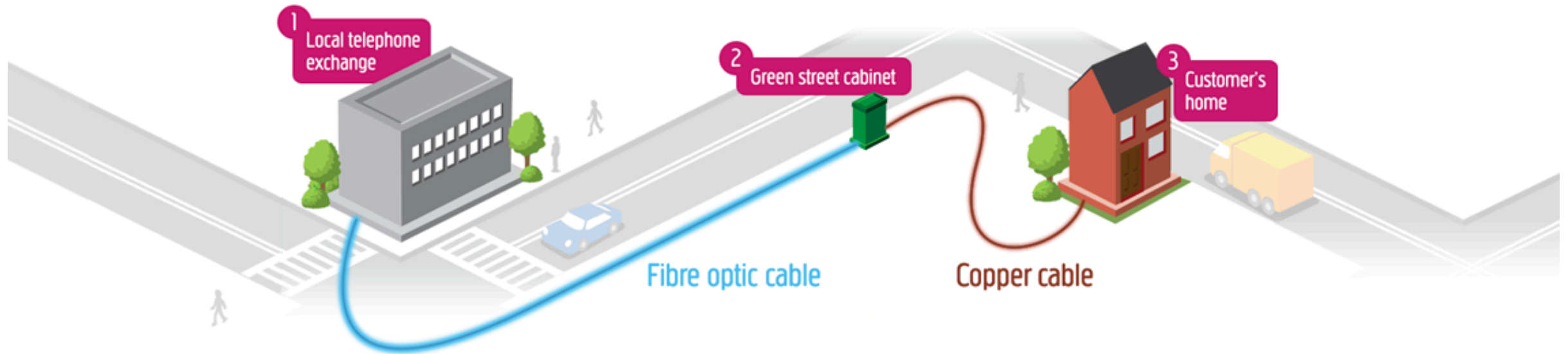
Infrastructure: Environment Agency

- Main concern is that no new development is proposed within areas at risk of flooding or on areas that increase the risk of flooding elsewhere in the Parish.
- Consider the writing of the Neighbourhood Plan as an opportunity to include:
 - good practice
 - innovative features in the village like blue/green corridor
 - global warming mitigation
 - Water Framework Directive measures
 - water efficiency, pollution prevention
 - ecological restoration/conservation.

Infrastructure: Telecomms



Infrastructure: Telecomms



Infrastructure: Telecomms

- Two years ago a partial implementation of Fibre-to-the-Cabinet (FTTC)
- Problems as many properties are on Exchange Only Lines (i.e. no cabinet)
- Should aim for mixture of Fibre-to-the-premises (FTTP) and G.Fast implementation across the whole Parish.
- Possible use of Community Infrastructure Levy monies combined with GAP funding to improve provision.
- We can require that all new properties are FTTP

Housing needs assessment

- Core Strategy says development in Crudwell village “will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities”.
- Neighbourhood plan must be in general conformity with Core Strategy
- Housing needs assessment determines local housing need

Housing needs assessment

- Methodology based on advice from Locality (funded by Govt)
- Concludes that neighbourhood plan should provide for 20 to 25 additional homes up to 2026
- In addition to 23 either built since 2006, or with planning permission
- Sites of 11 homes or more – affordable housing provided at 40% (new NPPF = 10+)

New National Planning Policy Framework

- Draft only – finalised in July?
- “Tilted balance” – easier to get planning permission if:
 - Current – Wilts Council doesn’t have 5 year supply of housing land
 - Proposed:
 - reduce this target to 3 years where a NP is made (still 5 years without); or
 - Where housing delivery in past 3 years is less than 45% (75% with no NP)
- Having a neighbourhood plan makes “planning by appeal” harder
- 10% of the 40% affordable should be for “affordable home ownership” but not if site is:
 - Meeting specialist needs, e.g. for elderly
 - For self-build
 - Exception site (entry level or rural)



Call for sites

- Wiltshire Council thinks Crudwell should provide 50 houses (incl 10 at Ridgeway Farm and instead of 20-25 concluded by HNA)
- It held its own call for sites
- Summarised in its Strategic Housing and Employment Land Availability Assessment

Wiltshire SHELAA Sites



Wiltshire Housing Site Allocations Plan



Wiltshire Housing Site Allocations Plan



Wiltshire Housing Site Allocations Plan

- Wiltshire Council proposed to allocate Ridgeway Farm because, compared with the Coach House site:
 - it floods less;
 - it has a lesser impact on the conservation area;
 - it is large enough to “secure additional capacity” at the school.
- So Ridgeway Farm proposed for 50 dwellings, including 10 being built.
- Included in draft Housing Site Allocations Plan
- Due to be:
 - submitted for examination - May 2018
 - examined – Autumn 2018
 - adopted – end 2018

Call for sites

- Our housing needs assessment suggests we need 20-25 more homes
- Government says neighbourhood plans can decide where housing goes, and how many
- So neighbourhood plan call for sites being done

Call for Sites



Call for Sites



Next steps/Programme

- Developed a draft Vision and Objectives based on consultation so far
- Spring 2018:
 - consultation on draft Vision and Objectives
 - set up focus groups to look at particular issues
 - public exhibitions/events etc to be organised by focus groups
- Summer/Autumn 2018:
 - draft neighbourhood plan
 - various consultation events
- End of 2018 - consult on draft neighbourhood plan
- Early 2019 – update neighbourhood plan
- Spring 2019 – submit neighbourhood plan
- Early summer 2019 – examination
- Referendum/plan made – late Summer 2019

Draft Vision

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

The parish will ensure the facilities and infrastructure needed 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.

Any new residential development will 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.

Public transport connections to Malmesbury and Kemble station will have been improved, as will the safety of road users around the parish.”

Draft Objectives: Development & Design

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

Draft Objectives: Infrastructure & Transport

- To deal with flooding and sewage issues, upgrading the systems in order to meet the current and future needs of our community.
- 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 ensure any development encourages sustainable forms of transport and specifically includes adequate and safe routes for walking, cycling and horse riding.
- To nurture and protect Crudwell School.
- To secure faster broadband speeds and better mobile phone coverage in the Parish, especially in the outlying areas and smaller villages.
- 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.

Draft Objectives: Environment

- To protect our local landscape to reflect its rural setting and its farming community
- To protect and maintain our green spaces and natural environment
- To protect our Conservation area
- To preserve and improve our recreational open spaces
- To improve promotion and enablement of recycling and waste reduction
- To explore and exploit opportunities for green build standards, renewable energy

Draft Objectives: Community, Leisure & Identity

- 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

Further Information

- To see the updates and the most recent documentation relating to the Neighbourhood Plan, visit:
<http://www.my-crudwell.org/plan/>
- If you are not already receiving newsletters about the Neighbourhood Plan from plan@my-crudwell.org, please sign up here:
<http://www.my-crudwell.org/plan/signup/>
- If you have any questions relating to the Neighbourhood Plan, please e-mail us directly on:
plan@my-crudwell.org



Focus Groups - Introductions

- Development and Design – Lead, Roy Lambley
- Community, Leisure and Identity – Lead, Simon Grainger
- Infrastructure and transport – Lead, Jerry Etheridge
- Environment – Lead, Gabi Plews

Questions / Discussion

