



## **Appendix 5: Focus Group Reports**



## Final Report of the Development and Design Focus Group

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## 1 Executive Summary

### 1.1 Background

This report was produced by a focus group of local residents in order to reflect the Neighbourhood Plan (NP) Vision Statement for Development and Design:

- 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;

While also meeting the following objectives:

- How and where to meet the identified need for new development.
- Policies and associated plans allocating land for the development.
- Policies explaining how development should be designed.

### 1.2 Methods of working

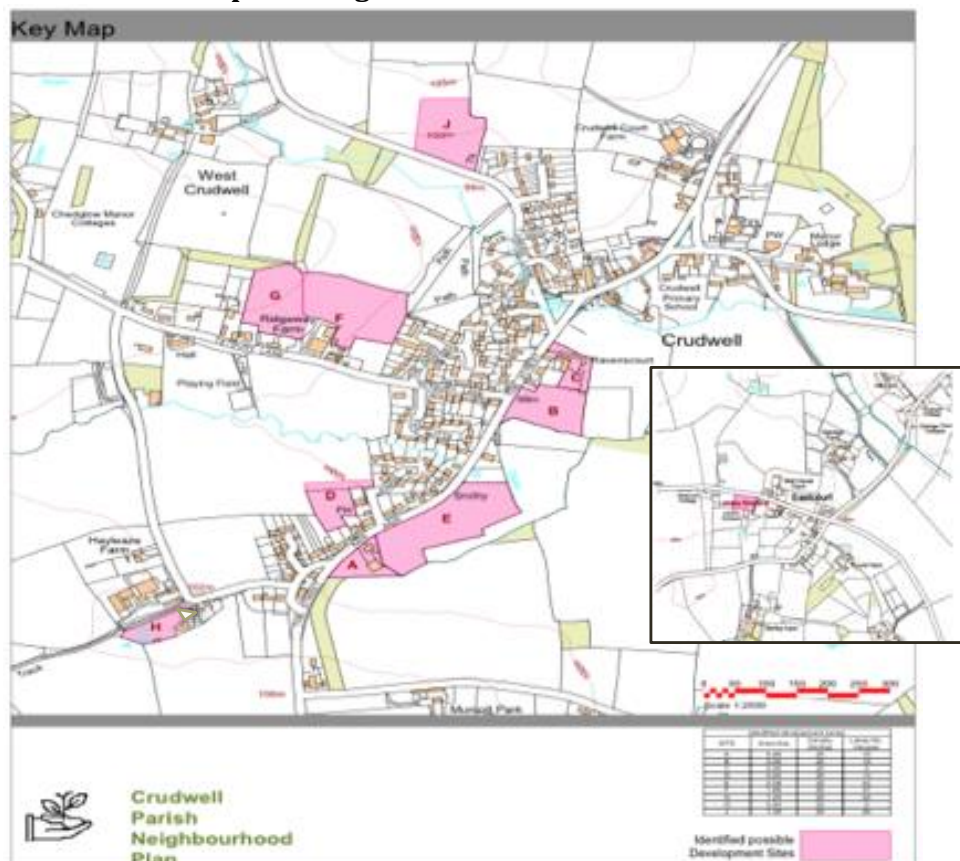
The group held seven meetings and a workshop during March through till June 2018, all meetings had agenda, minutes and action points, which were recorded and monitored.

### 1.3 Consultation

Consultation took place during May 2018 via a bespoke questionnaire and open exhibition. The questionnaire was designed to elucidate opinion on all aspects of development detailing the nine sites identified by the call for sites, also on preference in terms of house design, type and housing mix. The questionnaire also took account of the earlier initial NP Steering Group consultation. A tenth site; Eastcourt was proposed after consultation took place.

Maps of the identified sites showing location, flood zone, conservation area were produced, together with design examples which were made available during consultation to elucidate residents' preferences for specific sites and designs.

**Map Showing Sites Identified in Call for Sites**





## 1.4 Results from the consultation

50 residents completed the questionnaire at the open event of the 5<sup>th</sup> May assisted by members of the group; 12 further questionnaires were then completed online. The numeric data from the 62 questionnaires was collated in a spreadsheet. The textual data from the spreadsheet was entered into a document and subjected to an initial review for recurrent themes, which were:

- The size of development - smaller being preferred rather than larger
- The location of the development in relation to existing flood zones
- The potential impact of increased traffic on A429 and Tetbury Lane
- Retention of the character of the village



## 1.5 Data Analysis

- The collated data was subjected to initial review and formal analysis, the full results of which are available in section 5.1 below. Recognising that some of the data was inherently subjective, the analysis sought to seek trends in the numeric and textual data to indicate if the numeric preferences expressed were aligned to the textual responses.
- Broadly, respondent perception is that smaller site developments will have more positive impacts. This seems to be true irrespective of location.
- Of the four larger sites respondents showed little significant difference between them. There is a small bias toward the Tuners Lane site in a few of the desirable outcomes and Glebe lands for one outcome. These “Desirable Outcomes” were incorporated in the questionnaire and are described in detail in Section 5.5 below.

## 1.6 Conclusions from the data analysis

- The sites were categorised into those that would be developable within the required planning period (5 years) or beyond that period.
- It then became clear that no combination of small sites would meet the requirements of the Housing Needs Assessment for 20 to 25 dwellings by 2026.
- Nonetheless all 9 sites presented for consultation were considered.

## 1.7 The consolidated analysis

The table below shows an overview of the results from the consultation correlated with known facts about the sites to give a balanced score for each, the full results can be found in section 5.11 below.

	Site	Total Distance to Other Amenities (Score)	Distance to School (Score)	Distance to Village Hall (Score)	Flood Zone (points)	Residents preference (Scored)	Positive effect on amenity	Score
A	Carpenters Yard	2	2	2	1	3	3	13
B	Land at The Coach House	2	3	3	1	1	2	12
C	Ravenscourt	2	3	3	2	1	3	14
D	Wyke House	3	2	2	2	1	2	12
E	Glebe lands	3	3	2	1	2	2	13
F	Ridgeway Farm Phase 2	1	2	3	2	1	1	10
G	Ridgeway Farm Phase 3	1	2	3	2	1	1	10
H	4 Rommel Cottages	1	1	2	2	3	3	12
J	Tuners Lane	1	3	2	2	3	3	14
	No Preference							
		3	3	3	Zone 1	3	3	<14
		2	2	2		2	2	12~13
		1	1	1	Zone 2	1	1	>12





## 1.8 Consideration of Sites in Scope

The following sites were removed from scope as per the table below, full details are available in section 6 below.

ID	Name	Area (Ha)	Density (Ho/Ha)	Likely Dwellings	Reason for rejecting
A	Carpenters Yard	0.48	20	10	Not deliverable within the specified period
B	The Coach House	0.98	20	19	Not deliverable within the specified period
C	Ravenscourt	0.40	20	8	Insufficient dwellings to meet the needs of the HNA and access unlikely without site B
D	Wyke House	0.65	20	13	No access available
G	Ridgeway Phase 3	1.24	20	25	Undeliverable without Site F (Phase 2)
H	Rommel Lane	0.40	20	8	Insufficient dwellings to meet needs of the HNA
K	The Old Dairy	0.3	20	3	Less than 5 houses, therefore windfall
L	*Eastcourt ;(Late entry)	0.4	20	8	Does not meet the requirements of the Core Strategy; Crudwell as a Large Village

The following sites therefore remained in scope:

ID	Name	Area (Ha)	Density (Ho/Ha)	Likely Dwellings
E	The Glebe Lands	2.05	20	40
F	Ridgeway Phase 2	1.85	20	37
J	Tuners Lane	1.30	20	26

## 1.9 The sites in scope

**Site E** The Glebe lands wouldn't realistically be delivered by 2026; if it is considered further in the future then the following recommendations are made:

- Traffic survey and safety measures to allow safe access to the busy A429.
- Safe footpath access to the village on the East of the A429, or sub-optimally a crossing.
- Flooding mitigation will be required as the site borders Flood Zone 2 on two sides, both to the East and on the A429 which flash floods in heavy rain.

**Sites F and Ridgeway Farm** have been known to residents since planning applications were made in 2015 and there is known antipathy, some of which is associated with size, whereas there was no knowledge of other sites until March 2018. Development of Phase 1 of the site has commenced with 10 houses, which have attracted criticism. The following activity is therefore recommended, as it is understood that planning application may be made in the near future: The site is 110M from the Conservation Area and is visible from some points (See Appendix C)

A traffic survey carried out during June 2018 showed that over 700 vehicles per hour at peak times pass the Tetbury Lane junction and over 100 turn in or out of the junction via the busy A429. There is also limited footpath access to the village; see Appendix D of this report. The following activity is therefore recommended, as it is understood that planning application may be made in the near future:

- Further traffic surveys.
- Discussions with the developer about scale of development, housing mix and design to accommodate the recommendations of this report.
- Clarification of plans to provide safe footpath access to the village.

**Site J, Tuners Lane**, for reasons of residents' preference, road safety and safe access to the main amenities is the recommended site of the Focus Group. A traffic survey carried out during June 2018 showed that the Tuners Lane junction with the A429 carries less traffic than the Tetbury Lane junction with less than 40 vehicles per hour using the junction at peak times. There may be some visibility of the site from the CA when any dwellings are built (140M); See Appendix C. Appendix D shows the footpath from the village to this site. The group also recommends the following measures to be taken in respect of development:

- Improvement of the existing footpath to the main village amenities.
- A further traffic survey at the site and at the A429 junction.



- Consideration of a sustainable approach to drainage from the site, If this approach was adopted it would ease pressure on the adjacent flood zone.
- Widening of the entrance from Tuners Lane
- Retention of hedgerows.

## 1.10 Design and Housing Mix

The consultation sought to elucidate opinion on a number of local new house designs, types and mix. The preferences are detailed in Section 10 of the report. A policy, DD2 has also been drafted to ensure that these requirements are core to the NP.

A Crudwell Design Statement, which is in keeping with the [Cotswold Design Guide](#), has been produced and a policy, **DD3** incorporated in the NP to ensure conformance.

## 1.11 The Conservation Area

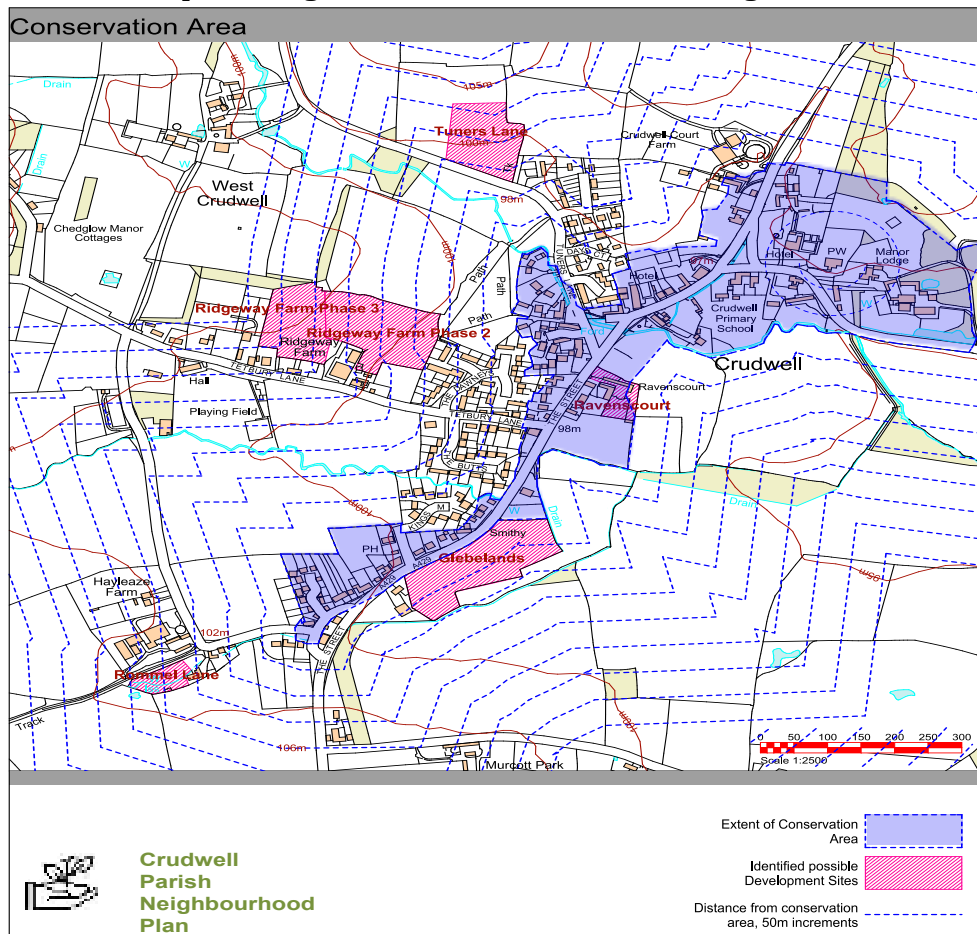
The village centre and buildings fall within a Conservation Area (CA), this is shown below with 50M buffer zones around the CA. A further map is shown in Appendix B, which shows the distance between the sites identified, and the Grade 1 listed Parish Church. The distance between all sites and the CA is shown in the table below:

Appendix C also shows views of the recommended and reserve sites from various points in the CA.

Site	A	B	C	D	E	F	G	H	J
	Carpen- ters Yard	Ravens- court	Coach House	Wyke House	Glebe- lands	Ridgeway 2	Ridgeway 3	Rommel Lane	Tuners Lane
Distance -closest Pt. (M)	0	0	0	0	Contig- uous	111	274	164	140

The later site Eastcourt is a distance of 2 miles from the CA.

**Map showing 50m “buffer zones” surrounding the CA.**





## 2 Background and objectives

### 2.1 Historic Development in Crudwell

Development in Crudwell during this century has been largely small-scale infill between the older traditional stone built homes (47 since 1979), which were in the main built along the roads that intersect within the village. Also, in order to meet the needs for additional housing, developments and estates have been built, these being Brookside 1968; 10 bungalows, The Dawneys 1971; 38 detached houses, The Butts 1974; 20 detached houses, Days Court 1980; 6 detached houses, Kings Meadow 1986; 11 detached houses and Gooselands 1994; 13 detached houses. These developments have mainly been built neatly and although they have extended the village away from the A429 they are now neatly integrated within the curtilage of the village. This has meant that the traditional look and feel of the village with pleasant green space and rural aspects for residents and those travelling through have largely been retained rather than the urban sprawl which has been appearing around nearby towns in recent years. Some residents have made it clear during the Focus Group's consultation that these aspects of the village should be maintained. This wish is also evident in the [Neighbourhood Plan Vision Statement](#).

### 2.2 Background to the Neighbourhood Plan

In order to ensure that the views of residents were formally taken into account in local planning activities the Parish Council established the Crudwell Neighbourhood Plan Steering Group in order to develop a Neighbourhood Plan to help shape local development, initially up to 2026. During this time Wiltshire Council, underpinned by its Core Strategy<sup>1</sup> have proposed to allocate an additional 40 dwellings at Ridgeway Farm Crudwell through its Housing Sites Allocation Plan. Wiltshire Council now proposes that the allocation should be deleted to enable the neighbourhood plan to decide where new housing should be allocated.

### 2.3 Housing Needs Assessment

As part of the Steering Group activity a Housing Needs Assessment was undertaken during March 2018, which identified that a further 20 to 25 homes would be needed by the end of the planning period by 2026, primarily because this would deliver the eight affordable homes identified by the 2015 Parish Housing Needs Survey.

### 2.4 Terms of Reference

The Development and Design Focus group was established under the auspices of the Crudwell Neighbourhood Plan Steering Group in order to undertake consultation and report back on the following:

- How and where to meet the identified need for new development.
- Policies and associated plans allocating land for the development
- Policies explaining how development should be designed

### 2.5 Group Members

The following volunteer residents of the Parish of Crudwell were identified and appointed to the Focus Group following a village meeting, which took place during March 2018.

- Roy Lambley (Lead and Chair)
- Jacqueline Smith (Support)
- Mike Credicott (Steering Group representative)

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<sup>1</sup> Wiltshire Core Strategy January 2015



- Gary Lawes (Planning)
- Rick Applegate
- Jane Arif

## 2.6 Modus Operandi

In order to plan activity to meet the objectives the group met on 8 occasions during the period 29<sup>th</sup> March through to 1<sup>st</sup> June 2018. Agenda and minutes of all meetings are available on the [shared drive for the Neighbourhood Plan](#).

It was determined that the objectives would best be met by canvassing local opinion by a series of face to face structured interviews using a developed questionnaire and that analysis of the results from this exercise together with discussion within the focus group could then inform the report on site selection.

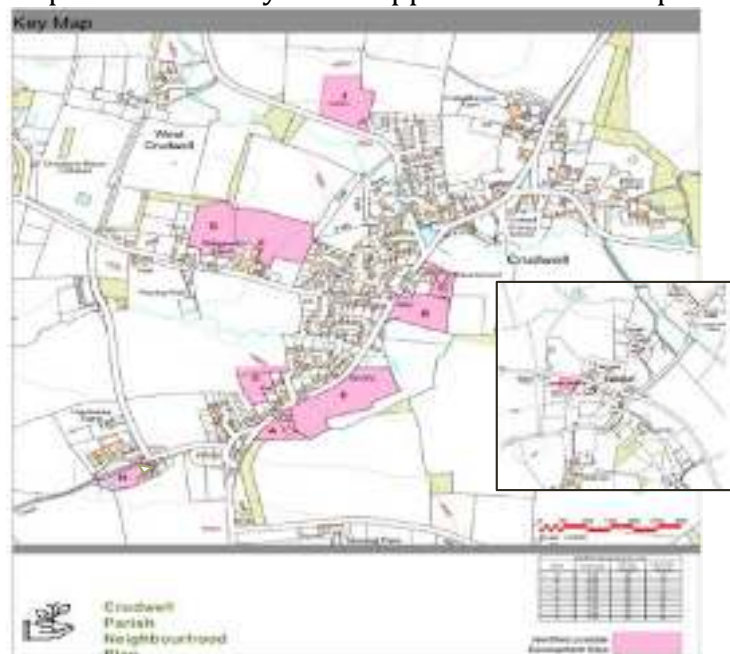
## 3 The Call for Sites

### 3.1 Background

Wiltshire Council had originally identified two Crudwell sites as available for potential development. These were Ridgeway Farm and Coach House Barn. Subsequently the Neighbourhood Plan Steering Group also launched a call for sites in March 2018, this resulted in ten sites responding before consultation and one site K (in Eastcourt) later and after consultation took place. Being excluded from the analysis did not disadvantage this site. Site K does not adjoin Crudwell village. Crudwell village is the only “large village” in the parish as defined by Core Strategy Policy 1, so its allocation above other sites that adjoin Crudwell village would not accord with the Core Strategy.

### 3.2 Initial Call for sites Map

The following map was developed within the focus group identifying sites that had been put forward by landowners following the Neighbourhood Plan Call for Sites or as possible candidate sites for development. An estimation of the possible number of dwellings per site was made on the basis of 20 units per Hectare. Further maps showing the proposed developments with the village’s Flood Zone, Conservation Area and current Development Boundary are at Appendix A of this report.







## 3.3 Detail of the Sites

ID	Name	Area (Ha)	Density 20 <sup>1</sup> (Ho/Ha)	Likely Dwellings
A	Carpenters Yard	0.48	20	10
B	Coach House Barn	0.98	20	19
C	Ravenscourt	0.40	20	8
D	Wyke House	0.65	20	13
E	The Glebe Lands	2.05	20	40
F	Ridgeway Phase 2	1.85	20	37
G	Ridgeway Phase 3	1.24	20	25
H	Rommel Lane	0.40	20	8
J	Tuners Lane	1.30	20	26
K	The Old Dairy	0.15	20	3
L	*Eastcourt ;(Late entry)	0.40	20	8

\*This site was notified on the 25<sup>th</sup> May 2018 and therefore not available for inclusion in the questionnaire.

<sup>1</sup>The figure of 20 Homes per Hectare was used by taking the national average of 25 units per hectare for rural development, and dropping it to 20 as a worse case situation, as trees, water courses, poorly shaped sites etc. could all impact.

## 4 Consultation

### 4.1 The Development and Design Questionnaire

In order to seek residents' views on potential development sites, design, type of dwelling preferences and housing mix the group agreed that a questionnaire should be developed. The questionnaire had to meet two specific criteria. Firstly, it had to reflect the points raised by parishioners/residents in the engagement survey and, secondly, it had to provide us with both quantitative and qualitative data to support views expressed and garner opinion on the sites put forward for development. The questionnaire can be found at Appendix A.

### 4.2 Engaging the public



It was agreed that to achieve the above criteria, the main consultation should take place at the open event held on 5<sup>th</sup> May 2018 following the Parish Council AGM.

Initially it was thought that focus group members would guide people through the questionnaire to ensure that we

could probe answers, however, however, with no way of knowing what attendance levels would be, it was agreed that this may be counterproductive as we were aiming for as many completed questionnaires as possible. Therefore, the questions were posed as a combination



of tick box, ranking or rating (i.e. 0-5) and free text, which we hoped would encourage people to give reasons for their responses. Focus group members would be on hand to explain how to complete the questionnaire and encourage people to expand on their selection.

In particular where we asked for the top 3 sites preference for development, we asked why those choices had been made. In addition we included pictures of different house styles (including two of the houses on the new Ridgeway Farm development) to get an idea of what would fit best with the Crudwell character, and we included a question asked to identify the type of housing that people felt would best meet Crudwell's needs. Questions were worded carefully to ensure that they did not favour one site over another, one style more than another etc.

The questionnaire was designed to be used in conjunction with the detailed data sheets for each site and four large-scale maps showing the flood zone, conservation area, development boundary and location of the sites within Crudwell parish (Appendix B). These aids were displayed on boards, which allowed a number of people to view the information at the same time. At the event a small number of people took the questionnaires away but 50 were completed at the time. Focus group members were available to answer any questions and to hand out the questionnaires with a short explanation of what was required. Unsurprisingly there was huge interest in the number and location of sites put forward and once encouraged, people started to get involved in completing the questionnaire and asking questions.

Most people who completed a questionnaire were positive, even when expressing concerns and very few were dismissive or negative.

50 residents completed questionnaires on the 5<sup>th</sup> May and the survey was subsequently hosted online where a further 12 were completed by the deadline of 11<sup>th</sup> May.

## 5 Results from the Consultation

### 5.1 Analysis of the data

Data from all of the questionnaires was entered into a spreadsheet in order to automate the accurate counting of responses and scores. The spreadsheet includes an entry for each of the 62 questionnaires completed. A copy of the full results master sheet can be seen in Section 5.9 below.

### 5.2 Textual Entry on the Questionnaires

The text inputs to the questionnaire were entered into a document and scrutinised for recurrent themes and the reasons for particular site's preferences. In summary; the initial recurrent themes observed emerging from the free text were:

- The size of development - smaller being preferred rather than larger.
- The locations of the developments in relation to existing flood zones.
- The potential impact of increased traffic on A429 and Tetbury Lane.
- Retention of the character of the village.

Following this the textual entries on Questions 5, 6 and 7 of the questionnaire were entered into a spreadsheet and analysed by key word search, the results of this may be seen in the sections below.



## 5.3 The data analysis methods used

The objective is to present the results from questionnaire in context with the factual data that we have about each site so that an informed and useful comparison can be made to support choices.

In order to do this the results of the questions and where possible textual responses need to be converted to numerical values and then some simple cross validation is required to ensure that we are taking meaningful information from the data.

In practice this meant

- Summarising the answers to question 5 – which sites do you prefer and why?
- Summarising the answers to question 1 – this sought for feedback on which sites would have positive (or least negative) outcomes on the items previously flagged by parishioners as important.
- Seeing if there was a basic correlation between the two to support the choices made in the preferences data. Then either simply validating the preferences count if it was broadly supported or combine the two in some way of not to provide a ranked preference of sites.

Analysing the textual data:

- To see if there were any further support or otherwise of this data.
- To determine any other themes that were coming out of the feedback that needed to be taken into account moving forward.

## 5.4 Caveats on the data analysis

### 5.4.1 Sample size.

The number of responses to the questionnaire is 62. Crudwell Parish has a population circa 1100 which means that 5.5% of the Parish responded. The questionnaire did not seek any demographic data to identify age, religion, location, family status etc. Therefore while we know that the response is from those interested in the effects of development on Crudwell, there is no way to know that such a response is actually a fair representation of the community at large (i.e. cross section) and it would be dangerous to scale up the response. Thus, while we viewed the response volume as encouraging the results can only be a general guide and we are looking for large majorities to signify distinct preferences.

### 5.4.2 Amenities

The questionnaire asked about amenities. We have defined amenities in the factual data about each site and recorded the measured distance to these from all the sites in the data sheets for each. In the initial analysis we merely aggregated the distances to each, this was then refined in the consolidated analysis by considering the distances to the village hall and the school (arguably the main daily footfall/traffic) separately from the other amenities (Pubs, Post Office)

Analysing the Correlation between the estimates of the number of houses proposed and the positive outcomes expressed by respondents showed the following:

- Broadly respondent perception is that smaller site developments will have more positive impacts. This seems to be true irrespective of location.
- Of the four larger sites respondents showed little significant difference between them. There is a small bias toward the Tuners Lane site in a few of the desirable outcomes (described below) and Glebe lands for one outcome.

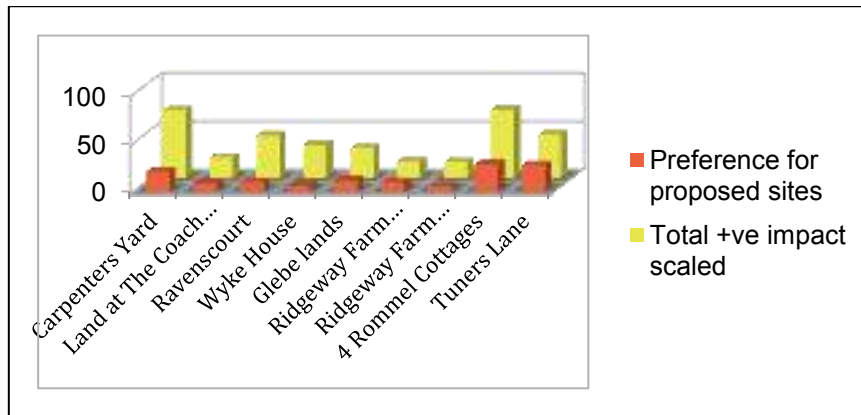
Considering <b>the location</b> of any new development, which of the sites do you think....? (Tick all that apply)		
Would best contribute to pedestrian safety	Uses brownfield rather than greenfield sites	Will do least damage to the local environment
Would have the least impact on flooding	Will have least impact on sewerage	A further Question; 'Will significantly change pressure on amenities' was regarded as undesirable in the analysis
Would least impact volume and speed of traffic in the village	Will not impact green spaces	



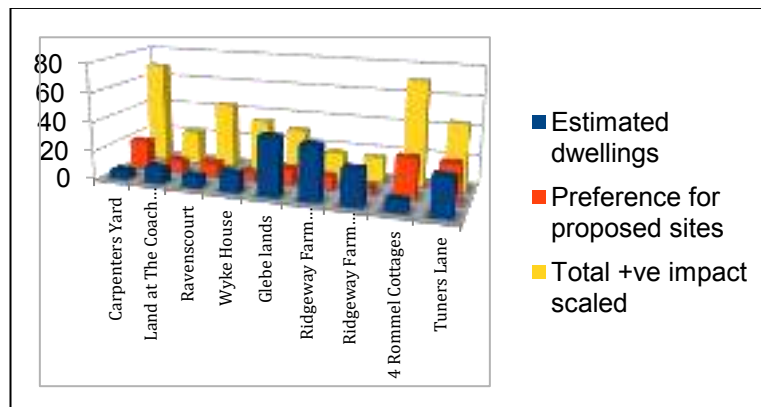
## 5.5 Summary of findings

Analysing the correlation between the positive outcomes that respondents gave and the actual preferences for sites shows:

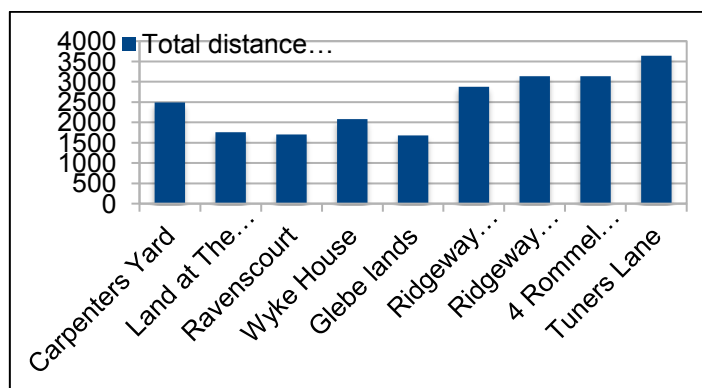
- Broadly the specific site preferences follow the positive impacts perceived.  
Exceptions were:  
Carpenters Yard, Rommel Cottages and Ridgeway Phase 3 were chosen much less than positive impacts would have suggested.



There is not enough information to determine the root of the expressed preference, but size of site may be significant as shown in the comparison of outcomes, preferences and site size below:



Accessibility of Amenities doesn't seem to be the reason for the expressed preferences:







## 5.6 Analysis of the Freeform Text

In addition to the numerical analysis of questions 1 and 5 all comment fields with freeform text have been examined to determine if these support or contradict the numerical analysis.

## 5.7 Inferences

The following has been inferred from the 62 responses:

11 responses expressed no site preferences

4 responses gave preferences but no reason for them.

About 1/6 of respondents commented on village feel/character, the implication being this is valued, however there was no consensus on exactly what this meant.

Between 1/4 to 1/3 ask for organic development or infill development as opposed to big sites.

A couple did suggest that big sites were the way to go.

Only 9 responses mentioned traffic at all. (Note these varied from general comments about no more traffic to keeping it on the main road only and keeping it minimised on the side roads (i.e. favouring main road sites)

Only 3 responded asking for no development at all.


## 5.8 Comments made

A lot of comments contain opinion or expressed fears in areas where we have some facts such as flood risk. Primarily this was flooding and associated sewerage issues. This feedback needs to be dealt with in some form in the Neighbourhood plan such that planners and responsible departments and utility companies need to be clear on how this will be tackled before planning is finally granted.




## 5.9 The Survey Spreadsheet

This shows the master spreadsheet of all numeric data from the 62 questionnaires collated.



### Crudwell Neighbourhood Plan



### Master

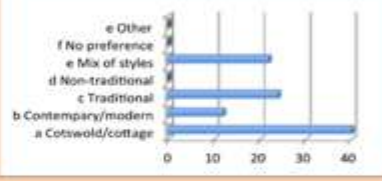
1 - Considering the location of any new development which of the sites do you think...?

	A. Carpenters Yard	B. The Coach House	C. Ravenscourt	D. Wyke House	E. Glebe Lands	F. Ridgeway Phase 2	G. Ridgeway Phase 3	H. Rommel Lane	I. Tuners Lane
Will significantly change pressure on amenities	10	17	7	11	17	30	29	6	17
Will best contribute to pedestrian safety	8	7	10	10	7	7	8	18	19
Would have the least impact on flooding	10	6	11	5	8	7	7	24	6
Would least impact volume and speed of traffic	14	7	8	12	8	4	4	24	16
Uses brownfield rather than greenfield sites	24	0	9	1	6	2	1	3	0
Will have least impact on sewerage	17	7	12	7	9	0	0	19	6
Will not impact green spaces	17	8	9	10	5	0	0	14	6
Will do least damage to the local environment	13	5	10	10	8	4	4	16	11
Other									

Surveys Completed 62

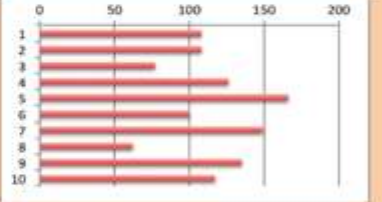
2 - Considering the style of any new development, what would you like to see?

a Cotswold/cottage	40
b Contemporary/modern	12
c Traditional	24
d Non-traditional	0
e Mix of styles	22
f No preference	0
e Other	0




3 - Referring to the property style images on our display board please provide your rating on the

Style 1	108
Style 2	108
Style 3	77
Style 4	126
Style 5	166
Style 6	100
Style 7	149
Style 8	62
Style 9	135
Style 10	117



4 - Considering the type of houses on any new development, which do you think will best meet

a Affordable Housing	31
b Warden controlled housing for the elderly	8
c Starter homes	43
d Bungalows	11
e Flats/apartments	4
f Family homes	38
g Self build plots	11
h Other	0



5 - Which of the proposed sites do you prefer and why?

	a	b	c	Adjusted for preference abc	
G Ridgeway Farm Phase 3	2	2	0	4	3%
D Wyke House	0	4	1	5	4%
B The Coach House	2	3	3	8	6%
C Ravenscourt	2	4	3	9	7%
F Ridgeway Farm Phase 2	4	1	4	9	7%
E Glebelands	3	7	1	11	8%
No Preference				11	8%
A Carpenters Yard	10	8	2	20	15%
J Tuners Lane	16	4	6	26	20%
H Rommel Lane	10	10	7	27	21%
				130	100%
				271	100%

6 - What are the positive aspects of new development in Crudwell?

7 - Any other comments

## 5.11 Consolidated Analysis

The results from the initial numeric count were then combined with the data analysis and the factual data regarding the sites in order to provide a score in the RAG report below:

## Table of Sites and Key Factors

	Site	Total Distance to Other Amenities	Distance to School	Distance to Village Hall	Flood Zone	Residents preference (Scored)		Positive effect on amenity
						Number	%	
A	Carpenters Yard	765	825	900	2	48	18%	69.5
B	Land at The Coach House	830	430	500	2	15	6%	21.5
C	Ravenscourt	775	300	625	2	17	6%	44
D	Wyke House	295	850	935	1	9	3%	34.5
E	Glebe lands	240	670	770	2	24	9%	30.5
F	Ridgeway Farm Phase 2	1885	750	245	1	18	7%	17
G	Ridgeway Farm Phase 3	2135	825	175	1	10	4%	16.5
H	4 Rommel Cottages	1200	1145	795	1	57	21%	70.5
J	Tuners Lane	1970	615	1060	1	62	23%	44.5
	No Preference					11	4%	
	KEY TO RAG	<700	<700	<700	Zone 1	>40		>40
		700~1100	700~1100	700~1100		20~40		20~40
		>1100	>1100	>1100	Zone 2	>20		<20

These results were then ranked on a 123 score in the table below.

	Site	Total Distance to Other Amenities (Score)	Distance to School (Score)	Distance to Village Hall (Score)	Flood Zone (points)	Residents preference (Scored)	Positive effect on amenity	Score
A	Carpenters Yard	2	2	2	1	3	3	13
B	Land at The Coach House	2	3	3	1	1	2	12
C	Ravenscourt	2	3	3	2	1	3	14
D	Wyke House	3	2	2	2	1	2	12
E	Glebe lands	3	3	2	1	2	2	13
F	Ridgeway Farm Phase 2	1	2	3	2	1	1	10
G	Ridgeway Farm Phase 3	1	2	3	2	1	1	10
H	4 Rommel Cottages	1	1	2	2	3	3	12
J	Tuners Lane	1	3	2	2	3	3	14
No Preference								
KEY TO RAG		3	3	3	Zone 1	3	3	<14
		2	2	2		2	2	12~13
		1	1	1	Zone 2	1	1	>12

## Caveats

The analyses attempt to balance the largely subjective preferences of residents with known facts (e.g. measured distances, flood zones). Further work should therefore be done to more closely identify the effects of planned development on flooding hazards. [Further work has been done regarding traffic and road safety](#). Specifics of these are identified in the review of sites section below.

It can also be seen in all the presentations of the data that there is a bias towards smaller sites, which is an unrealistic prospect in the context of the current Neighbourhood Plan as Affordable Housing is important in the Neighbourhood Plan.

Flooding is a major issue in Crudwell and can be seen to influence residents' views through their experience. All development therefore must be closely examined in terms of the effects of run off and sewage on the village generally. Any large site will inevitably add to the known problems.



## 6 Review of the Sites

### 6.1 Initial Review

In order to comply with the requirements of the plan various criteria are mandatory. Some sites were therefore rejected as being unsuitable for the 2016~2026 plan on that basis. These were as follows:

ID	Name	Area (Ha)	Density (Ho/Ha)	Likely Dwellings	Reason for rejecting
A	Carpenters Yard	0.48	20	10	Not deliverable within the specified period
B	The Coach House	0.98	20	19	Not available within the specified period
C	Ravenscourt	0.40	20	8	Insufficient dwellings to meet the needs of the HNA and access unlikely without site B
D	Wyke House	0.65	20	13	No access available
K	The Old Dairy	0.30	20	4	Less than 5 houses, therefore windfall
L	*Eastcourt ;(Late entry)	0.40	20	8	Does not meet the requirements of the Core Strategy; Crudwell as a Large Village

The remit of the group is also to ensure that sufficient land and therefore houses would be made available to meet the needs of the Parish's Neighbourhood Plan, this being a minimum of 20 dwellings by 2026. As the delivery of affordable housing is important to the community, the Focus Group felt it was important to deliver sites large enough to deliver affordable homes. On that basis, site H was discounted.

H	Rommel Lane	0.40	20	8	Insufficient dwellings to meet the needs of the NP HNA
---	-------------	------	----	---	--

However all sites have been assessed within this report and as such may be regarded as potential reserve sites for development beyond 2026.

### 6.2 Further Investigations

In order to improve the knowledge of distances to amenities members of the focus group also undertook a walk including a mother with a pushchair (and baby Charlotte), two children and a dog! This was helpful in understanding potentially safer (and shorter) routes provided that suitable improvements to the footpaths used could be made. A Traffic survey was also carried out during peak times during the week and at a weekend.

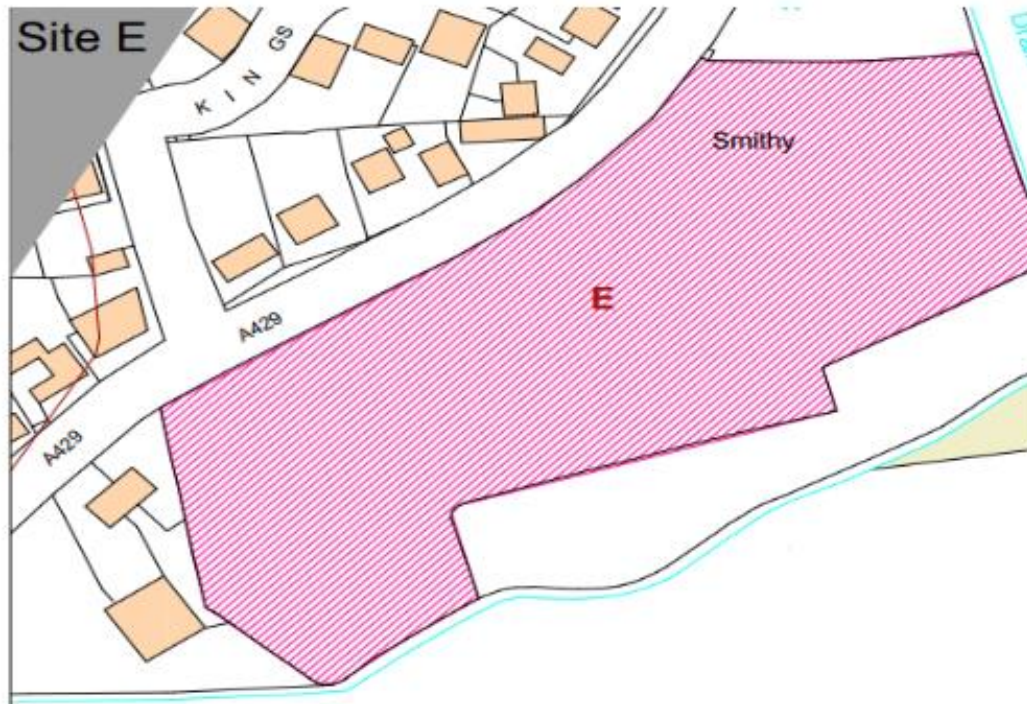
## 7 Sites in Scope

### 7.1 The Short List

ID	Name	Area (Ha)	Density (Ho/Ha)	Likely Dwellings
E	The Glebe Lands	2.05	20	40
F	Ridgeway Phase 2	1.85	20	37
J	Tuners Lane	1.30	20	26

### 7.2 The Glebe Lands Site E





## Site

Site Name  
Address  
Site Area (ha)  
Deliverable area  
Estimated dwellings  
Proposed Access  
Flood Zone  
Conservation Area  
Land classification  
Availability  
Suitability  
Achievability  
Deliverable in 5 years  
Developable beyond 5 years  
Total distance to all amenities  
Bus Stop  
Post Office  
A Pub  
School  
Village Hall

## E

Land Adjacent Carpenters Yard  
The Street

2.08  
2  
40

Preference for proposed sites  
First  
Second  
Third

Directly off A429  
Zone 2 5%  
Adjacent  
Agricultural

No

1680  
20  
115  
105  
670  
770

Total +ve impact on village  
Will significantly change pressure on amenities  
Will best contribute to pedestrian safety  
Would have the least impact on flooding  
Would least impact volume and speed of traffic  
Uses brownfield rather than greenfield sites  
Will have least impact on sewerage  
Will not impact green spaces  
Will do least damage to the local environment

This site which is open green space bearing evidence of strip farming is owned by the Diocese of Bristol and is currently let to local residents. It has been used for grazing and haymaking for at least the last 40 years. The site borders the A429 to the East of the village and has no footpath access other than crossing the very busy A429 trunk route. The site borders Flood Zone 2 both on the East and West (A429) and is contiguous with the Conservation Area. Further consideration of this site would necessitate:

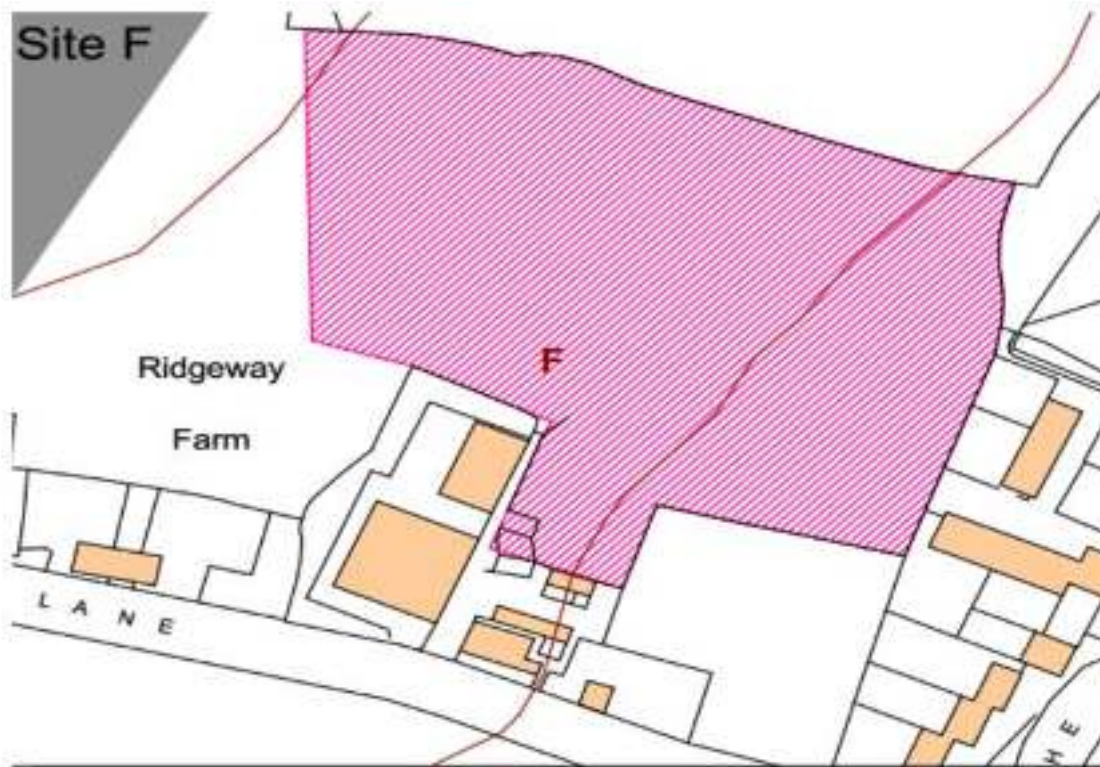
- Confirmation that the landowner wishes to sell the site for development and that this would be possible within the specified period. (As we were unable to confirm that the site was available, it was discounted on that basis.)
- Safe access being provided from the busy A429.



- Footpath/cycle path access to the village either directly on the East or via crossing.
- Careful management of flooding hazards for the village generally and on the A429.

## 7.3 Ridgeway Farm Site F

There are three sites on the former Ridgeway Farm site, which was agricultural land, part of this has been sold for development and 10 houses have now been built. The developer has proposed two further developments, Ridgeway Phase 2 and 3. The Data Sheet for Site F is shown below



Site	F	
Site Name	Ridgeway Farm Phase 2	
Address	Ridgeway Farm, Tetbury Lane	
Site Area (ha)	1.86	Preference for proposed sites
Deliverable area	1.86	First
Estimated dwellings	37	Second
Proposed Access	Directly off Tetbury Lane	Third
Flood Zone	Zone 1	
Conservation Area	Adjacent	
Land classification	Agricultural	Total +ve impact on village
Availability	Yes	Will significantly change pressure on amenities
Suitability	Yes	Will best contribute to pedestrian safety
Achievability	Yes	Would have the least impact on flooding
Deliverable in 5 years	Yes	Would least impact volume and speed of traffic
Developable beyond 5 years		Uses brownfield rather than greenfield sites
Total distance to all amenities	2690	Will have least impact on sewerage
Bus Stop	470	Will not impact green spaces
Post Office	710	Will do least damage to the local environment
A Pub	705	
School	750	
Village Hall	245	

Unlike all the other sites identified, the Ridgeway Farm site first raised village concern when planning consent was first sought for 39 dwellings in 2015. There is therefore some history of objection and antipathy to the site based in the main on the proposed size of developments and the risk that village infrastructure; flood risk, school capacity, traffic access and safety issues would not be able to meet the demands of the developments. It is therefore perhaps not surprising that the survey results are not generally in favour of the site. There is also widespread concern that the 10 houses built are somewhat overbearing and do not harmonise well with the surroundings, as a result there is some basis for the concerns felt by



residents about future development on the remaining Ridgeway Farm sites. Site F is 110M from the CA.

If development were to be considered for either of these sites then the following would be essential:

- A safe footpath to the village via Tetbury Lane.
- As seen from the traffic survey, the need to minimise congestion at the Tetbury Lane/A429 junction.
- Reassurance that the infrastructure could deal with drainage run off and sewerage without compounding the existing situation.
- Reassurance that the design of the new houses was in harmony with the surroundings.
- Enhanced field footpath via the existing footpath to the The Ridgeway.

Further, if the number of houses allocated was within the requirement of the Neighbourhood Plan (20~25) this may be more acceptable. In terms of preference for the Ridgeway sites there is little difference but delivery of G is not believed to be possible without F.





## 7.4 Tuners Lane Site J



### Site

Site Name  
Address  
Site Area (ha)  
Deliverable area  
Estimated dwellings  
Proposed Access  
Flood Zone  
Conservation Area  
Land classification  
Availability  
Suitability  
Achievability  
Deliverable in 5 years  
Developable beyond 5 years  
Total distance to all amenities  
Bus Stop  
Post Office  
A Pub  
School  
Village Hall

### J

Tuners Lane  
Tuners Lane  
1.3  
1.3  
26  
Directly off Tuners Lane  
Zone 1  
Adjacent  
Agricultural  
Yes  
Yes  
Yes  
Yes  
3645  
425  
940  
805  
615  
1060

Preference for proposed sites  
First  
Second  
Third  
Total +ve impact on village  
Will significantly change pressure on amenities  
Will best contribute to pedestrian safety  
Would have the least impact on flooding  
Would least impact volume and speed of traffic  
Uses brownfield rather than greenfield sites  
Will have least impact on sewerage  
Will not impact green spaces  
Will do least damage to the local environment

This site scored highest in the residents' choice of site and also in the consolidated scores showing known fact correlated to opinion. The site is part of existing farmland in local ownership, it is also 144M from the CA and views would be minimal (See Appendix C below). In common with all the large sites being considered it does raise concern about the infrastructure issues of flooding, traffic on Tuners Lane and school capacity.

If the Neighbourhood Plan allocates this site then the following will be necessary:

- Improvement of the existing footpath to the main village amenities.





- Consideration of a sustainable approach to drainage from the site, this to include water permeable materials on all hard surfaces such as roads, paths, terraces, and then run all roof drainage to a purpose built pond with drainage. The pond will encourage evaporation of much of the run off as well as providing a new habitat for wild life. If this approach was adopted it would ease pressure on the adjacent flood zone.
- Widening of the entrance from Tuners Lane
- Retention of hedgerows.

## 8 The Preferred Site

In terms of the consolidated analysis considering the residents' preference and known facts then the preferred site is Tuners Lane.

There significant issues associated with Site E The Glebe Lands and its availability before 2026 is in serious doubt.

As regards the Ridgeway Farm sites; F and G it would seem that the long history of objection and known antipathy within the village has influenced the consultation, the fact that proposals for extension of the existing site has been shared with residents by the developers also makes the prospect of a large site more imminent.

The clear advantages of Tuners Lane over Ridgeway are as follows:

- The road is far less busy, as is demonstrated by a traffic survey and there is already a footpath along its much of its length from the site to the village which can be improved; highways safety is clearly a very important issue for residents, so this is important.
- The site is further from Conservation Area than other sites, so impact should be less.

Therefore the recommended site of the Focus Group is Tuners Lane; Site J.

**Policy DD1** proposes to meet the Parish's identified local need of 20 to 25 dwellings within Crudwell village at a site in Tuners Lane. In developing this site the Steering Group felt it important to minimise the development's impact by:

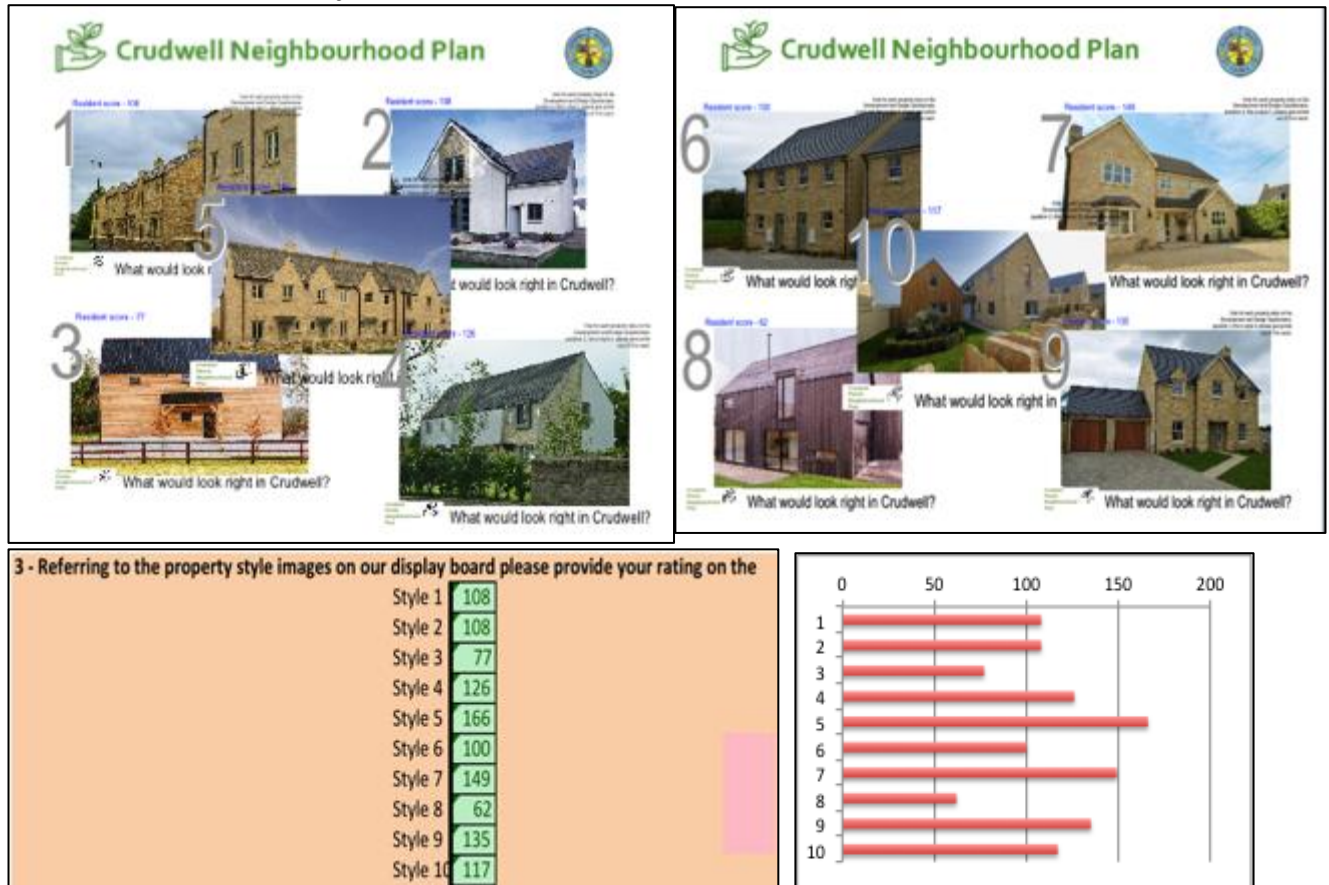
- Completing the footpath to the village,
- Retaining and reproviding hedgerows;
- Landscaping boundaries;
- Providing improved play facilities at the Village Hall, provide lower cost homes
- Demonstrate that the site will not make existing surface water and sewage flooding worse by complying with policies IT<sub>1</sub> and IT<sub>2</sub>



## 9 Design

### 9.1 Design Consultation

In order to elucidate preferences of house design the questionnaire referred to images of new dwellings typically found in the village or the surrounding Cotswold area. This was done in preference to showing older houses in that the group considered that a harmonious new design in locally sourced materials (Cotswold stone etc.) would be preferable to a poor pastiche of older houses. The images used are shown below and residents were asked to score these on a 1-5 poor to good basis. The images are shown below followed by the results.



In rank order then the favoured designs are numbers 5, 7, 9 and 4. This feedback will be taken into account in the design statement referred to below.

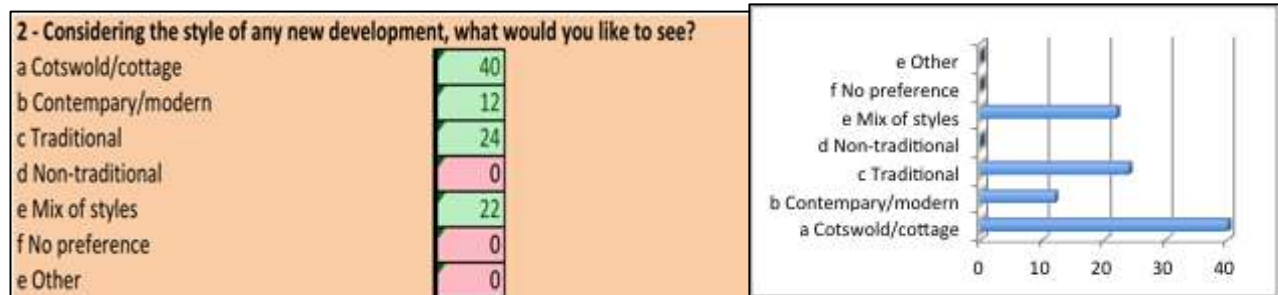
### 9.2 Design Guide

**Policy DD3** states that development proposals within Crudwell must be of a design quality that respects the character and distinctive characteristics of Crudwell Parish by demonstrating how they meet the Crudwell Design Guide. This guide describes the characteristics of local architectural styles and provides a benchmark against which new development proposals will be judged



## 9.3 Styles and Types of Housing

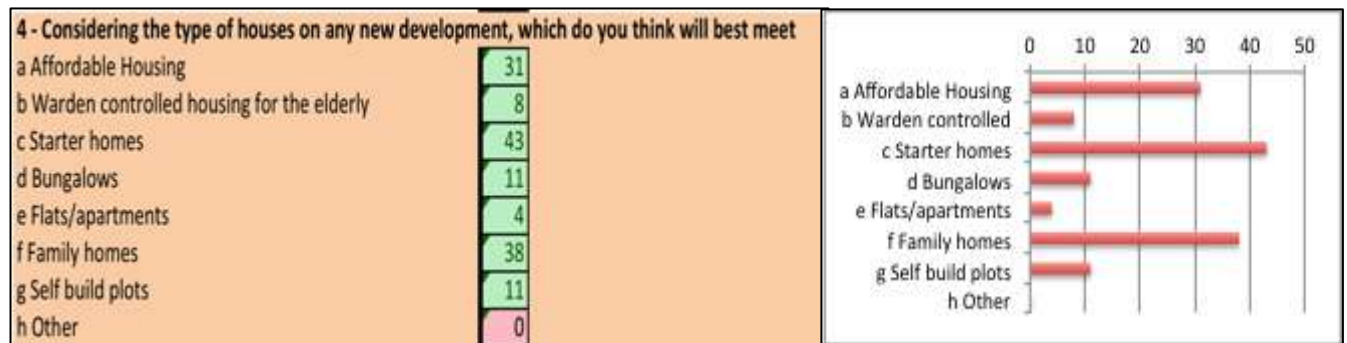
Results from the consultation on the styles of housing preferred are shown below:



There was a strong preference for Cotswold/cottage and traditional designs but some support (<30%) for a mix of styles.

## 9.4 Types of Housing Needed

The results of the consultation are shown below:



Residents expressed a clear need for starter homes Affordable housing and family homes with a preference (>60%) for Starter Homes.

**Policy DD2** sets out how proposals for housing development on windfall sites in Crudwell Village will be considered. The policy aims to encourage developments to meet local needs and is designed to encourage young adults, younger families and enabling more elderly residents to stay in the village. Dwellings would include

- Smaller, more affordable homes.
- Self-build homes.

Roy F Lambley  
Chair Design and Development Focus Group.



## 10 Appendix A: The Consultation Questionnaire

### Crudwell Neighbourhood Plan – Development & Design Focus Group Questionnaire 5<sup>th</sup> May 2018

1. Considering **the location** of any new development, which of the sites do you think....? (Tick all that apply)

	A	B	C	D	E	F	G	H	J	K
Will significantly change pressure on amenities										
Would best contribute to pedestrian safety										
Would have the least impact on flooding										
Would least impact volume and speed of traffic in the village										
Uses brownfield rather than greenfield sites										
Will have least impact on sewerage										
Will not impact green spaces										
Will do least damage to the local environment										
Other:										

2. Considering **the style** of any new development, what would you like to see?

- Cotswold/cottage
- Contemporary/modern
- Traditional
- Non-traditional
- Mix of styles
- No preference
- Other \_\_\_\_\_

3. Considering the existing housing in Crudwell and surrounding areas, what **house style** would you like to see? (Refer to style gallery)

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_





4. Considering **the type of houses** on a new development, which do you think best meet Crudwell's needs? (Tick all that apply)

- a. Affordable housing
- b. Warden controlled accommodation for the elderly
- c. Starter homes
- d. Bungalows
- e. Flats/apartments
- f. Family homes
- g. Self-build plots
- h. Other \_\_\_\_\_

5. Which of the proposed sites do you prefer, and why?

- a. Site .....because
- b. Site .....because
- c. Site .....because
- d. Opposed to new development

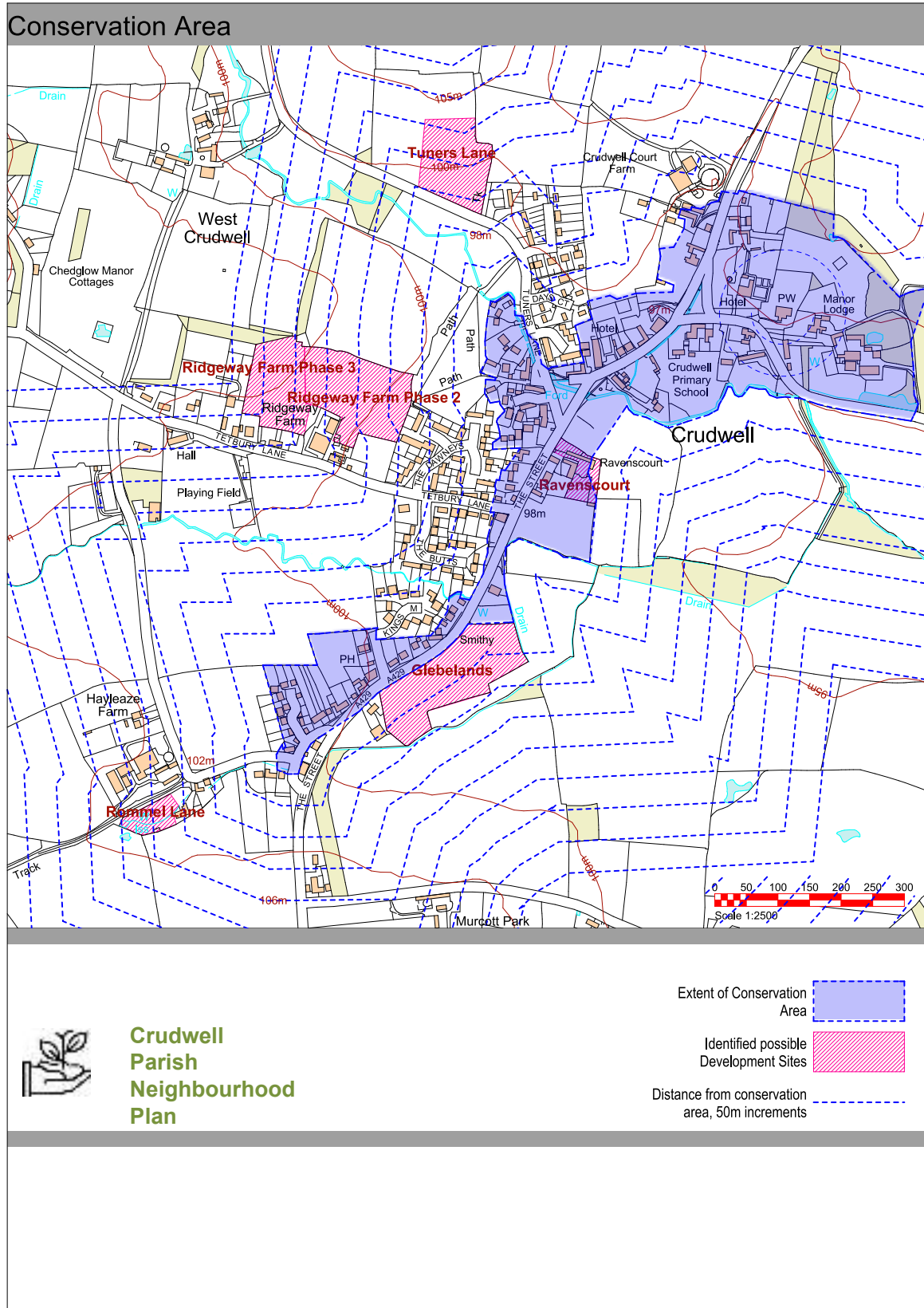
6. What are the positive aspects of new development in Crudwell?

7. Any other comments?



## 11 Appendix B: Site Maps

### The Conservation Area with buffer zones

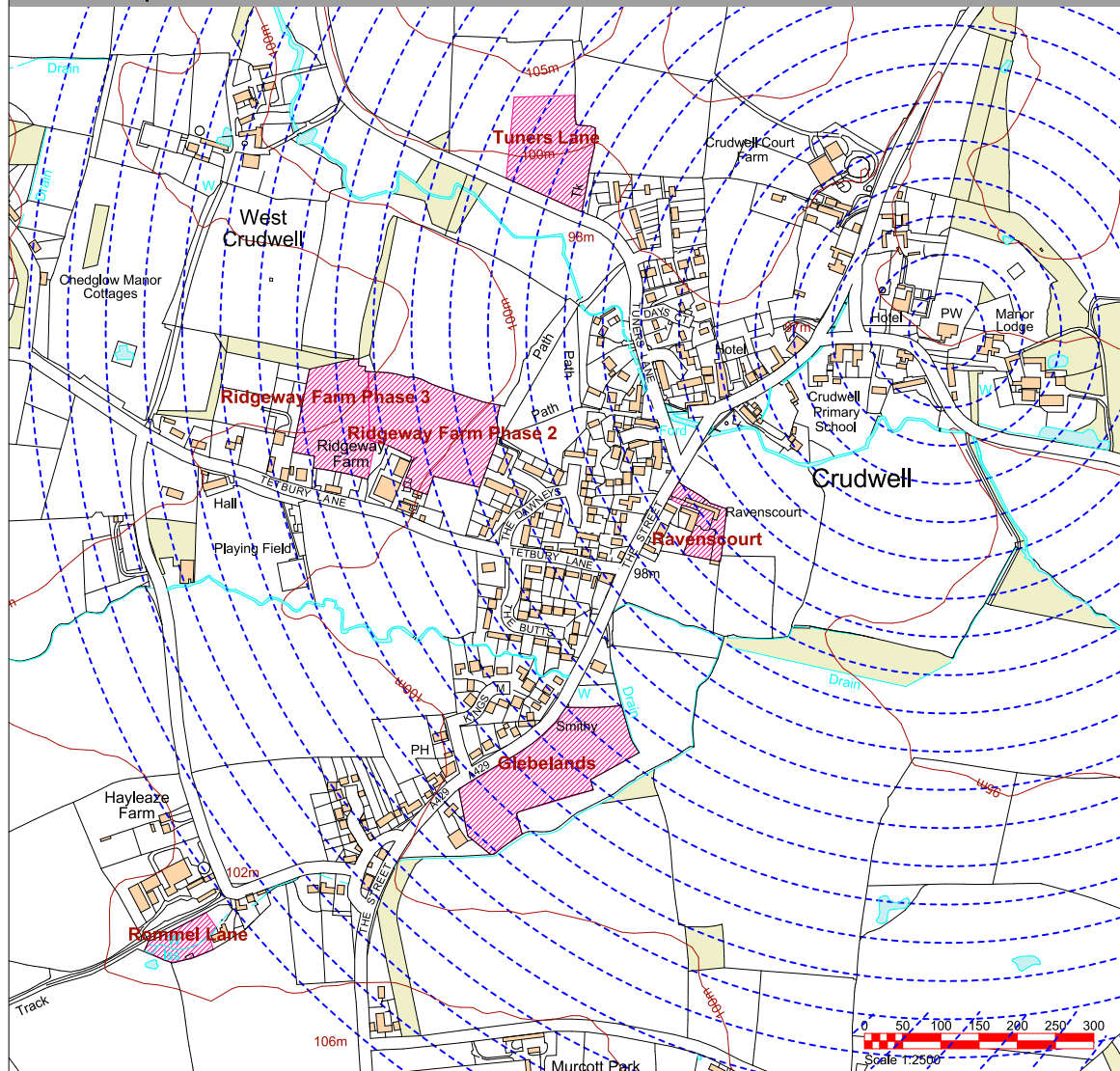




# Crudwell Neighbourhood Plan



## Index Map - Crudwell



Identified development zones			
SITE	Area (ha)	Density (H/ha)	Likely No. Houses
Glebelands	2.08	20	40
Ravenscourt	0.40	20	8
Ridgeway Farm Phase 2	1.86	20	37
Ridgeway Farm Phase 3	1.24	20	25
Rommel Lane	0.34	20	7
Tuners Lane	1.30	20	26

Distance from Church, 50m steps

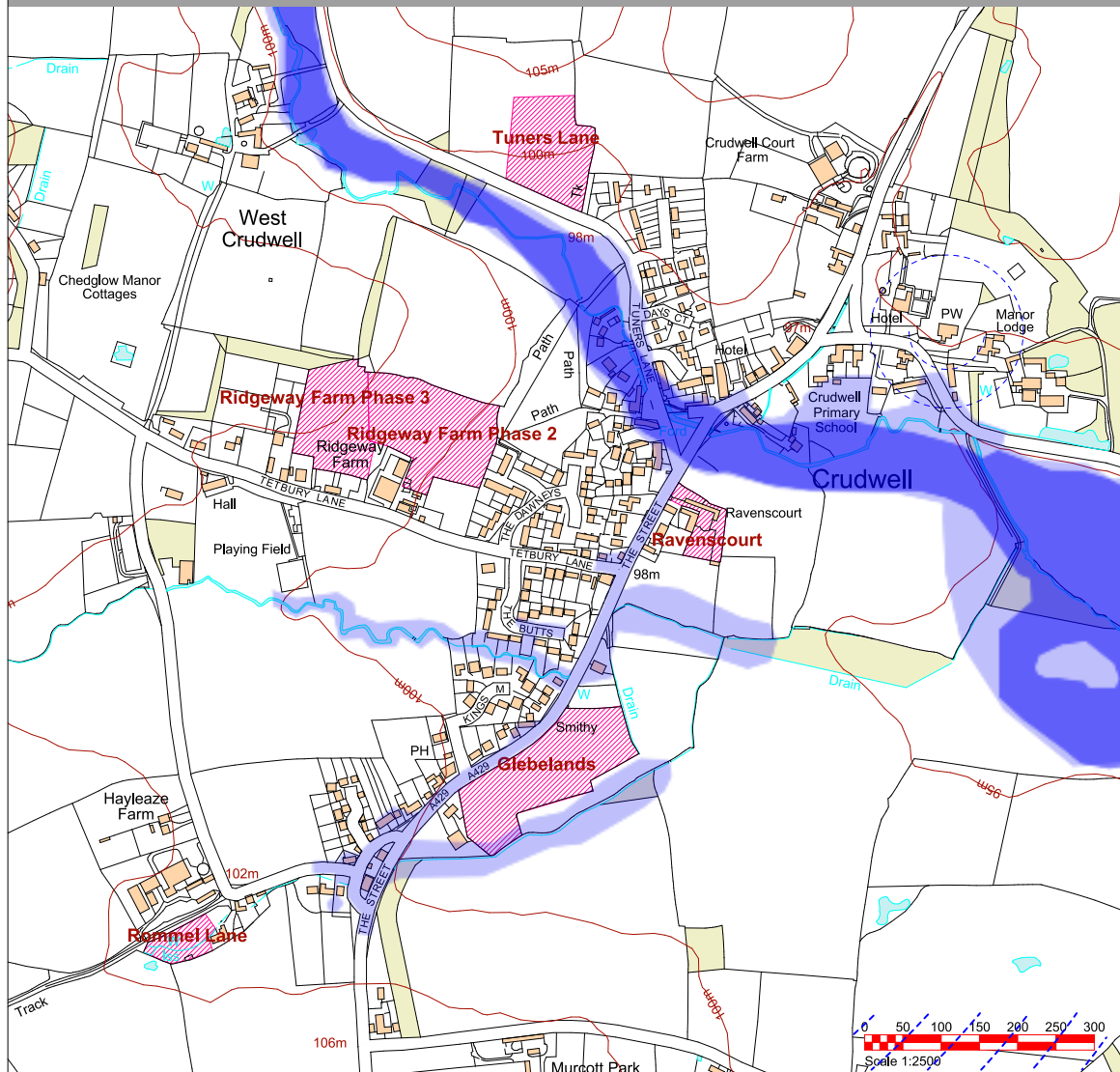
Identified possible Development Sites



**Crudwell  
Parish  
Neighbourhood  
Plan**



## Flood Zones



**Crudwell  
Parish  
Neighbourhood  
Plan**

Flood Zone 3



Flood Zone 2



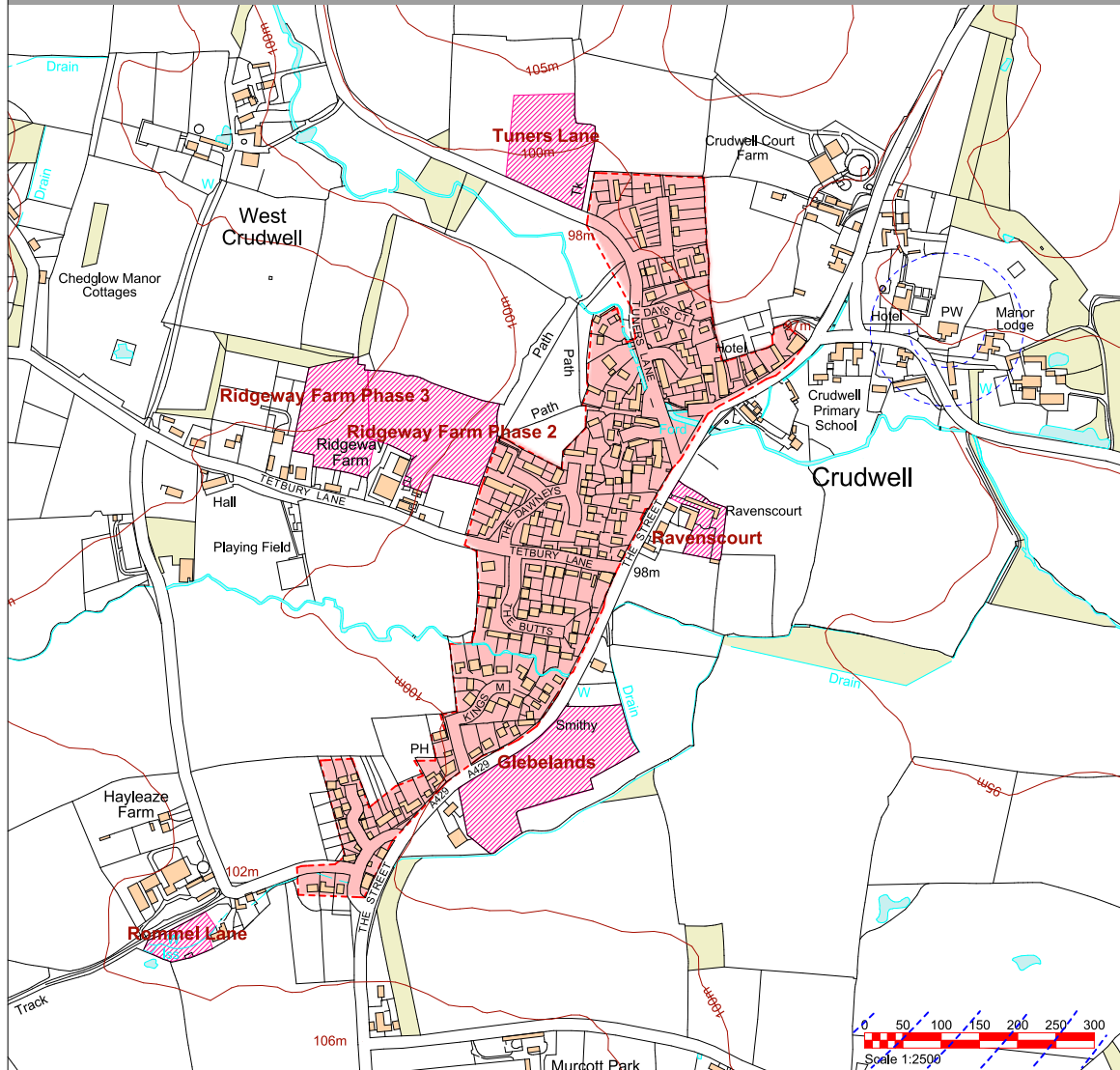
Identified possible  
Development Sites







## Development Boundary



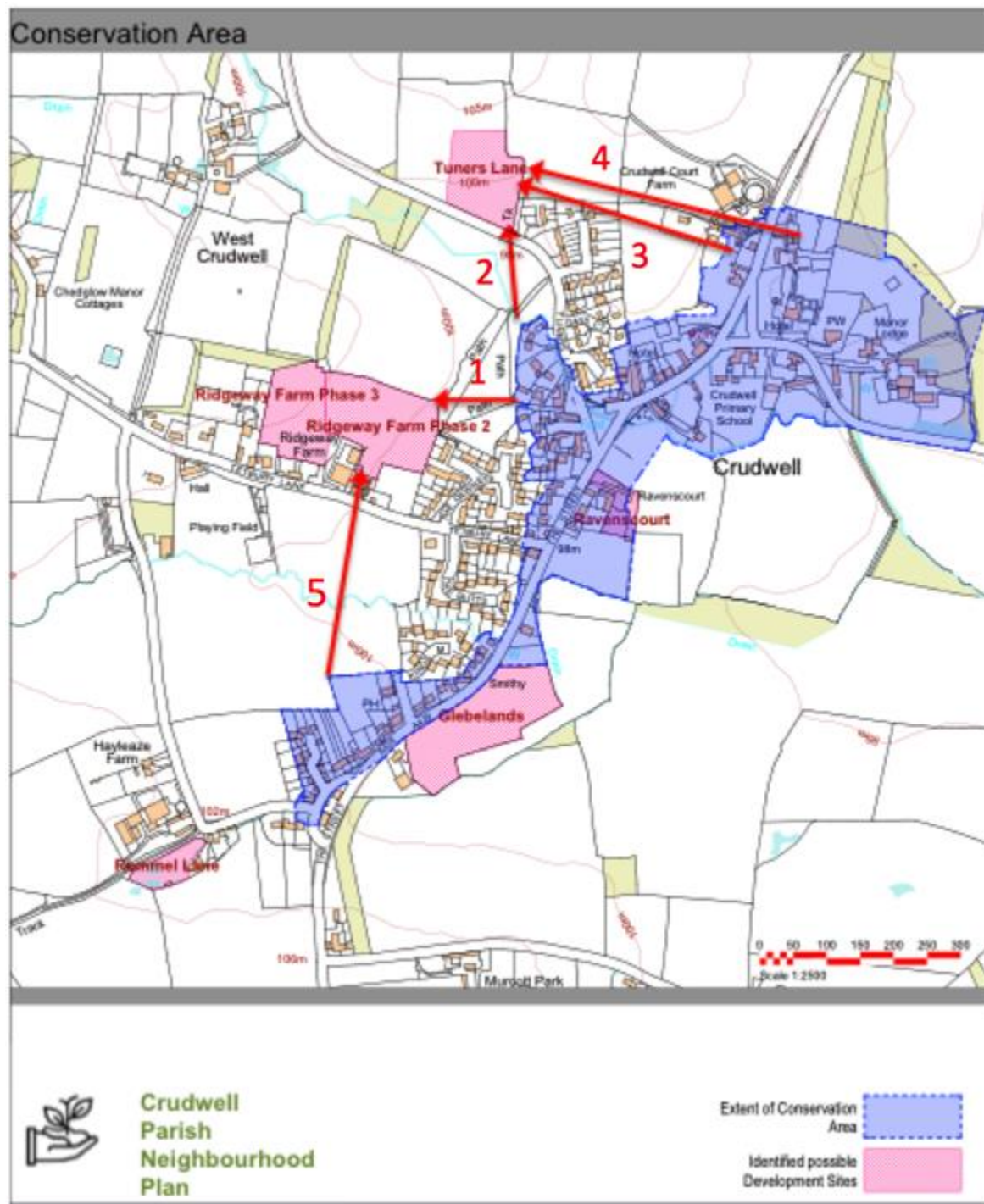
**Crudwell  
Parish  
Neighbourhood  
Plan**

Extent of development  
Boundary   
Identified possible  
Development Sites 



## 12 Appendix C: Views from the Conservation Area,

### Key to Photo Locations





Location 1 Ridgeway Lane to Ridgeway Farm Phase1/2



Location 2 Tuners Lane Site J from Ridgeway Lane footpath.



Location 3 Tuners Lane Site J from the Potting Shed Garden







Location 4 Behind The Rectory Hotel to Site J Tuners Lane



Location 5 Wyke House to Ridgeway Farm Phase1/2







## 13 Appendix D Footpath Access

### Footpath to Ridgeway Farm from the A429



### Footpath from A429 to Tuners Lane Site J





## **14** Appendix E - Data Sheets for all Sites



Site		A	
Site Name		Carpenters Yard	
Address		The Street	
Site Area (ha)		0.48	Preference for proposed sites
Deliverable area		0.28	First
Estimated dwellings		6	Second
Proposed Access		Directly off A429	Third
Flood Zone		Zone 2 40%	
Conservation Area		Adjacent	
Land classification		Commercial	Total +ve impact on village
Availability			Will significantly change pressure on amenities
Suitability			Will best contribute to pedestrian safety
Achievability			Would have the least impact on flooding
Deliverable in 5 years	No		Would least impact volume and speed of traffic
Developable beyond 5 years	Yes		Uses brownfield rather than greenfield sites
Total distance to all amenities		2490	Will have least impact on sewerage
Bus Stop		110	Will not impact green spaces
Post Office		50	Will do least damage to the local environment
A Pub		605	
School		825	
Village Hall		900	

20  
10  
8  
2  
139  
10  
10  
14  
17  
31  
24  
24  
19



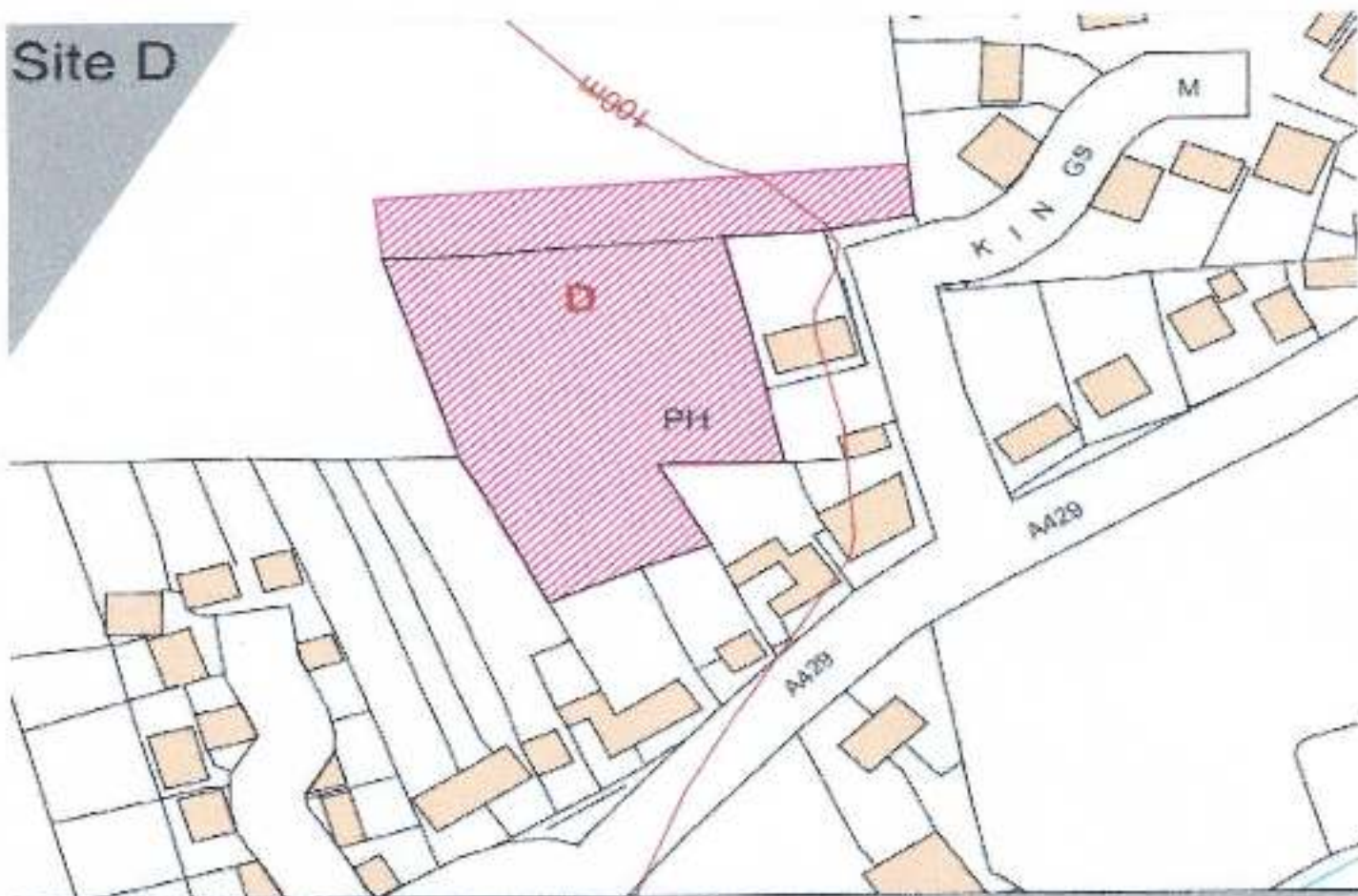






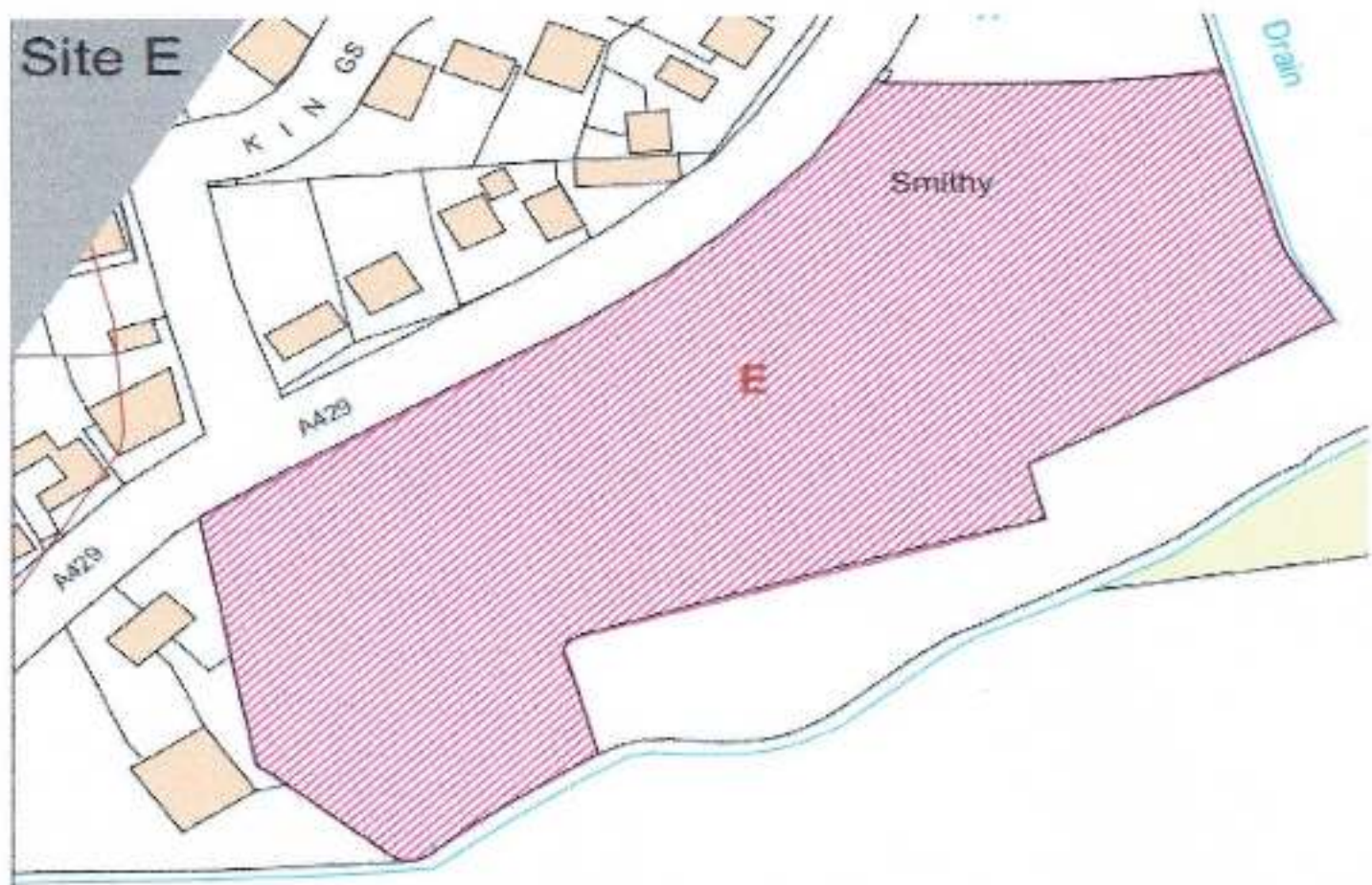
Site	C		
Site Name	Ravenscourt		
Address	The Street		
Site Area (ha)	0.4	Preference for proposed sites	9
Deliverable area	0.4	First	2
Estimated dwellings	8	Second	4
Proposed Access	Directly off A429	Third	3
Flood Zone	Zone 1		
Conservation Area	Majority		
Land classification	Residential	Total +ve impact on village	88
Availability		Will significantly change pressure on amenities	8
Suitability		Will best contribute to pedestrian safety	12
Achievability		Would have the least impact on flooding	13
Deliverable in 5 years	No	Would least impact volume and speed of traffic	10
Developable beyond 5 years		Uses brownfield rather than greenfield sites	11
Total distance to all amenities	1700	Will have least impact on sewerage	16
Bus Stop	20	Will not impact green spaces	13
Post Office	495	Will do least damage to the local environment	13
A Pub	260		
School	300		
Village Hall	625		

## Site D



Site	D		
Site Name	Land to west of Kings Meadow		
Address	Kings Meadow		
Site Area (ha)	0.65	Preference for proposed sites	5
Deliverable area	0.65	First	0
Estimated dwellings	13	Second	4
Proposed Access	Off Kings Meadow	Third	1
Flood Zone	Zone 1		
Conservation Area	Majority		
Land classification	Agricultural	Total +ve impact on village	69
Availability		Will significantly change pressure on amenities	13
Suitability		Will best contribute to pedestrian safety	14
Achievability		Would have the least impact on flooding	8
Deliverable in 5 years	No	Would least impact volume and speed of traffic	15
Developable beyond 5 years		Uses brownfield rather than greenfield sites	1
Total distance to all amenities	2080	Will have least impact on sewerage	9
Bus Stop	135	Will not impact green spaces	11
Post Office	85	Will do least damage to the local environment	11
A Pub	75		
School	850		
Village Hall	935		





## Site

Site Name  
 Address  
 Site Area (ha)  
 Deliverable area  
 Estimated dwellings  
 Proposed Access  
 Flood Zone  
 Conservation Area  
 Land classification  
 Availability  
 Suitability  
 Achievability  
 Deliverable in 5 years  
 Developable beyond 5 years  
 Total distance to all amenities  
 Bus Stop  
 Post Office  
 A Pub  
 School  
 Village Hall

## E

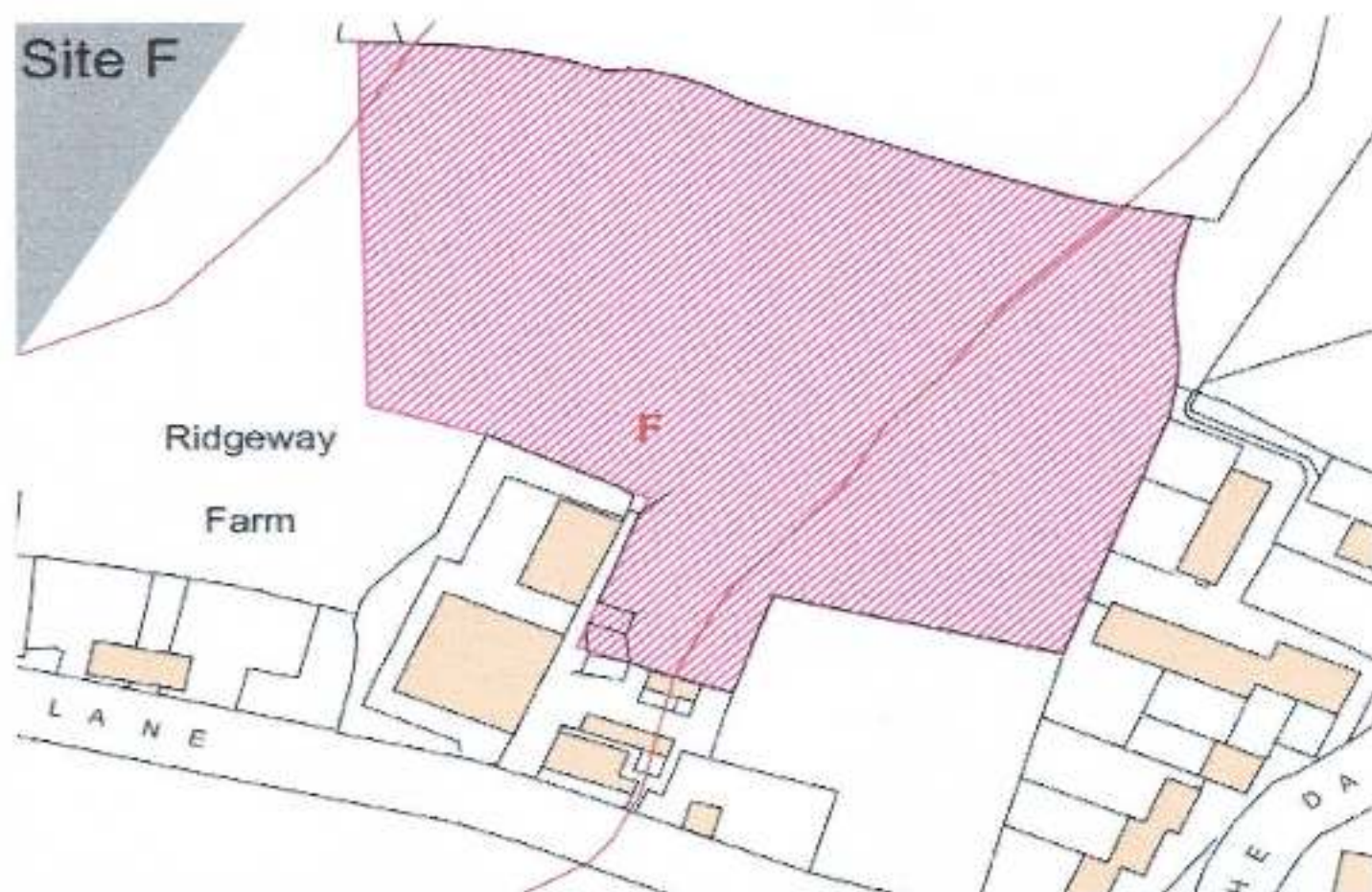
Land Adjacent Carpenters Yard  
 The Street

2.08  
 2  
 40  
 Directly off A429  
 Zone 2 5%  
 Adjacent  
 Agricultural  
 No  
 1680  
 20  
 115  
 105  
 670  
 770

Preference for proposed sites  
 First  
 Second  
 Third  
 Total +ve impact on village  
 Will significantly change pressure on amenities  
 Will best contribute to pedestrian safety  
 Would have the least impact on flooding  
 Would least impact volume and speed of traffic  
 Uses brownfield rather than greenfield sites  
 Will have least impact on sewerage  
 Will not impact green spaces  
 Will do least damage to the local environment

11  
 3  
 7  
 1  
 61  
 21  
 9  
 11  
 10  
 6  
 11  
 5  
 9

# Site F

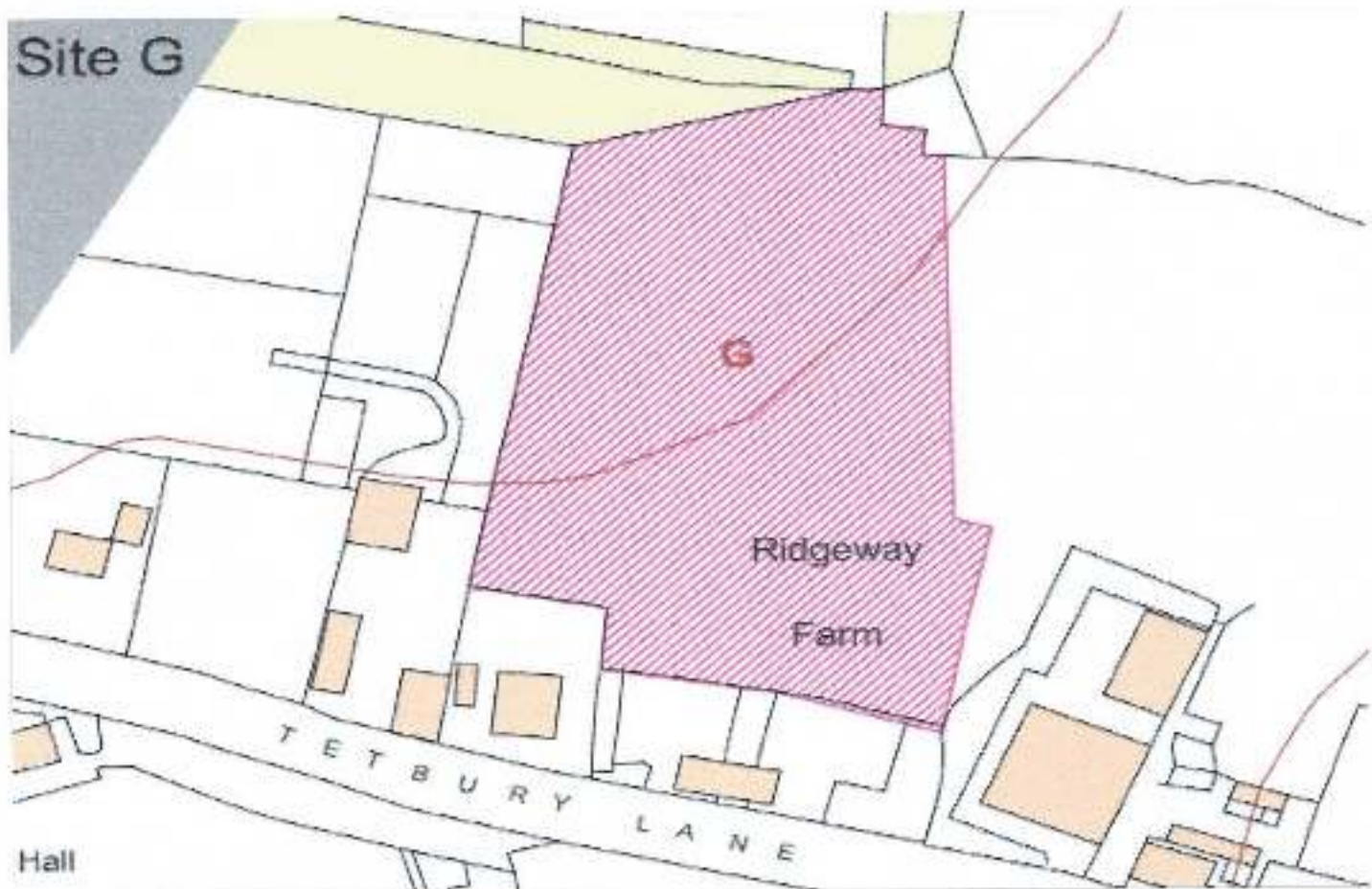


## Site

## F

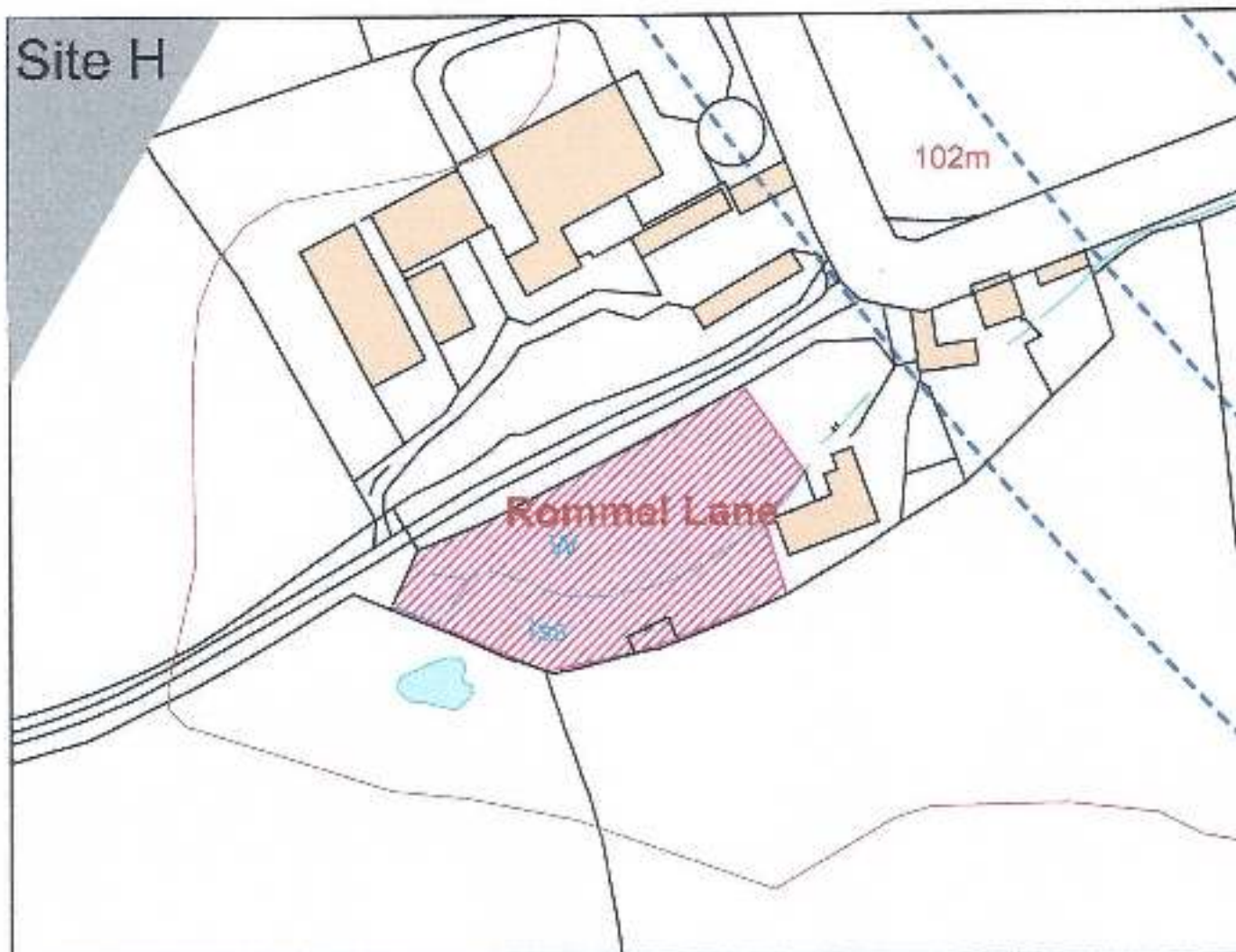
Site Name	Ridgeway Farm Phase 2		
Address	Ridgeway Farm, Tetbury Lane		
Site Area (ha)	1.88	Preference for proposed sites	9
Deliverable area	1.88	First	4
Estimated dwellings	37	Second	1
Proposed Access	Directly off Tetbury Lane	Third	4
Flood Zone	Zone 1		
Conservation Area	Adjacent		
Land classification	Agricultural	Total +ve impact on village	34
Availability	Yes	Will significantly change pressure on amenities	38
Suitability	Yes	Will best contribute to pedestrian safety	8
Achievability	Yes	Would have the least impact on flooding	10
Deliverable in 5 years	Yes	Would least impact volume and speed of traffic	6
Developable beyond 5 years		Uses brownfield rather than greenfield sites	2
Total distance to all amenities	2880	Will have least impact on sewerage	1
Bus Stop	470	Will not impact green spaces	2
Post Office	710	Will do least damage to the local environment	5
A Pub	705		
School	750		
Village Hall	245		





Site	G		
Site Name	Ridgeway Farm Phase 3		
Address	Ridgeway Farm, Tetbury Lane		
Site Area (ha)	1.24	Preference for proposed sites	4
Deliverable area	1.24	First	2
Estimated dwellings	25	Second	2
	Through proposed		
Proposed Access	Site F Ridgeway		
Flood Zone	Farm	Third	0
Conservation Area	Zone 1		
Land classification	Adjacent		
Availability	Agricultural	Total +ve impact on village	33
Suitability	No	Will significantly change pressure on amenities	36
Achievability		Will best contribute to pedestrian safety	9
Deliverable in 5 years	No	Would have the least impact on flooding	10
Developable beyond 5 years		Would least impact volume and speed of traffic	6
Total distance to all amenities		Uses brownfield rather than greenfield sites	1
Bus Stop	3135	Will have least impact on sewerage	1
Post Office	610	Will not impact green spaces	1
A Pub	800	Will do least damage to the local environment	5
School	725		
Village Hall	825		
	175		

## Site H



Site Name	<b>4 Rommel Cottages</b>
Site Area (ha)	0.34
Deliverable area (Total less flood zone)	0.34
Likely no. of dwellings (approximate)	7
Proposed Access	Directly off Rommel Lane
Flood Risk	Zone 1
Land classification	Agricultural
Availability	Good
Suitability	
Achievability	Good
Deliverable in 5 years	Yes
Developable beyond 5 years	
Distance to Conservation area	164m
Distance to Bus Stop	450m
Distance to Post Office	370m
Distance to Pub	380m
Distance to School	1,145m
Distance to Village Hall	795m
No. of resident votes	57

Crudwell  
Parish  
Neighbourhood  
Plan





# Site J



Site	J		
Site Name	Tuners Lane		
Address	Tuners Lane		
Site Area (ha)	1.3	Preference for proposed sites	26
Deliverable area	1.3	First	16
Estimated dwellings	26	Second	4
Proposed Access	Directly off Tuners Lane	Third	8
Flood Zone	Zone 1		
Conservation Area	Adjacent		
Land classification	Agricultural	Total +ve impact on village	89
Availability	Yes	Will significantly change pressure on amenities	24
Suitability	Yes	Will best contribute to pedestrian safety	24
Achievability	Yes	Would have the least impact on flooding	12
Deliverable in 5 years	Yes	Would least impact volume and speed of traffic	21
Developable beyond 5 years		Uses brownfield rather than greenfield sites	2
Total distance to all amenities	3645	Will have least impact on sewerage	8
Bus Stop	425	Will not impact green spaces	8
Post Office	940	Will do least damage to the local environment	14
A Pub	805		
School	815		
Village Hall	1060		



# Infrastructure & Transport Focus Group Final Report 29th May 2018





# Infrastructure & Transport Focus Group Final Report

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## Introduction

### Topic Areas

The Infrastructure & Transport Focus Group (ITFG) was formed on 21 March 2018 to examine and discuss the following topic areas:

- Flood Prevention
- Sewerage Systems
- Traffic & Sustainable Transport
- Local Transport Services
- Broadband & Mobile

### Membership & Approach

The ITFG membership comprised 8 individuals from the parish, 6 from Crudwell, 1 from Eastcourt and 1 from Murcott. Each member volunteered to lead on one of the topic areas as follows:

- Louise Breen - (Traffic & Sustainable Transport);
- Jerry Etheridge - (Focus Group Lead, Mobile & Broadband);
- Jeremy Hawkins - (Sewerage Systems);
- Robbie Hill - (Local Transport Services);
- John McWilliam - (Flood Prevention);
- Rob Shotton - (Local Transport Services );
- Mike Smith - (Focus Group Comms & Secretary).
- Katie Taylor - (Traffic & Sustainable Transport);

### Vision

During the ITFG meeting on the 21 March 2018 the Group discussed the draft Vision statement and suggested amendments. The proposed rewording is shown below with the reasons for amendment detailed within the [meeting minutes](#) :

**"In 2026, the Parish of Crudwell will remain a vibrant, inclusive, rural community. The parish will ensure the facilities and infrastructure needed are in place and that the school, pre-school, church, local businesses, village hall and recreation facilities will have been protected and enhanced where necessary. Any new 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 within the parish to Malmesbury, Kemble station and Cirencester will have been improved, as will the safety of pedestrian and road users around the parish."**

## Topic Reports

# Flood Prevention

## Introduction and Background

The rivers through Crudwell, once well managed, were neglected for many years and as a result flooded severely in 2007 when some 30 properties were flooded. Flooding of roads and property continues to occur during heavy rainfall. Wiltshire County Council has undertaken some local improvements to road drainage but it has no further plans to alleviate the current risk of flooding. 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. The Environment Agency has provided advice to the volunteers particularly on river channel widening.





## Evidence Gathered / Work Undertaken

There is considerable concern amongst villagers (within the Engagement Survey and during the public consultation on the 5<sup>th</sup> May) about the risk of river flooding to property and livelihoods. Wiltshire County Council has commissioned a Crudwell Flood Alleviation Study and Hydraulic Model. This recognises the wider river channel has reduced the risk of river flooding but only if combined with a maintenance plan. However, there is no Council aim or funding for such a maintenance plan but lobbying by villagers continues.

## Recommendation on Future Development /Policies

New development will further increase the risk of flooding if located in areas where river flooding already occurs. In other areas sustainable drainage solutions (attenuation of surface water runoff) must be designed in and strictly enforced. The Neighbourhood Plan should state that any new housing, community and commercial development in the area maintenance work by volunteers, whilst effective, should be formalised and properly paid for out of local community and/or development-related funds.

**Policy F1- Any new housing, community and commercial development in the area must not increase the risk of river flooding.**

**Policy F2- The current river maintenance work by volunteers, whilst effective, should be formalised and properly paid for out of local community and/or development-related funds.**





**Above picture demonstrates what can be achieved with regular maintenance**

## Conclusion

Clearly any new development in the Parish must accord with the proposed policies. However, the situation regarding potential flooding will not be solved by the NHP but should be addressed as a matter of some urgency. Crudwell parishioners are clearly concerned and much good work has been done to-date by dedicated volunteers. The flood risk should now be addressed and finally mitigated with the parish council taking the lead. Additional information is available here: [Flooding in Crudwell History & Future](#)



## Sewerage

### Introduction and Background

Sewerage is the system of underground pipes and pumping stations that collect sewage and rainwater run-off and transport it to wastewater treatment works where the sewage is treated and the clean effluent returned to rivers. In the parish of Crudwell the responsibility for the sewerage system lies with Wessex Water.

There are several types of sewer:

- **Foul sewers** collect and transfer waste from toilets, baths, wash basins, kitchen sinks, dishwashers, showers etc.
- **Surface water sewers** carry rainwater away to rivers and soakaways. These can also collect rainwater directly from roofs (via guttering and pipes).
- **Combined sewers**, where both domestic waste and rainwater are mixed together underground and sent for treatment. New developments keep foul and surface water sewerage separate, but some older systems in towns and villages have combined systems.

In Crudwell and surrounding areas the public sewers are mainly foul with a few surface water. It is known that some surface water (eg from roofs) is connected to the foul system. Sewage gravitates to a pumping station near the Ridgeway from where it's pumped onto Hankerton and ultimately to the treatment works at Malmesbury.

Crudwell Parish has suffered flooding to roads, open spaces and properties for many years, most notably in 2007 when around thirty properties were flooded internally in various locations in Crudwell village were flooding internally after heavy rainfall over a number of days. This flooding came from overloaded foul and surface water sewers and run-off from roads and fields.

Wessex Water inform us that the flooding from the foul sewers is caused by additional surface water and groundwater entering them during periods of heavy rain and when



groundwater levels are high. They say this happens because the foul sewers and manholes may be in poor condition in places, probably cracked joints, so letting groundwater in. This creates flows greater than the pipes' capacity and consequential surface flooding through the manholes. This floodwater

contains a proportion of raw sewage which is hazardous to public health and the environment.

Some work to increase the capacity of certain sewers and gullies has been undertaken by Wiltshire County Council and Wessex Water in the last ten years, for example Goosey Corner (surface water drainage improvements) and Crudwell School (removal of surface water connections from the foul sewer). Despite this work, and the considerable efforts of residents each year to keep water channels clear of natural and man-made obstacles, there remain several locations within the village where flooding from sewers still occurs during periods of heavy rainfall. These include lower Tuners Lane (opposite The Ridgeway), in The Butts and in Tetbury Lane. In all cases roof and surface water combined with sewage comes up through the manholes and flows down the roads entering the Swillbrook at Tuners Lane or the surface water drainage system further downstream of The Butts and in Tetbury Lane.

Wessex Water inform us that they have a computer model of the sewer network in and around Crudwell. A strategic solution to alleviate the risk of flooding from the sewers was identified from this model which involved the construction of a new storage tank and pumped overflow to the river adjacent to the existing pumping station. However, it was deemed too expensive and there would also be difficulty in obtaining approval from the Environment Agency for additional overflows to the river network. Wessex Water is now surveying the existing sewers and has said it will undertake any necessary repairs to the pipes and manholes to stop groundwater infiltration. The precise timescale for this remedial work is not known at present but Wessex Water hopes it will be in the next year or so. Work was done in 2017 to redirect surface/roof water away from the sewerage system, but we do not know of any further initiatives that are in-flight.

New development that feeds into the existing foul sewers will increase the volume of foul sewage in them. Where new development connects into surface water sewers then surface





water flows will increase in those pipes. Any consequential increase to the risk of flooding may be mitigated if development includes sustainable drainage solutions which reduce or slow runoff from roofs and roads into the surface water sewers (where present) or local water courses or soakaways.

Developers have the right to connect to public sewers if they are present. Wessex Water is not a statutory consultee on planning applications, but it has a duty to allow the developer to connect at the same time ensuring that the public sewerage system can accommodate any development without detrimental effects on current levels of service to existing customers or the environment. Its computer model means that Wessex Water should be able to predict with some certainty the impact of flows from future development. Wessex Water informs us that it liaises regularly with Wiltshire County Council and the Environment Agency over flooding and pollution risks. It has expressed its concerns to these parties over the flooding risk in the Crudwell area.

If the sewerage system cannot accommodate a new development, Wessex Water has to identify and implement the measures needed to upgrade the system accordingly. The cost of these measures may be funded by Wessex Water, by the developer or shared between both parties depending on the agreement reached between the parties.

### Evidence Gathered / Work Undertaken

Recent surveys show there is considerable concern amongst residents in the parish about the risk and incidence of sewage flooding and its effect on property and the environment. Of the 122 parish residents who responded to the initial Neighbourhood Plan Engagement Survey, some 28 (around 23%) mention sewerage issues specifically. Respondents refer to incidence of surface water and foul sewage flooding, the inadequacy of the current sewerage system and the need to ensure that any future development should not happen if the risk of sewage flooding increases as a result.

There has been liaison in recent years between members of the parish and Wessex Water, the Environment Agency and Wiltshire County Council over current flooding issues in the parish and this is ongoing. A member of the Neighbourhood Plan Infrastructure and Transport Focus Group is attending the next meeting of the Wiltshire CC Flood Group on 9th May to press Crudwell's case. It is understood that Wessex Water and the Environment Agency will also be at this meeting.





## Recommendation on Future Development /Policies

**Policy S1 - All new housing, community and commercial development in the neighbourhood area must not increase the risk of flooding from sewers. This must be assessed and confirmed by Wessex Water as part of any new development process.**

## List of documents, bodies, groups, individuals etc. consulted

Useful websites:

<http://www.wessexwater.co.uk/>

[www.drainageconsultantsltd.co.uk](http://www.drainageconsultantsltd.co.uk)

## Conclusion

The existing sewerage system in parts of the parish, specifically areas within Crudwell village, is inundated during heavy rainfall causing surface water and raw sewage flooding across roads and into water courses.

There is considerable concern amongst residents about sewage flooding, its effect on property and the environment and the need to ensure that future development should not increase the flooding risk.



## Traffic & Sustainable Transport

### Introduction and Background

Traffic and sustainable transport have been highlighted as key areas of concern for the majority of parishioners who responded to the Engagement Survey. The speed at which traffic travels through Crudwell and surrounding villages is of primary concern for its impact on the safety of pedestrians, cyclists and horse riders.

The public transport available is not effective enough to be a viable option for many people to use for work and therefore and future development will significantly increase commuter traffic.

### Evidence gathered / Work undertaken

**A recent traffic survey** reported that the speed of drivers through Crudwell was an issue and consequently a speed sign has been placed as you enter Crudwell from Cirencester. However, once over the bridge, traffic speeds dangerously up.

**Taking Action on School Journeys** – Two parents at the school have been working very hard to improve the safety for pedestrians.

**Engagement Survey** - most people commented on some aspect of road safety / traffic. **The safety of pedestrians**, in particular, school children walking down Tetbury Lane and crossing the road here is a major concern.

**Collision Data** - An investigation of the Police collision database shows that there have been nine reported collisions in or near the village in the 36 months preceding the school report.

### Traffic Areas of Concern

There are several areas within the Village of Crudwell that have been identified as being a risk to pedestrians, especially with regards to safe walking to school. The following areas are identified as concerns:

1. Traffic speed and lack of footpaths on Tetbury Lane (between Chapel Way and The Street.
2. Traffic speed and footpath width on The Street (A429) between Kings Meadow and Crudwell School main gate.
3. Footpath continuity on Tuners Lane.
4. Lack of visibility and splay at junction of Tuners Lan and The Street (A429).
5. Lack of safe crossing between The Potting Shed car park and Crudwell School.
6. Lack of safe car parking for Crudwell School and/or Crudwell Church.

**Policy T1 – Residential or commercial development that has impacts on the areas of concern listed, must include provisions to improve the safety of pedestrians.**

## Recommendation on Future Development / Policies

The following measures are potential candidates for CIL expenditure;

- Pavement to run the whole way down Tetbury Lane;
- Traffic calming measures on Tetbury Lane and on The Street in Crudwell;
- Designated school car park and safe access from there to the school yard;
- Cycle ways and byways around the Parish.

## Local Transport Services

### Introduction and Background

As Crudwell is not a place of significant employment any new development will result in an increase in commuter traffic. This has issues for the environment and consequently it is imperative that before any future development takes place a significantly more accessible public transport will need to be put place. The Wiltshire Council Strategy Plan highlights that we must "reduce reliance on the private motor vehicle" and provide a "safer, more integrated transport.

Crudwell like many other rural villages has seen decline in its public transport connectional facilities. Both the nearby Malmesbury & Tetbury rail lines have closed (mid-sixties), leaving Kemble the nearest railhead some 5.5 miles from Crudwell. It would appear that under the Wiltshire Core policy 66 Strategic transport network (6.178 page 305) that the Swindon to Gloucester line is not considered.

Bus services have been similarly hit, with frequencies & destinations reduced. Currently, no bus service from Crudwell calls at Kemble station in either direction, although the station is better served from the North, which comes under the auspices of Gloucestershire Council. Outlying villages ie Eastcourt, Chedglow & Kemble Business Park have no services.

### Evidence Gathered / Work Undertaken

From Crudwell, there are some five bus services to Cirencester at roughly 2 hr intervals from 0745 till 1623 hrs. From Cirencester the return bus services seven operates from 0701 to 1740 hrs but with no Sunday service. Under the current Wiltshire Core Strategy (page 46 fig 4.1a) there are no strategic bus routes North of Malmesbury.

Another area where transport is lacking, is the delivery/collection of school children from outlying settlements. Provision of transport for schoolchildren would alleviate current congestion around the school area at start & finish of school.



With the increase of traffic on the A429 through Crudwell at some stage a by-pass may become necessary.

### Recommendations

- Investigate the viability of an early morning/evening bus service (0700 & 1900?), calling at Kemble stn throughout the day in both directions; this could also serve Kemble Business Park.
- Investigate the viability of extending the bus service to Chippenham with better connectional arrangements to serve Swindon at Malmesbury.
- Investigate the viability of a "community bus" for local school runs, link this to the current Malmesbury area community transport.
- Review current school bus runs to Malmesbury.
- Investigate the viability of a "dial a ride" service.
- Review volunteer driver/cars for hospital transport.
- Investigate the scope for shared driving arrangements.
- Bus shelter in Crudwell should be repositioned at the bus stop
- Provide Crudwell bus shelter with real time displays.

### Conclusion

If Crudwell & its environs are set to grow then its transport links should be improved. In principle, this should commence with a policy to integrate rail & bus services which should be created following a wide consultation. Services should not be limited and parochial in nature but should be holistic covering transport links across County & Council boundaries.





# Broadband & Mobile

## Introduction and Background

The provision of fast broadband to serve the Parish is an essential part of 21st century infrastructure. In its 2015 manifesto, the government committed to delivering download speeds of 24Mbps to 95% of the UK by the end of 2017. Since then, a pledge that access to at least 10Mbps should be on a similar footing to other basic infrastructure services such as water and electricity. This 'Universal Service Obligation' will mean that consumers will have the right to request a broadband connection wherever they live.

Of the parish residents who responded to the initial Neighbourhood Plan Engagement Survey, over 10% stressed the need for continued improvement in broadband speeds and the provision for better mobile communications coverage.

The 2011 Census highlighted how people are working differently to a generation ago. Within the parish over 12% of residents (approx. 24% of households) are either self-employed or operate businesses with no employees so effectively work for themselves with no support; commonly this is in service activities that require access to a computer and a good broadband connection.

This policy seeks to ensure that all new housing, community and commercial development in the neighbourhood area is connected to high speed broadband.

## Evidence Gathered / Work Undertaken

BT have an obligation to provide a landline to every household in the UK and developers are expected to want to facilitate high speed broadband provision to make their developments more marketable. Developers must also ensure they contact Network providers early enough in the process for fibre and/or ducting to be laid, to ensure that housing developments are not left with little or no connections.

Recent implementation of Fibre-to-the-Cabinet (FTTC) has enabled delivery of improved broadband speeds with some residents now potentially enjoying data rates of up to 80Mbps (SN16 gEW). A number of factors dictate the speeds available but the majority of properties (see table below) should be capable of receiving upwards of 15Mbps.

[Postcode Search](#)

[Broadband Availability](#)



Postcode	Location	Current Max Speed	Information
SN16 9EP	Crudwell	80Mbps	Gigaclear fibre available by Mid 2019
SN16 9ER		80Mbps	Gigaclear fibre available by Mid 2019
SN16 9EQ		80Mbps	Gigaclear fibre available by Mid 2019
SN16 9HB		43Mbps	Gigaclear fibre available by Mid 2019
SN16 9EY		41Mbps	Gigaclear fibre available by Mid 2019
SN16 9HG		80Mbps	Gigaclear fibre available by Mid 2019
SN16 9SG	Chelworth	54Mbps	Some EO lines (2 Mbps max). Gigaclear fibre available by Mid 2018
SN16 9EX	Murcott	25Mbps	Some EO lines (2 Mbps max). Gigaclear fibre available by Mid 2019
SN16 9EZ	Chedglow	29Mbps	Some EO lines (2 Mbps max). Gigaclear fibre available by Mid 2020
SN16 9HN	Eastcourt	80Mbps	This area has already been upgraded by Wiltshire Online and all should be capable of receiving a superfast fibre service
GL7 6AZ	The Firs	4 MBps	Some EO lines (2 Mbps max). Gigaclear fibre available by Mid 2019

A few properties are connected via Exchange Only (EO) Lines (i.e. no cabinet) and these properties are currently limited to data rates of 2-10Mbps. However, Openreach advise that a solution for EO lines will be rolled-out from the end of 2018.

In addition to fibre provision by Openreach, [Gigaclear](#) have been contracted by Wiltshire Council to deliver ultrafast fibre broadband as part of the Wiltshire Online programme. This means Gigaclear will deliver a new, ultrafast, fibre-to-the-premises broadband network to more than 5500 properties in the project area, meaning anyone connected can receive broadband speeds from 50Mbps up to 1000Mbps. Gigaclear have advised that the current build in the Crudwell area is scheduled to commence in the Autumn of 2018, with completion currently scheduled for the first quarter of 2019.

Also, to assist in everybody understanding the build process, Gigaclear have a communications strategy in place, which means that local residents will receive updates on activity via mail and door drops, from initial build through to services being made live.

## Mobile Communication

Basic Mobile communications across the Parish is reasonable but there are some areas of poor reception which is dependent upon which of the four network providers (EE, Vodafone, 3 or O2) are supplying the signal. Mobile data communications (2, 3 & 4G) is also



variable with some areas of very good reception, others not so and particularly poor around the Eastcourt area (see coverage maps).

The Department for Digital, Culture, Media and Sport has a policy paper "PAS 2016:2010: next generation access for new build homes guide" which details recommendations for ensure that new developments are built to include infrastructure suitable for high speed broadband and networking. All new dwellings in the Parish should adopt the recommendations from this policy paper to ensure that future residents are able to benefit from high-quality Internet provision.

### Recommendation on Future Development /Policies.

These policies seek to ensure that all new housing, community and commercial development in the neighbourhood area are connected to superfast broadband.

**Policy BM1 – All residential development sites must ensure that all properties are enabled for FTTP, including ducting, cabinets and cabling, and improvements to local infrastructure where necessary. New dwellings must comply with all parts of PAS 2016:2010.**

**Policy BM2. - Proposals which seek the improvement and expansion of electronics communication networks, high speed broadband and improved mobile/data coverage will be supported where the impact to the Conservation Area and rural character has been demonstrated to have been minimised.**

Reference: <https://www.gov.uk/government/publications/pas-2016-2010-next-generation-access-for-new-build-homes-guide>

### List of documents, bodies, groups, individuals etc. consulted

A response is awaited from both broadband and mobile suppliers who have been contacted via:

[Openreach community fibre](#)

[Wiltshire Online](#)

[UK Mobile](#)

### Conclusion

Plans exist which should ensure that residents across the Parish have access to satisfactory broadband speeds. However, should any residents remain unable to obtain satisfactory data rates they should first contact there network provider. It is also suggested that



interested residents register their details (without obligation) [here](#), which will allow them to follow the progress of the Gigaclear roll out, from network design, through network build and finally to network live and accepting orders.







## Appendix

### Crudwell Parish Council Action Plan

The ITFG has highlighted a number of issues with potential solutions which, whilst outside the direct remit of the NHP, would be valued improvements to the Parish and therefore suitable for consideration and further action by the parish council.

It is recommended that each item is viewed and either dismissed (with reasons given) or taken forward in an action plan owned by the Parish Council.

	Topic	Subject	Recommendation	Action by Crudwell Parish Council
1	Flood Prevention	Routine Maintenance of Waterways	The PC progress, as a matter of priority, establishment of a programme of routine maintenance for rivers and waterways in the parish.	
2	Sustainable Transport & Public Transport	Speed Reduction	Introduction of 30 mph zones where appropriate around the Parish.	
3			Increased speed signage along The Street.	
4			Parishioners encouraged to join Speedwatch scheme.	
5			Traffic calming measures on Tetbury Lane and on The Street in Crudwell.	
6		Transport Infrastructure	Move bus shelter in Crudwell to be next to the bus stop.	
7			Provide Crudwell bus shelter with real time displays.	
8			Pavement to run the whole way down Tetbury Lane;	



## Crudwell Neighbourhood Plan

9			Cycle ways and byways around the Parish.	
10			Advice issued to parishioners who notice bad potholes/ poor road surfaces to look at the Wiltshire Councils Highways Inspection Manual 2013 and report their observation to the council accordingly. This could be mentioned in the What's on in Crudwell booklet, with contact details.	
11		Improved bus service	PC liaise with Wiltshire council to improve the bus service with focus on better connections to Kemble rail station.	
12			93 bus service arrive in Malmesbury in time to connect with services to Chippenham, Bath and Swindon; local bus route to include Kemble business park and train station	
13			Review current school bus runs to Malmesbury.	
14			Investigate the viability of a "dial a ride" service.	
15			Investigate the scope for shared driving arrangements.	
16	Broadband	Further Improvements	A member of the PC acts as a liaison focal point for Openreach and Gigaclear superfast broadband rollout and advertise this fact to the parishioners.	

## **ENVIRONMENT FOCUS GROUP**

### **ENGAGEMENT FINDINGS and POLICY SUGGESTIONS**

#### **1. Background & objectives**

The initial village engagement survey highlighted key areas important to Parishioners with regard to environment. These were:

- Protect local landscape and farming community
- Protect the Conservation Area
- Preserve and maintain our green spaces, watercourses and natural environment for 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

The Environment focus group was formed to seek more information & feedback on these areas with a view to recommending areas policies for the Neighbourhood Plan.

Using the initial feedback as a basis the following main themes were identified to explore:

- **Reducing carbon footprint**
- **Green infrastructure**
- **Biodiversity**
- **Landscape**
- **Heritage**

#### **Methodology**

- **An electronic and paper survey to Parishioners** asking them to rate the importance of environmental matters was sent by post to 75 Parishioners, by email to the Crudwell Voice database and posted on the village Facebook pages.
- **Focus group engagement event- attendance 70+.** An exhibition stand was erected at the Village Hall with enlarged aerialphotos of Crudwell and A3 ordnance survey maps of Crudwell Parish.
  - Parishioners were asked to place stickers on the maps and photos to identify their importance:
    - Green Spaces
    - Footpaths and Hedgerows
    - Visually sensitive skylines and amenity in Crudwell
    - Historic Buildings and Conservation Area
    - Sustainable Housing designs

Parishioners were also asked to write their thoughts on the comment sheets provided.

#### **Summary from Engagement with Parishioners**

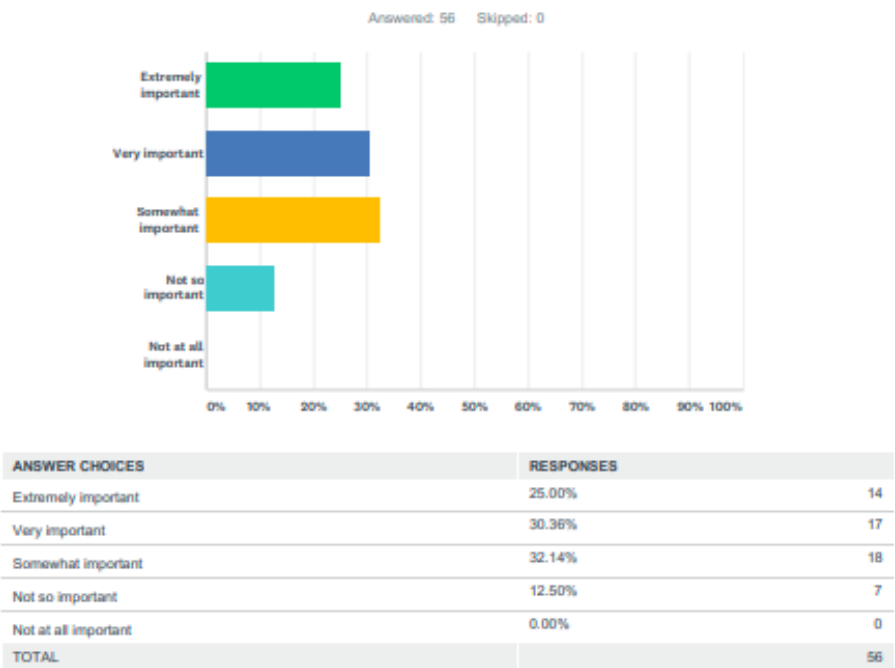
##### **1. Reducing carbon footprint`**

i) Design & construction methods, green energy

The consideration of sustainable construction methods and reducing carbon emissions when building new houses in Crudwell is important to parishioners. Over **55%** of parishioners responding



to the survey felt that it was very or extremely important and **28%** considered it somewhat important.



Suggestions for consideration were; solar panels for energy, sites that have a south facing slope for development, locating windows at a height that allows winter sun to heat building, passive ventilation (for example wind catchers on roof), recycling water and planting green roof for insulation.

ii) Cycling, walking & riding

**Better access to cycle tracks, bridleways and footpaths are very important** to parishioners and would all contribute to reducing the environmental impact of the Parish – as well as adding value and enjoyment to everyday village life. It is very clear from engagement that being able to walk, ride or cycle safely is a highly valued aspect of living in a village – and clearly a priority to all those who engaged. [See table 2 under green infrastructure for feedback]

iii) **Green Energy** - worth investigating further for the future– a wind turbine for the village, for example. However this would need further consultation.

2. Green infrastructure

i) Green shared spaces

It is very important to Parishioners that valuable green spaces are not lost as a result of new development and any lost is replaced including providing corridors for wildlife to move freely.

Parishioners value very highly the green spaces in Crudwell. Particularly the two village greens either side of the A249 both part of the charm and character of the village with historical relevance. They are used for a wide variety of village events and recreation, particularly the village green opposite the school and also the village hall recreation grounds.



*Village green looking towards the stream and A429.*



*Strawberry Fair on the village green*

The Churchyard and green areas outside is of importance to Parishioners. As a well as a tranquil resting place it is well loved for it's Chestnut tree and snowdrops in late winter. There are many mature trees – long established yews and limes. Primroses can be seen by the East wall and Ivy, which is a valuable food for bees and provides nesting sites for birds.



*Crudwell Church and Churchyard.*

The village hall recreational grounds have been invested in since the hall was built here in 1993 and are used by a wide variety of Parishioners. There are football pitches, tennis courts, an outdoor gym and children's playground.



*Crudwell village hall & recreational grounds*

**Table 1: Valued Green Spaces**

*During the focus group exhibition we asked parishioners to mark important green spaces on maps and tell us why particular green spaces in Crudwell Parish are important/how they could be enhanced:*

<b>Number of times mentioned</b>	<b>Where</b>	<b>Reasons why/comments</b>	<b>Ideas for how you would like them enhanced</b>
8	Village green (opposite school)	Used for Strawberry Fair Historical	Wildflower area
7	Post office green	Historical Great space All these make the village lovely to live in for all the community	Sculpture Definitely to encourage wildlife and to teach children to value them
7	Church yard/green	Historical	
7	Village hall playing fields	Good to have areas where kids can run and you know are safe For children playing games In this age of technology, playing fields essential	Additional picnic benches/tables Leave as it is Birdwatching hut
4	Allotments	New houses tend to have smaller gardens so allotments important Essential	
3	Memorial green	Pretty, quiet place to sit	
3	School field	This should be protected as outside space very important to development of children	

The following communal green spaces scored highest from exhibition feedback (between -10 mentions on paper), which supports engagement information previously collected.

- Village green
- Village hall playing field
- Post office green
- Churchyard/ green

Green spaces play an important role in giving Crudwell its rural character, amenity, and biodiversity value. The links between the natural and built environments are especially important because of the benefits from green corridors passing through and providing important habitat and a range of other green functions, including recreation and flood control.

There are also key open spaces that are used for dog walking (such as fields behind the Dawneys, Coach House & Pear Tree Cottages and the Glebeland) and that also provide walking routes avoiding the busy A429.



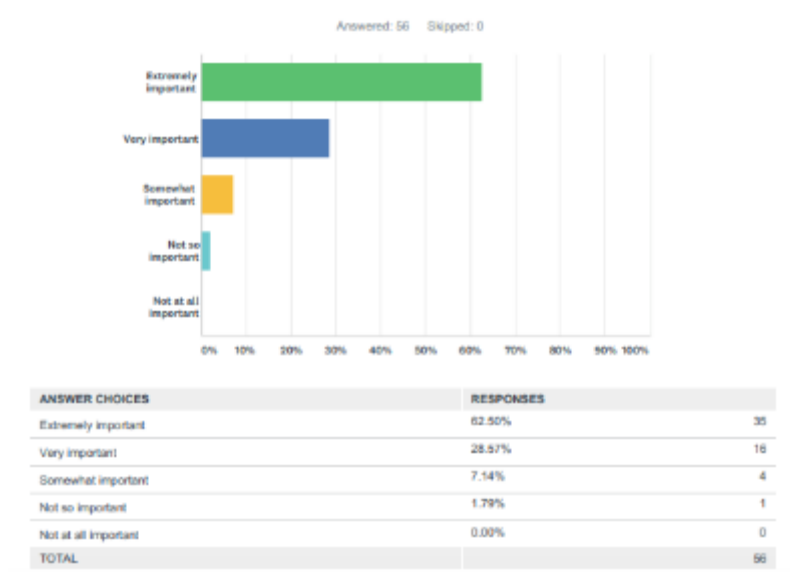
The shared open spaces are also used for a number of long established village events such as the Strawberry Fair, 24 hr bike ride and May Fair.

The school field is also highly valued as a village asset.

Parishioners spoke of the importance of green spaces for keeping the ‘rural character ‘ of Crudwell and for activities for all ages including walking their dog, children playing, sport and community events. Crudwell’s shared green open spaces **enhance the social well-being and social interest of the local community** and therefore should be protected and enhanced where possible.

## ii) Light and noise pollution

Over 90% of those surveyed also felt it was extremely or very important to preserve tranquillity by minimising light and noise pollution



## iii) Footpaths

Feedback from community engagement has emphasised the wish to be able to **safely walk, cycle or ride horses around the Parish**. Particular emphasis should therefore be placed on the local implementation of Wiltshire Core Strategy Policy CP52 which says: “Development shall make provision for the retention and enhancement of Wiltshire’s green infrastructure network, and shall ensure that suitable links to the network are provided and maintained.” 126. This policy incorporates those elements of WCS CP 52, which are directed at preserving or enhancing the public footpath component of green infrastructure.

The below shows footpaths (many are rights of way over fields) that parishioners marked as important during Focus Group Exhibition engagement:

**Table 2. Footpaths – Description and number of stars placed on enlarged maps and ariel photos indicate the importance of the Footpath**

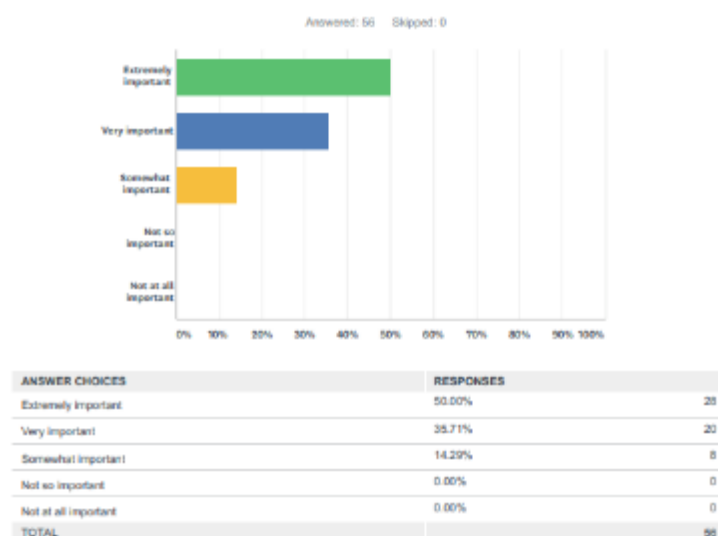
Footpath Location description	Number of Stars
Tuners Lane (nr allotments) to Chedglow passing through West Crudwell drive	<u>7</u>
Field behind the Dawneys which also backs onto houses on Tuners Lane	<u>5</u>
Chelworth to Crudwell footpaths x2	<u>5</u>

From Bus stop towards road from Crudwell to Eastcourt and then onto Murcott	<u>4</u>
At end of houses on Tuners Lane heading North into fields and back onto Tuners Lane	<u>4</u>
Chelworth to Eastcourt Road passing behind the Church and Rectory Hotel	<u>4</u>
Chelworth to Eastcourt passing between Malt House Farm and Oatridge Farm	<u>3</u>
Manor House Farm in Chedglow to Fosse Way	<u>3</u>
Tetbury Lane unbroken footpath/pavement required	<u>2</u>
Rommel Lane to Wheatsheaf pub	<u>2</u>
Tuners Lane to Fosseway	<u>1</u>
Murcott to Peartree Cottages	<u>1</u>

Feedback also suggests the creation of cycle paths and improved bridleways in Crudwell would be welcomed and supported. These are areas to consider - particularly as housing, and subsequently traffic increases in the future.

### 3. Biodiversity

Preserving the natural environment and wildlife in Crudwell is very important to Parishioners. As shown below, 85% of people rated the importance of the impact of any development as either extremely or very important.



There is also support for development to positively enhance habitats to encourage new species to move in and to provide positive features within new development such as bird and bat boxes. [see Q10 *Providing positive features in build-programmes such as bird and bat boxes in Appendix*]

There are potential water meadow habitats next to the river, which should be encouraged and maintained - Kingfishers, Herons, bats and deer have been spotted here, which is an important habitat and ecological corridor.

Bats have also been noted in the Church and Churchyard and should be protected.

Newts and grass snakes have been seen in the fields behind the Butts. Rare grassland species have been noted - Ridgeway Farm has several species only found in undisturbed pastures.

## Additional comments on biodiversity and geodiversity from the survey:

Answered: 13 Skipped: 43

#	RESPONSES	DATE
1	We live in the country, there is plenty of biodiversity and geodiversity on our doorsteps already	5/1/2018 8:20 AM
2	If the proposed building of 40 houses takes place as planned as I understand it then we will lose at least one hedge bordering a field and about 4 trees in the process	4/26/2018 7:43 PM
3	There are potential water meadow habitats in Crudwell next to the river - these should be encouraged and maintained. I've also seen kingfishers, heron, bats and deer by the river - which is a very important habitat and ecological corridor.	4/22/2018 11:23 AM
4	Old Cotswold Stone Walls, as the walls by the new development in Tetbury Lane had crickets living in them. The walls were taken down for the new housing.	4/20/2018 11:57 AM
5	The maintenance / re-establishment of well established old hedgerows is currently overlooked - as in hedge opposite current new development	4/20/2018 11:04 AM
6	It is important we retain and maintain what we already have, now and long term. We already live in and enjoy a good environment. If we can enhance it further by reasonable measures, then great, but this is a desirable bonus not an essential necessity. In some areas it would be a key high priority, but we already have a higher starting base than many. Q13 - we are lucky to have several public open spaces in the village, which it is important to retain. Ensuring any new development is well landscaped, softened and greened is important to how it looks and feels. This is more than just creating more public space.	4/20/2018 12:16 AM
7	Would love something that encouraged walkers around the village. Routes to try are alongside fields which limits access at certain times or along roads without paths. In Calne and Melksham new development has brought wide verges and paths that are in use actively by the community	4/19/2018 10:52 PM
8	nothing specific	4/19/2018 4:22 PM
9	Nil	4/19/2018 3:43 PM
10	Newts and Grass Snakes are in the locality - green fields near the Butts	4/19/2018 2:13 PM
11	The pheasants & deer which commonly nested/ visited the fields to the south of the current development at Ridgeway Farm have been absent in Crudwell since works began.	4/19/2018 8:58 AM
12	With the current Ridgeway Farm development I am shocked to see that the run off drainage into swillbrook has at the moment been left half done. With the additional runoff recently it is impossible to cross the brook next to the allotments, this needs to be sorted, as done putting the field back to an environmentally suitable state. I am very pleased to see that a landowner has felt it is important to ensure areas in the village are made openly accessible to the community and has taken it upon themselves to protect the land ensuring they are custodians of the land and not there to simply profit from it regardless. I am concerned that the Ridgeway development has put solar panels on its north facing roofs, not sure how sensible this is yet they do not appear to have added any positive elements for displaced species to return, ie bat boxes, Owl boxes etc.	4/19/2018 8:33 AM
13	Rare grassland species are in danger. Ridgeway Farm has several species only found in undisturbed pastures.	4/18/2018 8:46 PM

### iv) Hedgerows & Watercourses

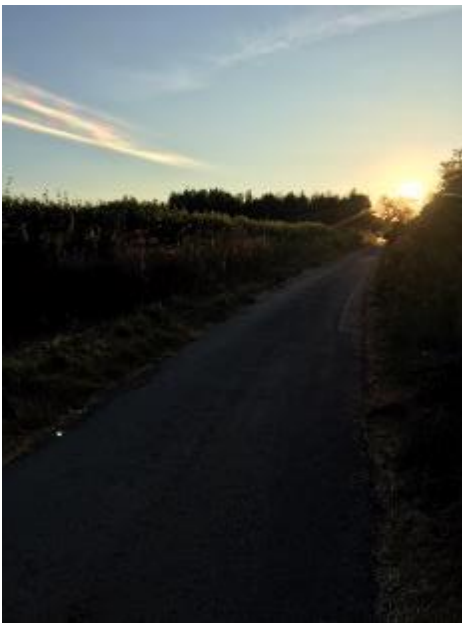
Feedback from the Focus group exhibition made particular reference to future development not destroying hedges and for wildlife corridors to be maintained between settlements.

They provide essential corridors for many native animals and birds to travel and live. They are also part of Crudwell's rural character.

There are places in the village where there is very little verge between the road and hedgerow, which could be an issue where footpaths are needed to support future new development, particularly Tetbury Lane from the end of the Butts and The Dawneys to junction with Rommel Lane.



*Hedgerows either side of Tetbury Lane*



*Hedgerows at Tuners Lane*

Initiatives such as hedgerow footpaths/cycle routes seem to be welcome alternatives but would need to discussion with landowners.





*An example of a footpath with hedgerows either side*

The main watercourse through Crudwell is Swillbrook , which flows through the village in a easterly direction as shown below:



Flood risk is extremely sensitive for all engaged Parishioners and as recent history has proven, the **maintenance of watercourses in the village is crucial** to protect existing housing and thoroughfares– as is protecting (or adequate replacement for) existing flood plains. The risk of flooding could also be helped by planting trees around river banks where possible.

Table 3: Water courses and hedgerows

***If you can, please tell us about any hedgerows, or watercourses that are important to you or how they could be enhanced:***

<b><i>Where</i></b>	<b><i>Reasons why/comments (for example to protect certain wildlife, maintain rural character etc)</i></b>	<b><i>Ideas for how they could be enhanced</i></b>
All the hedgerows	I love nature and wildlife – it needs to be preserved for the future and part of the 'Cotswold' look.	Farmers need to focus on not destroying the hedges especially at

		wrong times of the year, and the verges (ditto).
Between settlements	Create wildlife corridors.	Encourage housebuilders/farmers to manage sensitively.

WATERCOURSES	No. of stars	Comments
Swill Brook	8	<p>Swill Brook does not run immediately next to any of the possible Development Sites</p> <p>This stream is a flood risk area according to Wiltshire Council and runs next to one of the Sites offered for development. The Site is the field next to the Coach House.</p> <p>It would be great if the value of water meadow areas like Crudwell were restored and managed for their ecological value. Overdevelopment of housing with associated 'land take' / fragmentation of habitats and destruction.</p>



*Footbridge over the brook off the A249*

#### 4. Landscape

The rural landscape is part of the Crudwell's history and character – and is something that people feel is important to retain with future development.

The lowest point in Crudwell is the South East area of village and the highest point is to the North. However, the Crudwell Parish area is mainly flat and the skylines are fairly open with long range vistas.

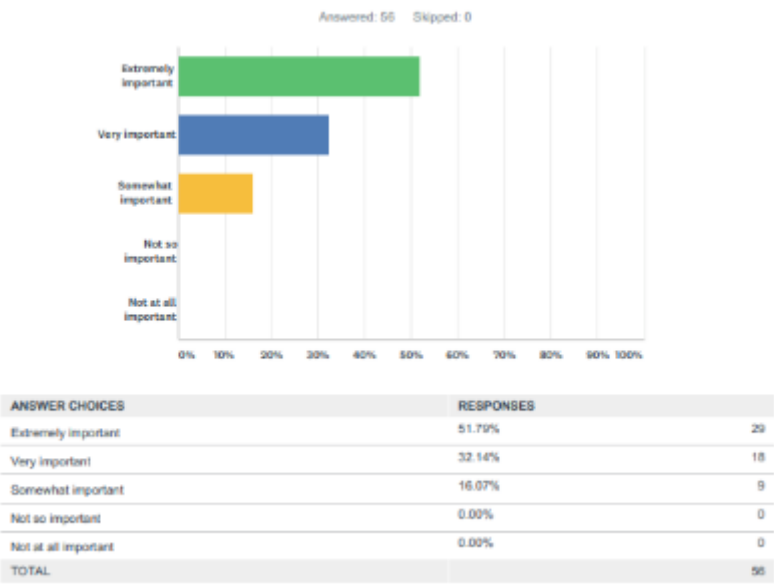
Limestone walls and roof tiles as building materials have a visible presence in and surrounding Crudwell, they are a unifying characteristic of this area in particular. Rooflines are characteristically low and irregular with a number of buildings protected under the listed building act.

There are a number of wooded areas breaking up the horizon between the earth and the sky providing visual interest. In particular people mentioned significant skylines between Crudwell and Chedglow. Maintaining this as an open skyline will protect the individual characteristics of the hamlet that is Chedglow and the village that is Crudwell. It will also protect open green spaces and allows open and interesting views for footpath users.

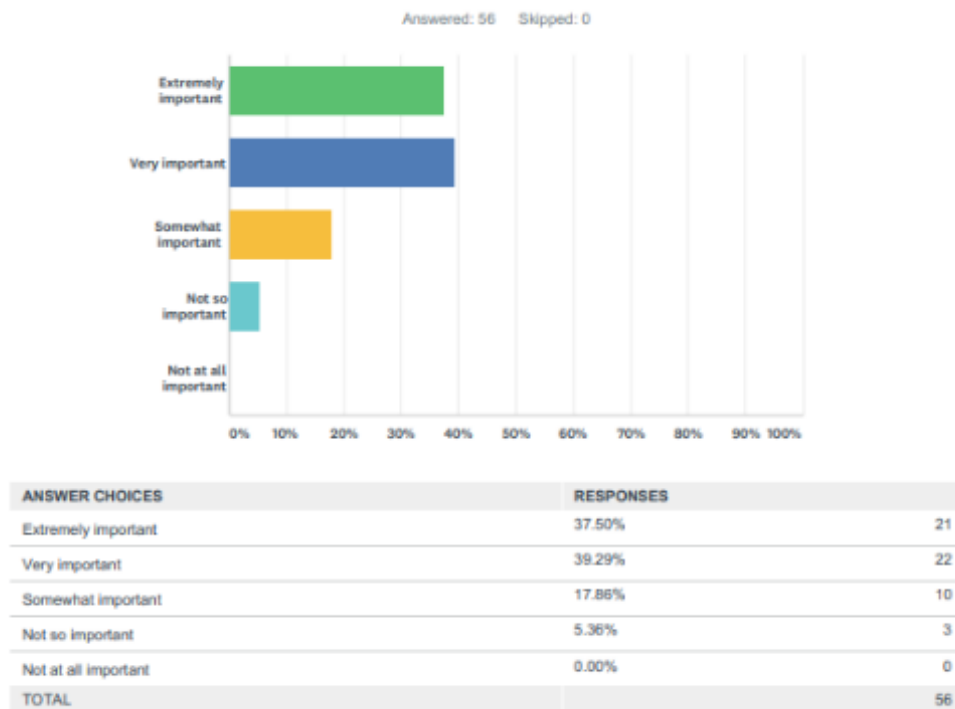


*View across Tuners Lane to the green by the brook/ford*

85% of Parishioners from the survey felt that it is extremely or very important to ensure that infrastructure (roads, paths, lighting and utility services for example) are blended in with the natural landscape.



They would also like to integrate visible features such as limestone walling into new landscapes (extremely or very important to 77%, somewhat important to 17%)



Residents would like proposals for new development to respect the pastoral setting of the Parish and that it addresses, with mitigation where appropriate, the need to:

- Work with not against the grain and mature boundaries of the dispersed settlement of buildings and outlying hamlets of Chedglow, Chelworth, Eastcourt and West Crudwell
- Retain and not diminish the physical separation between settlements
- Retain and not detract from the dominance of the natural features that provide the setting for these settlements, such as hedgerows, trees and open views across the countryside
- Retain the tranquillity of the rural landscape in particular where public footpaths allow access for recreation

Key views considered 'definitive' of the village by parishioners (information collected at focus group exhibition, number in bracket relates to total mentions are:

- East of The Street (A429) Gives the village a sense of openness (10)
- Glebe field and surrounding area (5)

These areas include the area around the Church and Crudwell Primary School a historically significant listed building. The school is surrounded to the south by green spaces with a notably irregular skyline which is characteristic of the village. The skyline can be seen from both footpaths in this area.

- East of The Street and north of Murcott Park Farm (5)
- Between the Dawneys and Tuners Lane (4)



- Fields lying south of Tetbury Lane between Rommel Lane and The Street (4)
- Field lying east of Tuners Lane and west of the Street behind The Potting Shed (3)
- Field lying opposite the approach down Tetbury Lane onto the junction to turn onto The Street (A429) (2)
- Field lying north of and adjacent to Hayleaze Farm and Rommel Lane (1)

Wherever possible, development should deliver enhancements to the landscape character.



*View across the Churchyard*



*View from the footpath in field behind The Dawneys, looking towards Tuner Lane.*

## 5. Heritage

There are highly valued buildings of historical and cultural importance in the village.

- All Saints Church – the first substantial building in the village, built in the 11<sup>th</sup> century
- School – the new school was built in 1857 and extended in 1880-90 and 1969
- The Potting Shed pub (previously the Plough Inn opened in 1841 but the building dates from the later 18<sup>th</sup> century with 19<sup>th</sup> century extensions.
- The Rectory hotel - a Grade II listed building, built in the early 18<sup>th</sup> century as the rectory to All Saints' Church next door.
- The W heatsheaf Inn had a full licence as a public house by 1859.



*All Saints Church*

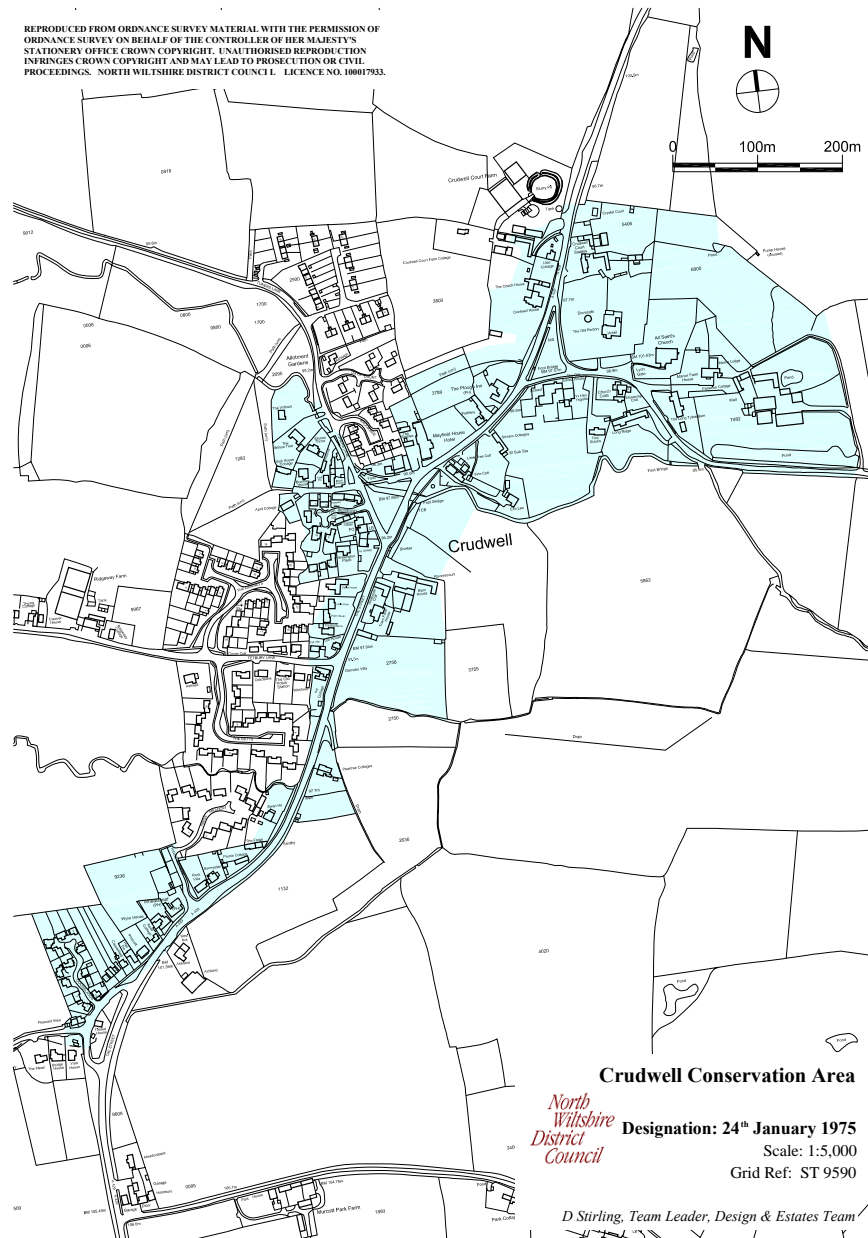
Table 4] Historic Buildings and Conservation Area – focus group exhibition feedback

Tell us more about any historic buildings that are important in the Parish or how they could be enhanced:

Building	Reasons why/comments	Ideas for how they could be enhanced
All Saints Church	The church dates back to Saxon times, so is historically significant both locally and nationally. The row of houses opposite complement the church.	Make better use of the space around the church for the local community.
Crudwell Primary School & Old School House	Historically significant	
The Potting Shed, Rectory & its associated properties	Historically significant	
Other sites or historic features of Crudwell, suggested by nomination or by “stars” on the map		
Toll House Ye Olde Forge The Old Rectory Pettifers Barn Dry stone walling  Cottages alongside the swillbrook Malt House The W heatsheaf & Vine House	Historically significant Link with agriculture & equestrian life Village heritage Historical link with village life Feature of Crudwell village	The buildings listed here appear to be the 19 <sup>th</sup> Century or older buildings, with links to the previous and now limited rural activities of the village (farmsteads or the support of agricultural and equestrian activities) and the buildings that supported wider village life (church, school, pub, stores and facilities).

Murcott Farm Crudwell Court Farm		
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The village became a conservation area in 1975 (shown below). Continued attention should be paid to protecting and enhancing this character and appearance of this area.



8. Propose the creation of a Crudwell Conservation Area (CCA) narrative as an appendix to the NP. This document would include:

- Date of creation of CCA and any updates to its coverage (factual).
- A brief history of the area, outlining the historical precedents (religious, name derivation, local activity) so as to set a baseline (factual).
- A summary of the buildings, areas and features that characterise the area (gleaned from the surveys and exhibitions).
- A list of the significant historic buildings located within the area and what makes them representative of the area (factual and based on survey/exhibition responses).

- The issues that the local population wish the Council to pay special attention to, and to take notice of, when considering planning applications within the CCA (survey results).
- How the CCA could be enhanced and developed. This will ensure the narrative is a balanced document allowing sensitive development, rather than imposing a blanket ban (survey and subjective).

## Conclusions and recommendations

### Suggested policy 1: Preserving open green spaces

*Development that results in the loss of the open spaces below or that results in any harm to their character, accessibility or appearance, general. quality or amenity value will be resisted unless equivalent or better replacement open space is provided elsewhere.*

**Suggested policy 2: Designated green open space** This plan designates the following areas as Local Green Space 1. The village hall playing field 2. The village green (opposite the school) 3. Post Office green 4. Churchyard.

## Hedgerows & Watercourses

### Suggested policy 3: Preserving hedgerows

All development in the Parish should protect, and where possible enhance the biodiversity, ecology and amenity value of existing hedgerows. Development proposals should be accompanied by a survey that establishes the health and longevity of any affected hedgerows and a management plan to demonstrate how they will be maintained.

### Watercourses

Two key water courses in Crudwell have been identified:

1. Swill Brook (which is not next to proposed Sites offered for development)
2. the stream/water way that runs parallel to Tetbury Lane and along field bordering Tuners Lane and under the A429 into The Coach House field (opposite Tetbury Lane) and forms part of the flood risk plain.
3. Flood risk is extremely sensitive for all engaged Parishioners and as recent history has proven, the maintenance of watercourses in the village is crucial to protect existing housing and thoroughfares– as is protecting (or adequate replacement for) existing flood plains.

### Suggested policy 4 for preserving watercourses:

All development in the Parish should protect, and where possible enhance the biodiversity, ecology and amenity value of existing watercourses—including rivers, brooks, ditches or culverts (excluding public sewers)- specifically Swillbrook.

Development proposals should be accompanied by a survey that establishes the health and longevity of any affected watercourses and a management plan to demonstrate how they will be maintained.”

Any development within 8m of an existing river, brook, ditch or culvert should be consented by the Environment Agency.



In addition, we recommend the village plan should specify how the brook should be maintained to help maintain its health and also, importantly to alleviate flooding.

## **Carbon footprint**

**Minimise the Carbon Footprint of the Parish:** As the village develops in the future not only should the developments and improvements themselves be designed to minimise the carbon footprint but those developments should encourage further improvements by changing the habits of people who live and work in the Parish.

### **1. Cycling, walking & riding**

Better access to cycle tracks, bridleways and footpaths will all contribute to reducing the environmental impact of the Parish – as well as adding value and enjoyment to everyday village life.

Feedback from community engagement has emphasised the wish to be able to safely walk, cycle or ride horses around the Parish. Particular emphasis will therefore be placed on the local implementation of Wiltshire Core Strategy Policy CP52 which says: “Development shall make provision for the retention and enhancement of Wiltshire’s green infrastructure network, and shall ensure that suitable links to the network are provided and maintained.” 126. This policy incorporates those elements of WCS CP 52 which are directed at preserving or enhancing the public footpath component of green infrastructure.

### **Suggest policy to support proposals for hedgerow pathways, cycleways and bridlepaths.**

In particular, where a development results in the line of a path passing through the development or seeks to divert the path through the development, the developer will be required to give priority to compensating or mitigating measures whereby the path is re-routed through open countryside or a new local path is established in open countryside.

## **Renewable energy & recycling**

We should encourage the responsible use of renewable energy whilst preserving the rural character of Crudwell. Standalone renewable energy schemes utilising solar panels will be welcomed, subject to local character considerations.

Proposals for development should encourage re-cycling, minimisation of the carbon footprint and the increased use of renewable energy within the Parish. Proposals for wind turbines, biomass generators, anaerobic digestion plants and other energy from waste technologies will only be supported where they have an acceptable impact on landscape, particularly in and around the Conservation Area and valued green spaces identified and where they have an acceptable impact on the following: visual amenity; habitats and biodiversity; the historic environment; residential amenity, including noise, odour and safety; and agricultural land/soil.

## **Protecting the rural landscape**

Wherever possible, development should deliver enhancements to the landscape character.

Suggested policy 5 Protecting the rural landscape *Proposals for new development must respect the rural setting of the Parish and accordingly must assess and address, with mitigation where appropriate, the need to:*

- i) *retain and enhance the important visual separations between the village of Crudwell and its hamlets;*

- ii) *retain and not detract from the dominance of the natural features that provide the setting for these settlements, such as the conservation area and around the SSS1 to SE of Parish;*
- iii) *retain the tranquillity of the rural landscape in particular where public footpaths allow access for recreation; and*
- iv) *not diminish the views across open countryside - particularly valued views are fields around the Church/Churchyard, school and fields behind the Dawneys across to the allotments/Tuners Lane*

## **Appendix**

### ***Ariel photos - Crudwell***



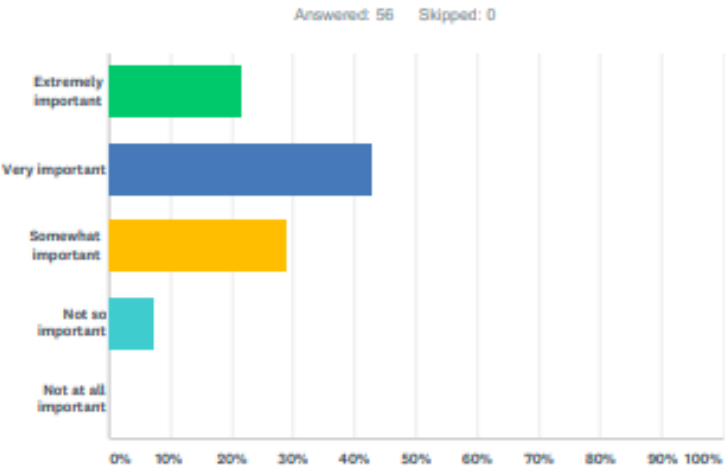






Response data from survey

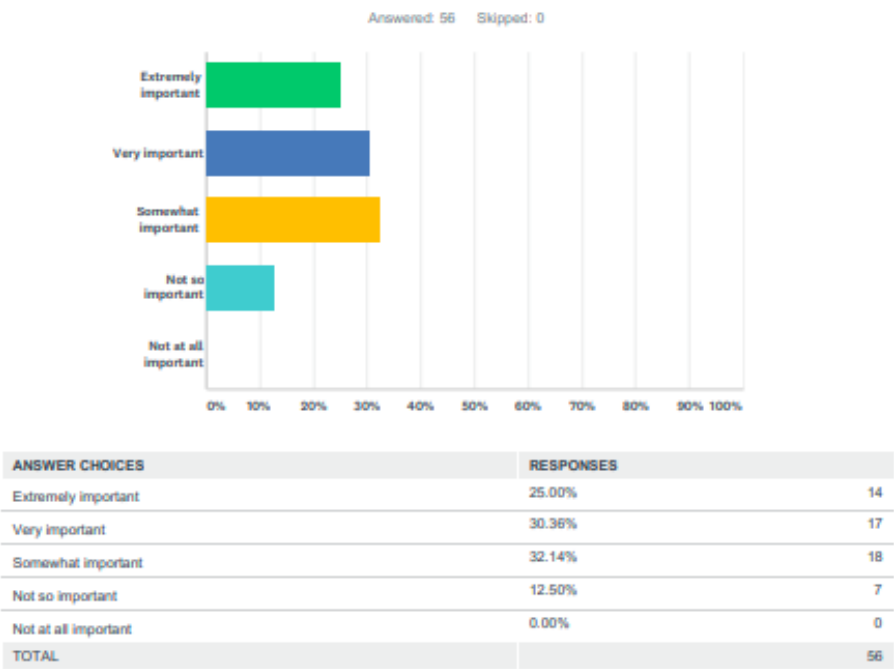
1. Q1 How important is reducing climate change effects and carbon emissions to you?



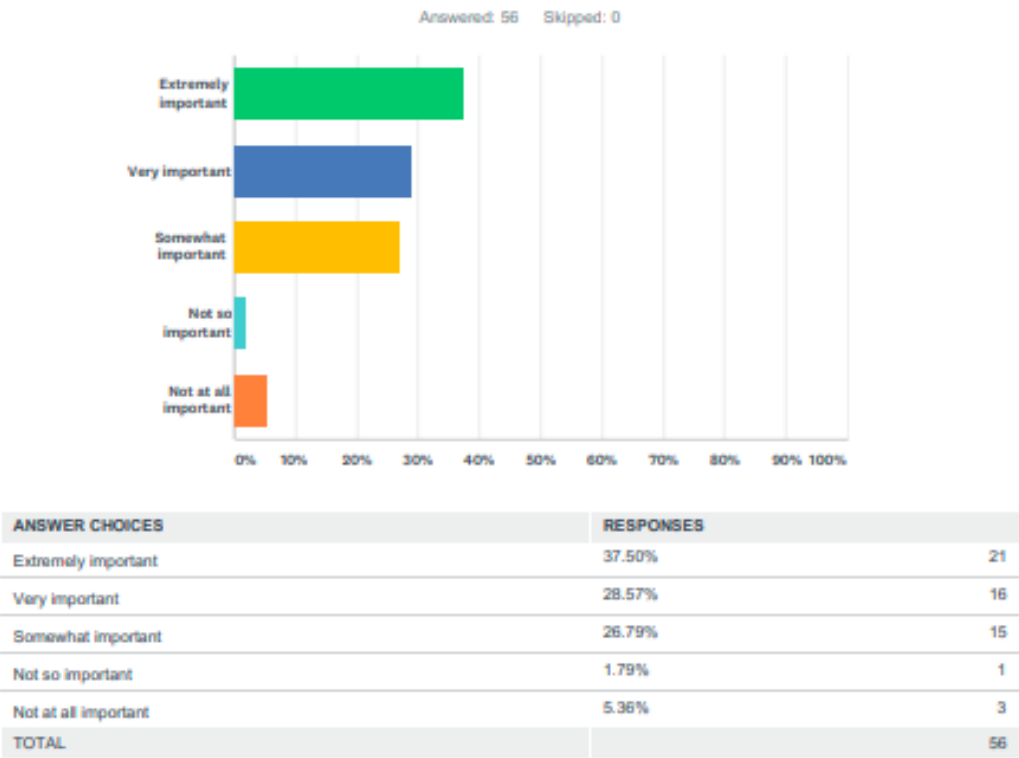
ANSWER CHOICES	RESPONSES	
Extremely important	21.43%	12
Very important	42.86%	24
Somewhat important	28.57%	16
Not so important	7.14%	4
Not at all important	0.00%	0
TOTAL		56



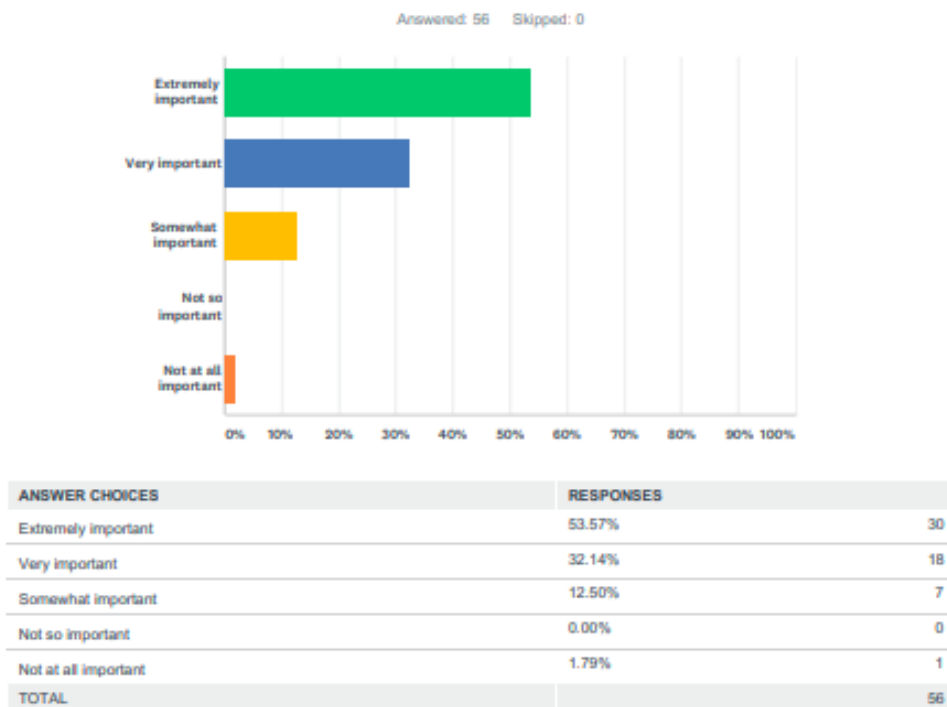
2. How important is zero carbon or 100% reduction of CO2 emissions, when constructing new houses in Crudwell Parish?



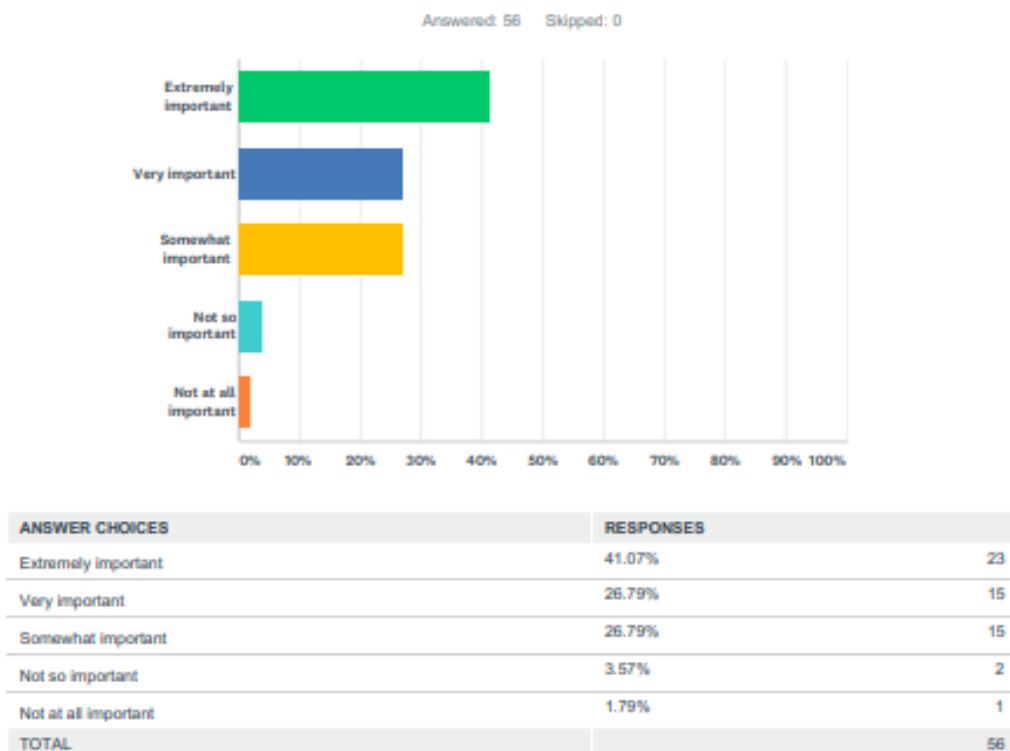
3. How important is it that major developments (e.g.> 5 houses) are required to reach a higher level of carbon reduction through design, than minor developments (< 5 houses)?



4. How important is it that Wiltshire Council enforces and checks developer's compliance with Core Policy 41 - Sustainable Construction for all New Residential Housing in the Crudwell area? This is currently set at to achieve and exceed Level 4 of Code Sustainable Housing.



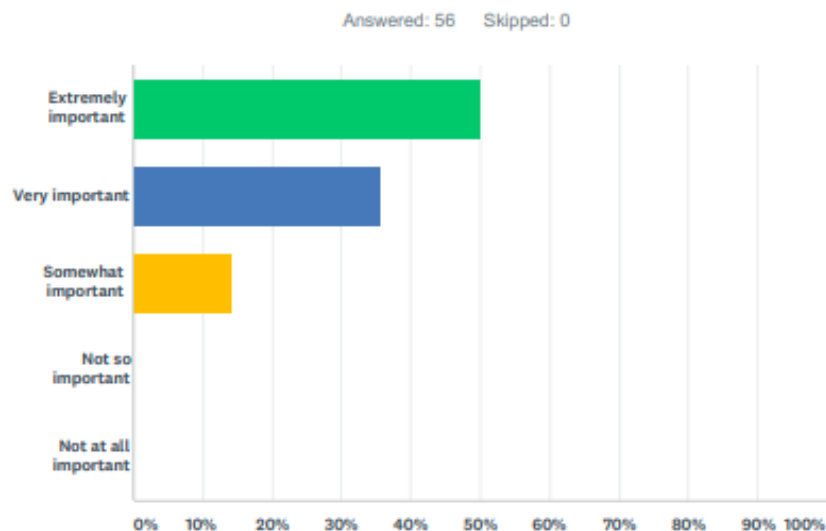
5. How important is it that all new houses exceed Level 4 of Code for Sustainable Housing in Crudwell Parish?



6. If you have any further thoughts or comments on setting a standard for new development in the Parish of Crudwell that reduces carbon emissions please share them here:

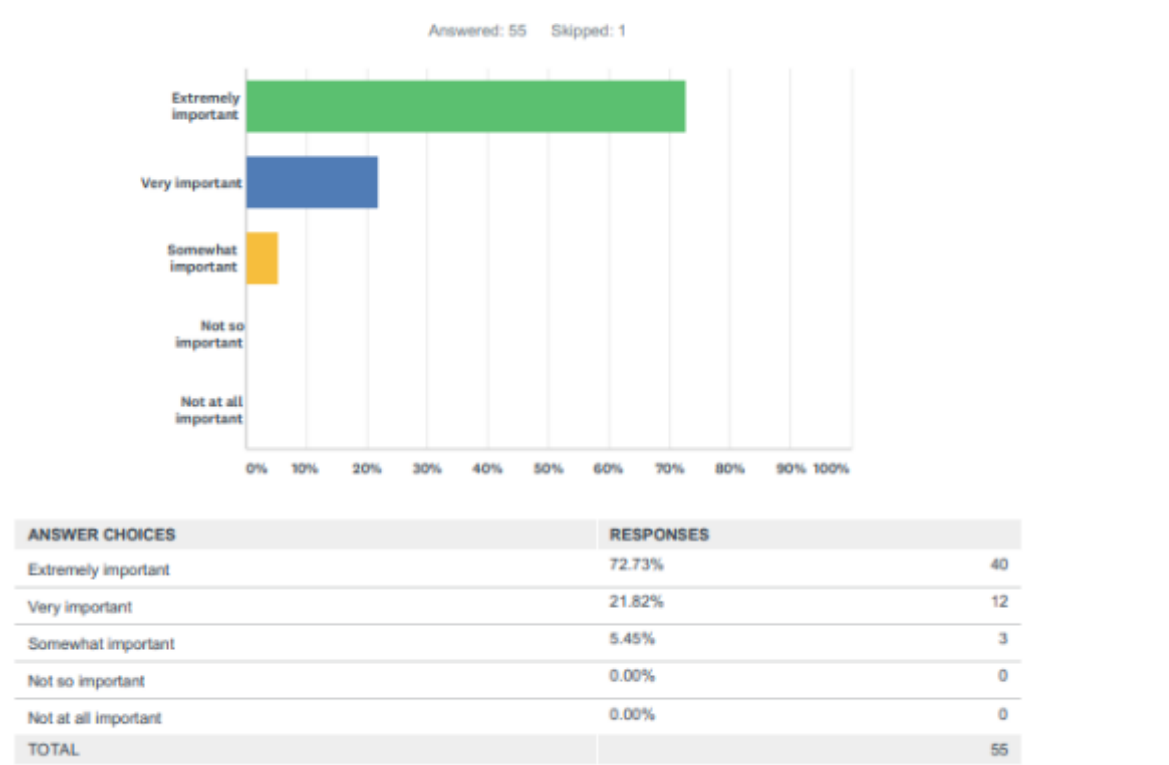
#	RESPONSES	DATE
1	If codes are set because that's what is necessary I think it's outrageous that a code should be modified adversely because it suits the councils purpose. It seems to me that they just want to build houses and collect more council tax to help their budget.	4/26/2018 7:43 PM
2	It is a balance between a 100% compliance, what that will cost and what we can afford. So probably a gradual improvement.	4/25/2018 4:07 PM
3	Using solar panels on south facing roofs for hot water and electricity	4/23/2018 8:30 PM
4	Cement manufacture is one the major contributors to anthropogenic global warming and as such using more sustainable building materials is vital. In addition, new homes should be built with renewable energy in mind - using passive solar heating and photovoltaic cells. Furthermore, in view of our warmer (and wetter!) future climate it is paramount that effective plans are in place to deal with the increased surface run off generated by the greater levels of impermeable surfaces of housing developments in greenfield sites.	4/22/2018 11:23 AM
5	Q3 - whatever the standard is set at, it should apply equally to both smaller and larger developments. There should be no difference. It is messy and unfair to do otherwise and there may be unintended consequences. 2 - whatever the standard is set at, it should be enforced, regardless if it is set at level 4, 5 or 6. To set a standard, any standard, and not enforce it, makes a mockery of it.	4/20/2018 12:16 AM
6	none	4/19/2018 4:22 PM
7	Nil	4/19/2018 3:43 PM
8	Protecting green spaces is itself a 'green' outcome	4/19/2018 9:35 AM
9	Shocked that a County Council chooses to ignore such an essential element of sustainability, especially in a rural county. Appears that they are not following what they are saying should happen. Even more reason not to have larger developments in rural areas.	4/19/2018 8:33 AM
10	use innovative construction methods such as factory prefabrication to reduce embodied CO2 in new buildings	4/18/2018 8:37 PM

## 7. The impact of any development on our village ecology

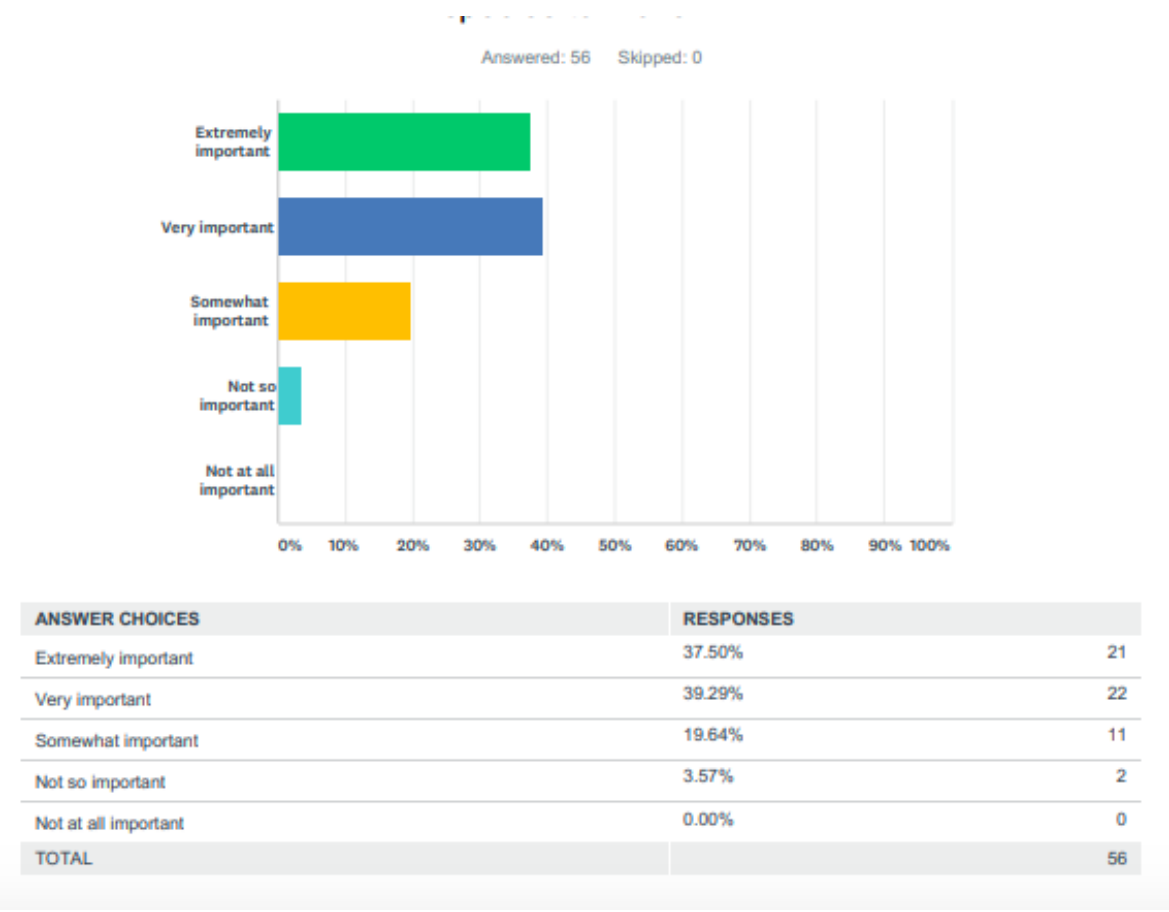


ANSWER CHOICES	RESPONSES	
Extremely important	50.00%	28
Very important	35.71%	20
Somewhat important	14.29%	8
Not so important	0.00%	0
Not at all important	0.00%	0
<b>TOTAL</b>		<b>56</b>

8. The maintenance of current ecological habitats such as pastures, hedgerows and water courses

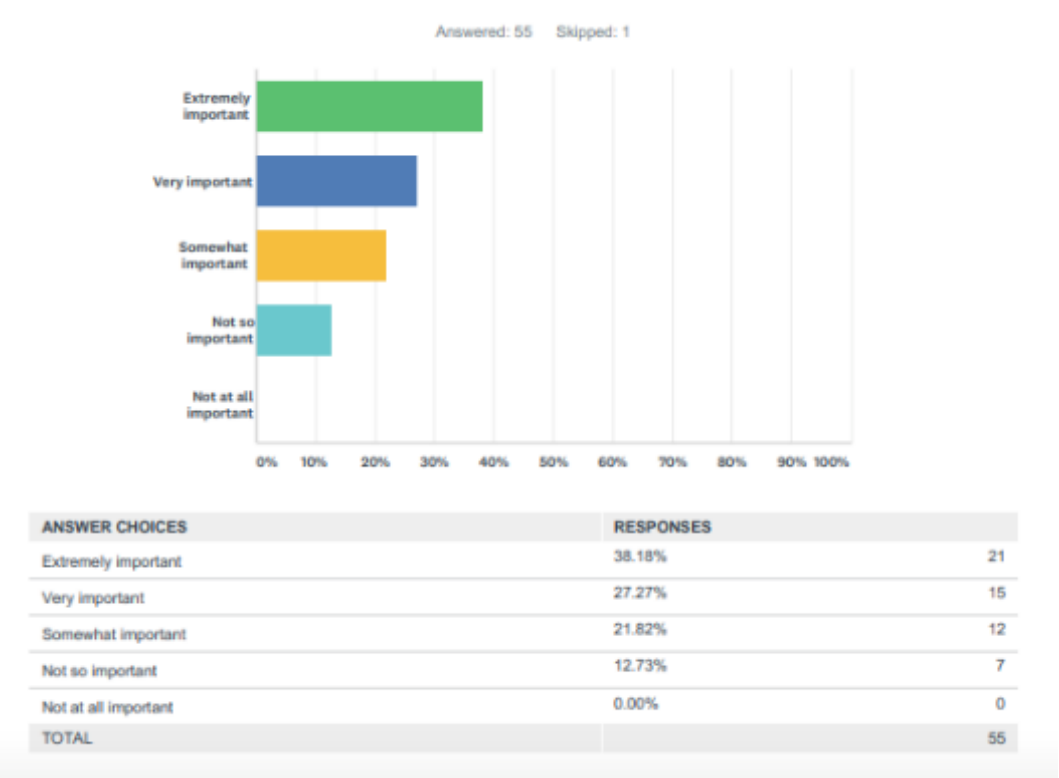


Q9 A positive enhancement of ecological habitats to encourage new species to move in

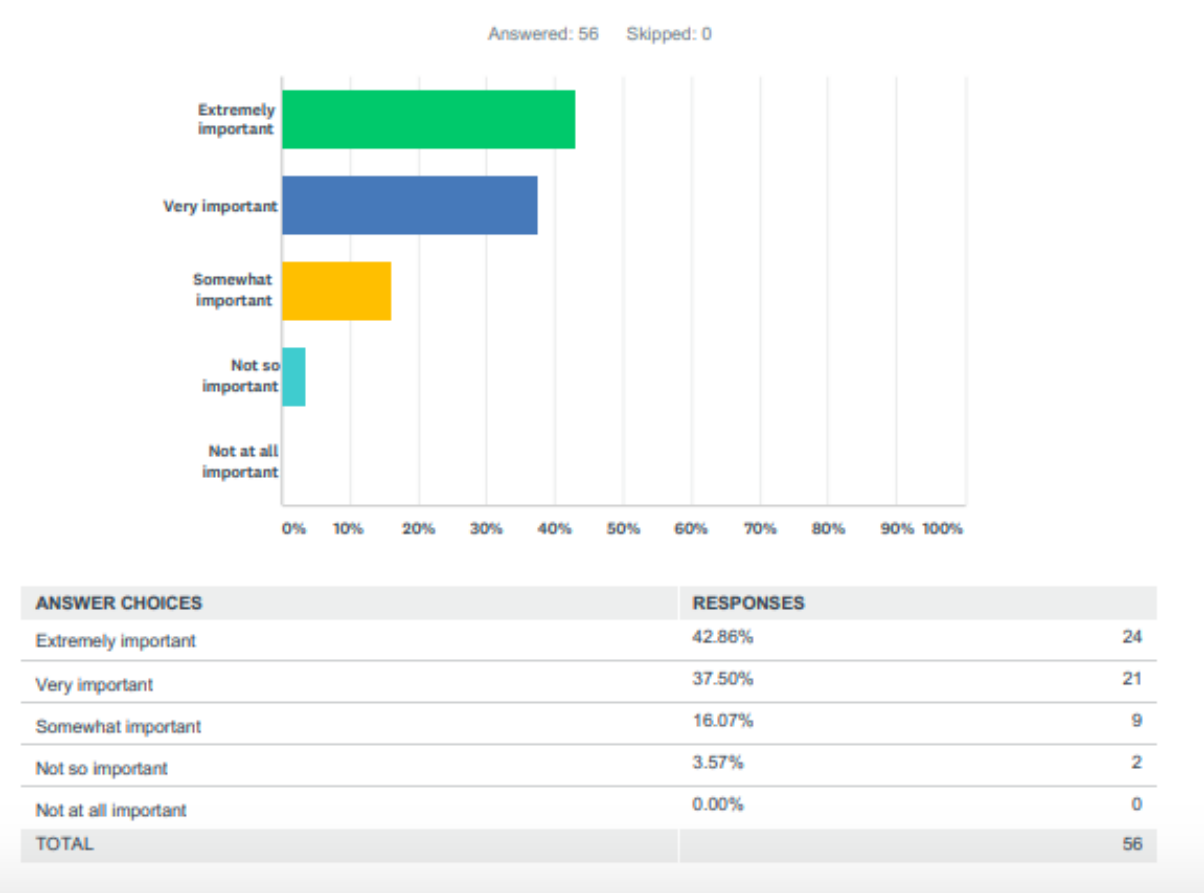




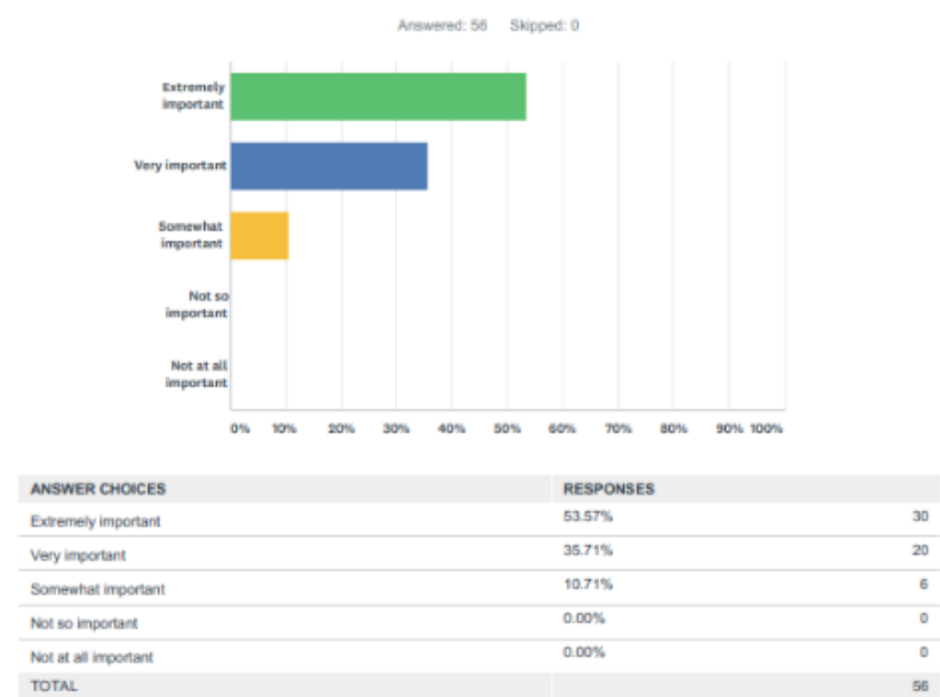
Q10 Providing positive features in build-programmes such as bird and bat boxes



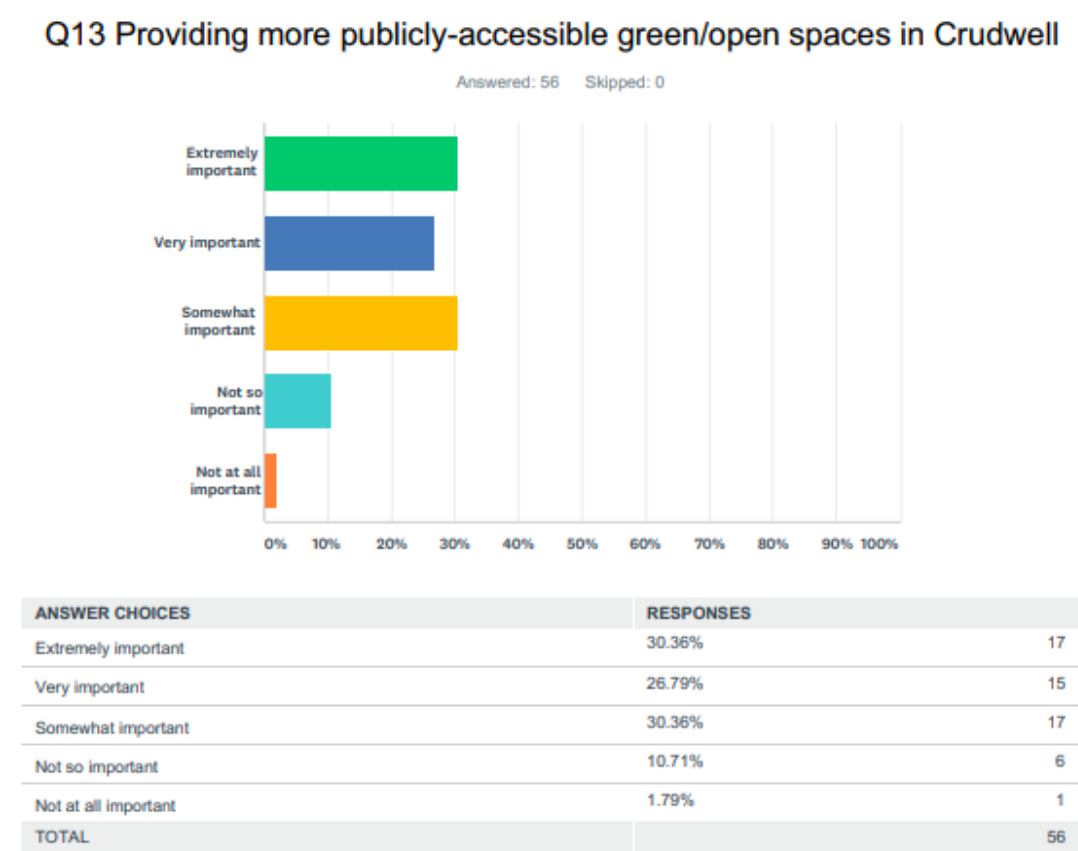
Q11 Ensuring that any development has a net positive impact on biodiversity and/or geodiversity



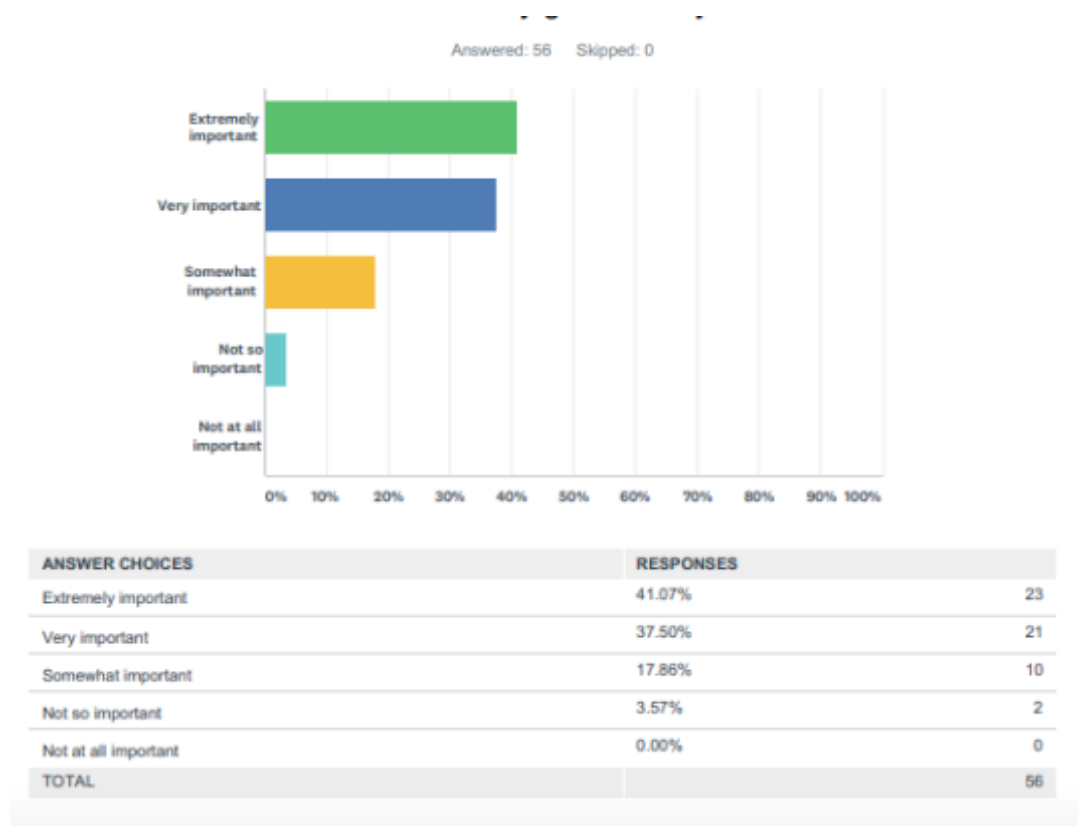
Q12 Where damage to the habitat is unavoidable, compensatory measures should be introduced to ensure that there is no net loss of biodiversity/geodiversity to Crudwell overall



Q13 Providing more publicly-accessible green/open spaces in Crudwell



Q14 Ensuring arrangements for the long-term management of biodiversity/geodiversity

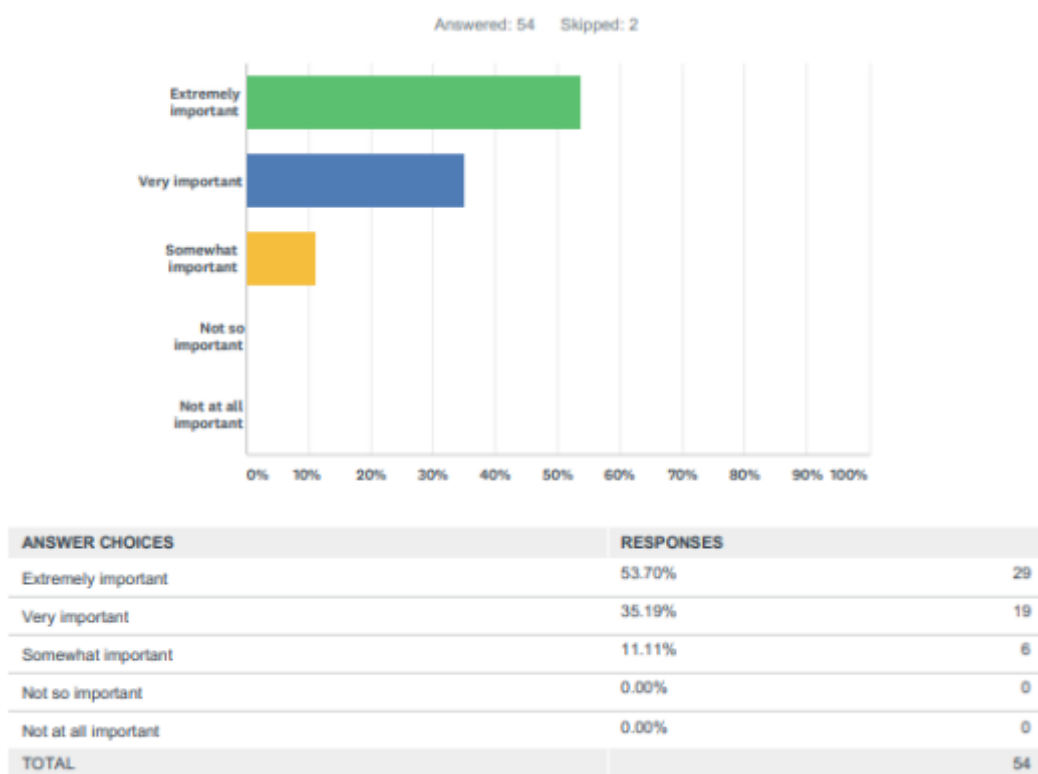


Q15 If you have any additional comments or thoughts on biodiversity and geodiversity and its importance, please enter them in the box below. In particular, please mention any particular sites and/or species you wish to draw to our attention.

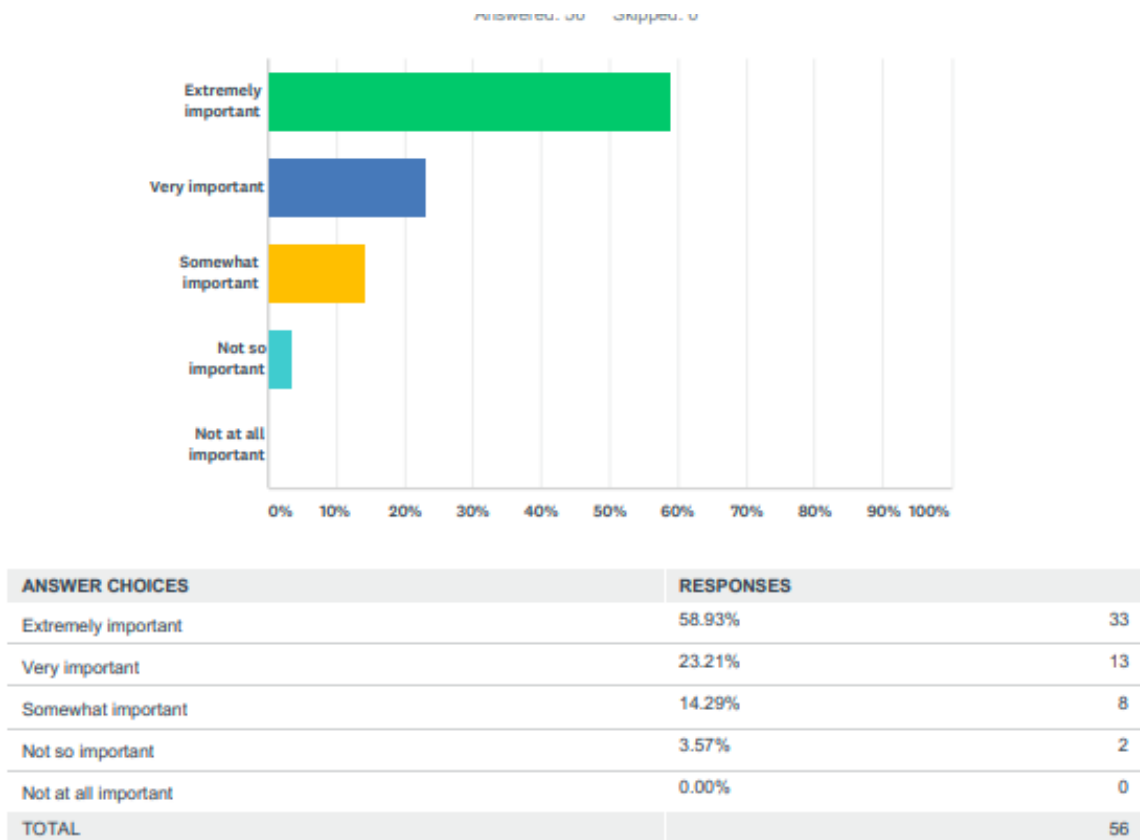
#	RESPONSES	DATE
1	We live in the country, there is plenty of biodiversity and geodiversity on our doorsteps already	5/1/2018 8:20 AM
2	If the proposed building of 40 houses takes place as planned as I understand it then we will lose at least one hedge bordering a field and about 4 trees in the process	4/26/2018 7:43 PM
3	There are potential water meadow habitats in Crudwell next to the river - these should be encouraged and maintained. I've also seen kingfishers, heron, bats and deer by the river - which is a very important habitat and ecological corridor.	4/22/2018 11:23 AM
4	Old Cotswold Stone Walls, as the walls by the new development in Tetbury Lane had crickets living in them. The walls were taken down for the new housing.	4/20/2018 11:57 AM
5	The maintenance / re-establishment of well established old hedgerows is currently overlooked - as in hedge opposite current new development	4/20/2018 11:04 AM
6	It is important we retain and maintain what we already have, now and long term. We already live in and enjoy a good environment. If we can enhance it further by reasonable measures, then great, but this is a desirable bonus not an essential necessity. In some areas it would be a key high priority, but we already have a higher starting base than many. Q13 - we are lucky to have several public open spaces in the village, which it is important to retain. Ensuring any new development is well landscaped, softened and greened is important to how it looks and feels. This is more than just creating more public space.	4/20/2018 12:16 AM
7	Would love something that encouraged walkers around the village. Routes to try are alongside fields which limits access at certain times or along roads without paths. In Calne and Melksham new development has brought wide verges and paths that are in use actively by the community	4/19/2018 10:52 PM
8	nothing specific	4/19/2018 4:22 PM
9	Nil	4/19/2018 3:43 PM
10	Newts and Grass Snakes are in the locality - green fields near the Butts	4/19/2018 2:13 PM
11	The pheasants & deer which commonly nested/ visited the fields to the south of the current development at Ridgeway Farm have been absent in Crudwell since works began.	4/19/2018 8:58 AM
12	With the current Ridgeway Farm development I am shocked to see that the run off drainage into swillbrook has at the moment been left half done. With the additional runoff recently it is impossible to cross the brook next to the allotments, this needs to be sorted, as done putting the field back to an environmentally suitable state. I am very pleased to see that a landowner has felt it is important to ensure areas in the village are made openly accessible to the community and has taken it upon themselves to protect the land ensuring they are custodians of the land and not there to simply profit from it regardless. I am concerned that the Ridgeway development has put solar panels on its north facing roofs, not sure how sensible this is yet they do not appear to have added any positive elements for displaced species to return, ie bat boxes, Owl boxes etc.	4/19/2018 8:33 AM
13	Rare grassland species are in danger. Ridgeway Farm has several species only found in undisturbed pastures.	4/18/2018 8:46 PM

Q16 How important is the impact of any development on the distinctive character of the Parish of Crudwell?

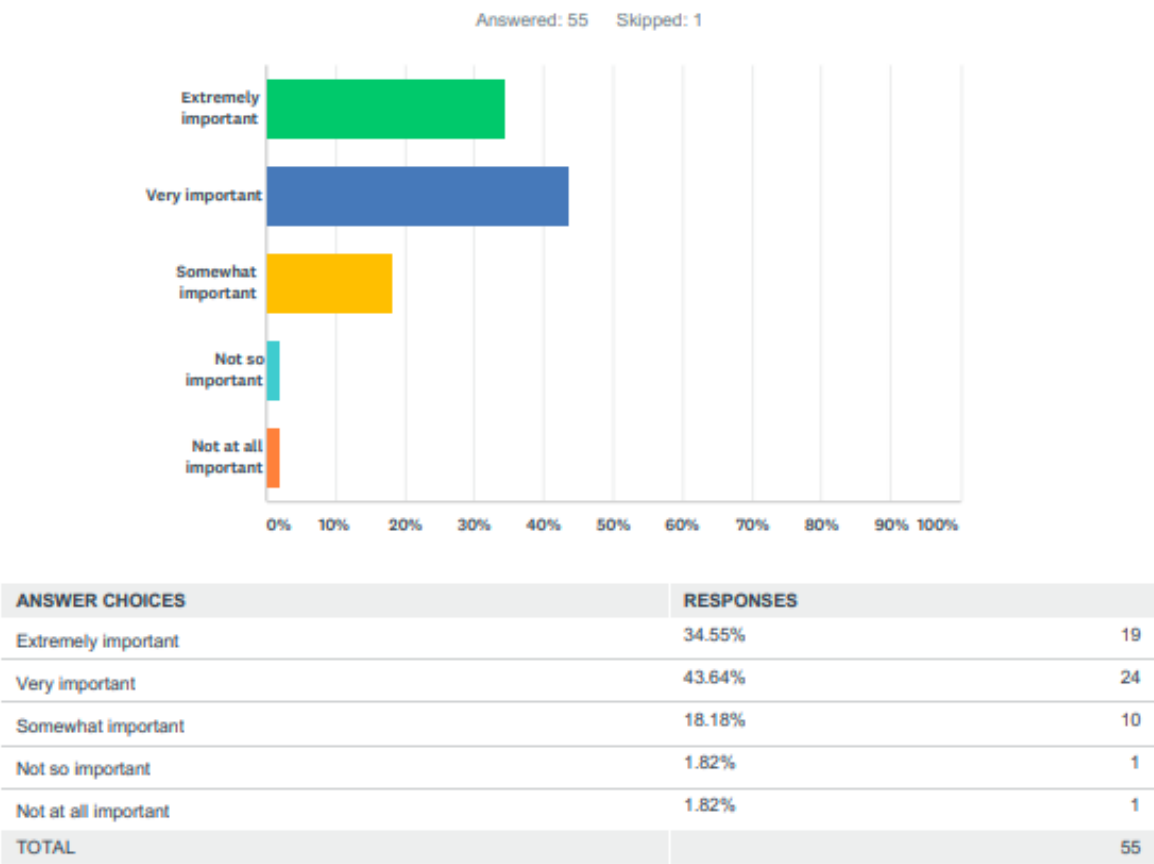




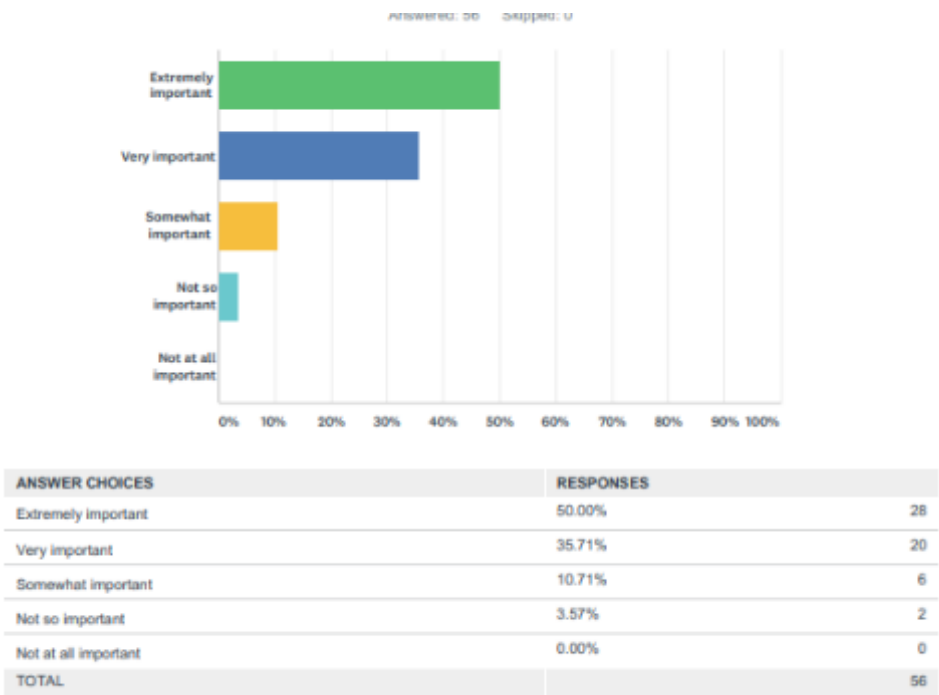
Q17 How important is maintaining locally distinctive patterns and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and water bodies?



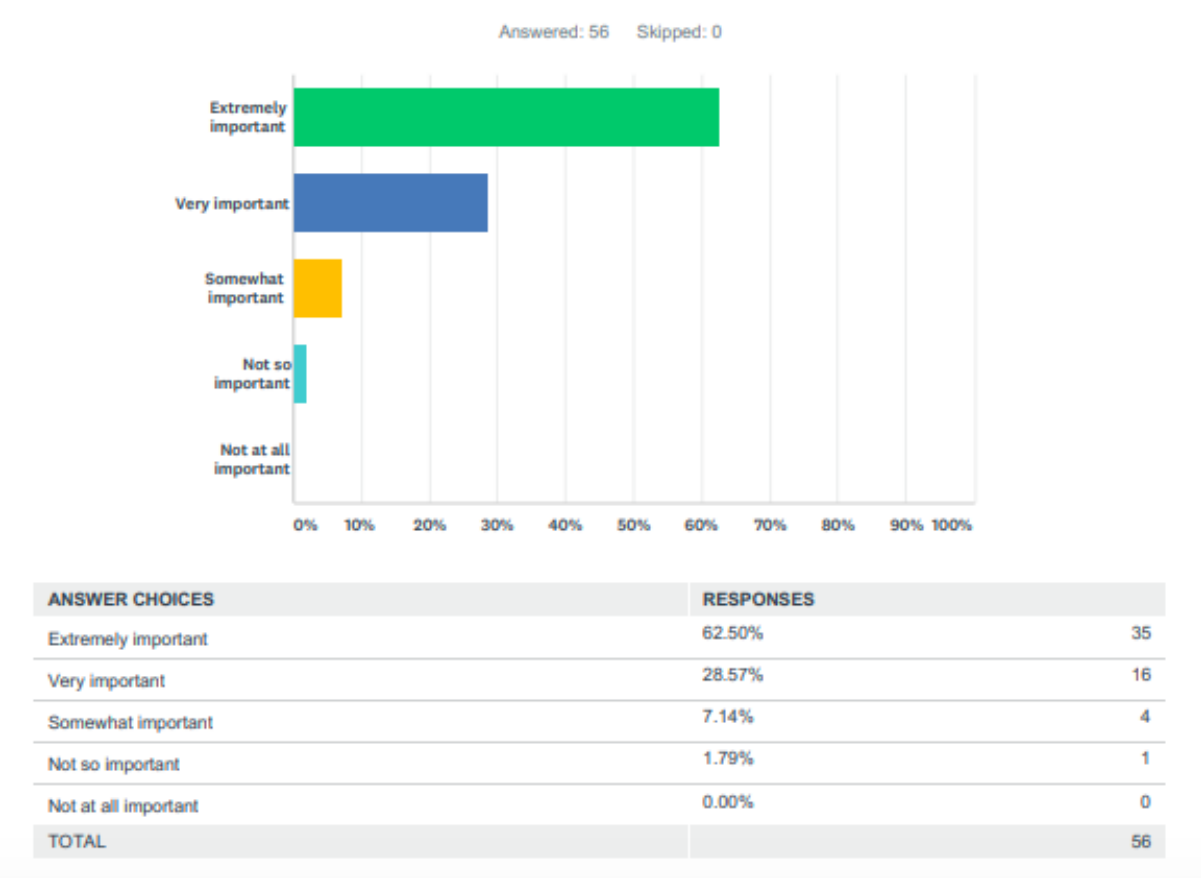
Q18 How important is sensitively enhancing the separate identity of the Parish of Crudwell and the transition between man-made and natural settlements?



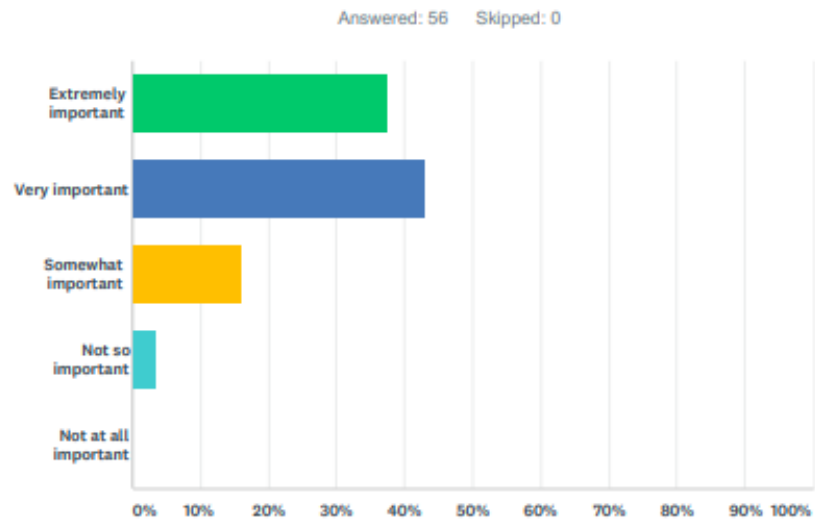
Q19 How important is maintaining visually sensitive skylines, views and visual amenity?



Q20 How important is preserving tranquillity and protecting against intrusion from light pollution, noise and motion?



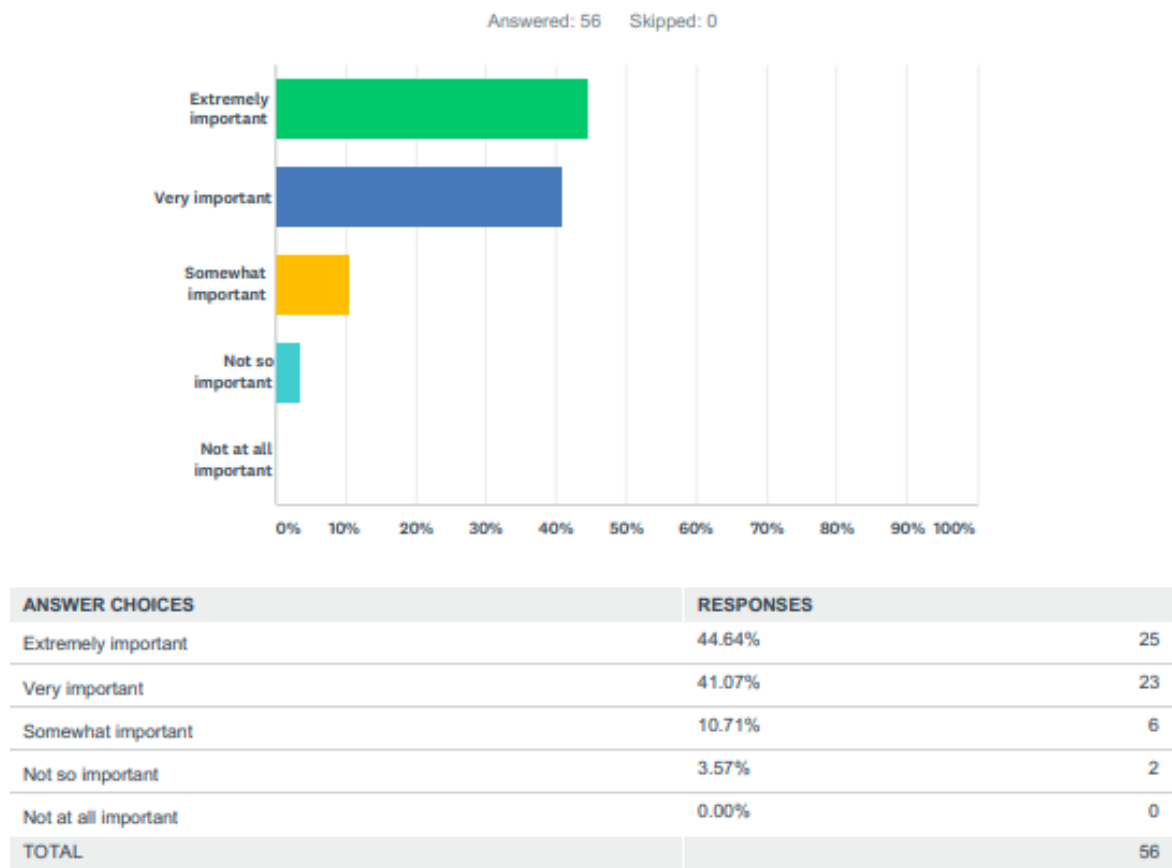
Q21 How important is enhancing landscape functions such as places to live, work, relax and recreate?



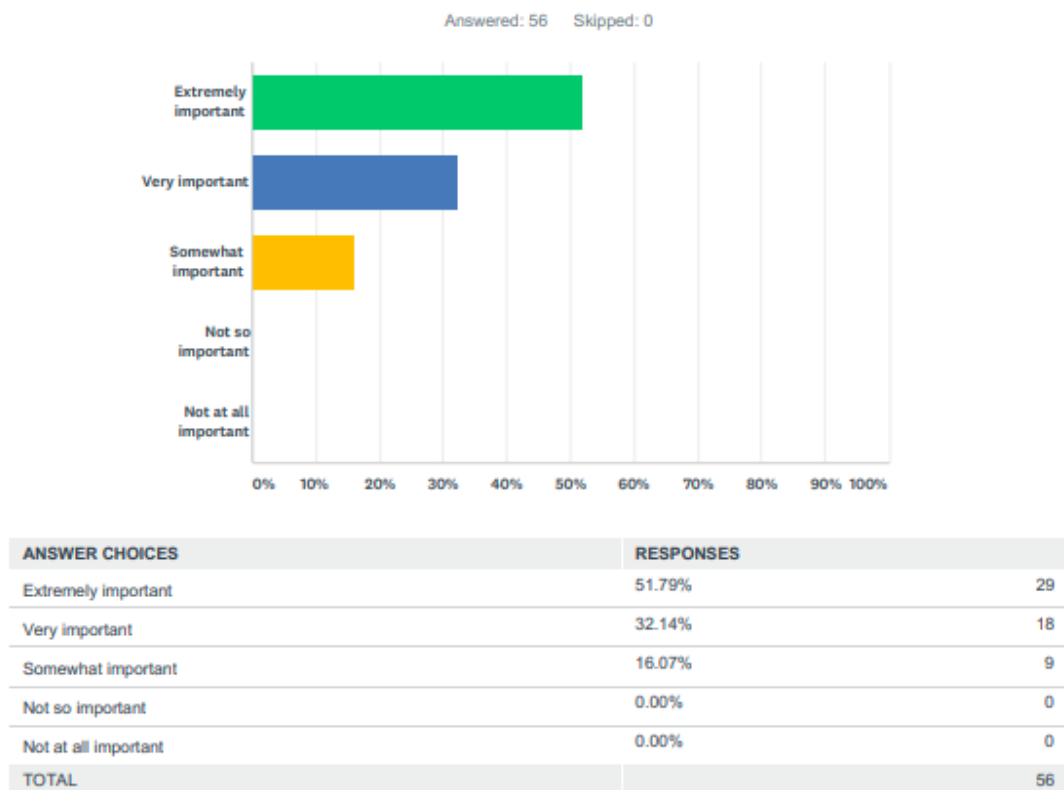
ANSWER CHOICES	RESPONSES	
Extremely important	37.50%	21
Very important	42.86%	24
Somewhat important	16.07%	9
Not so important	3.57%	2
Not at all important	0.00%	0
TOTAL		56

Q22 How important is it, that any development has a net positive impact on the landscape?

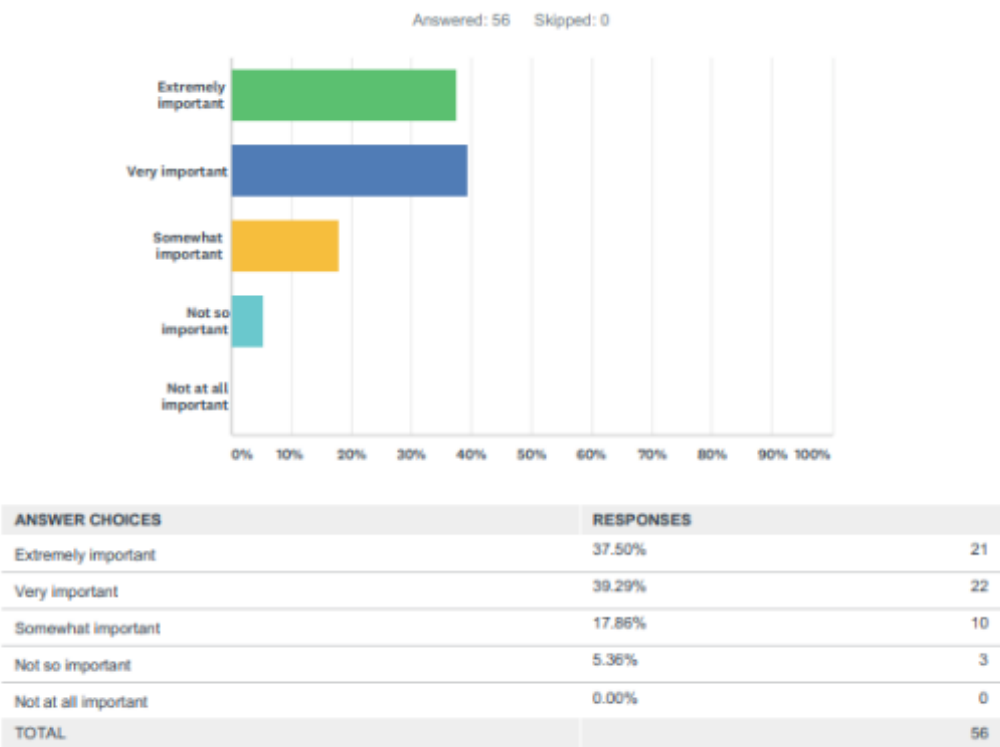




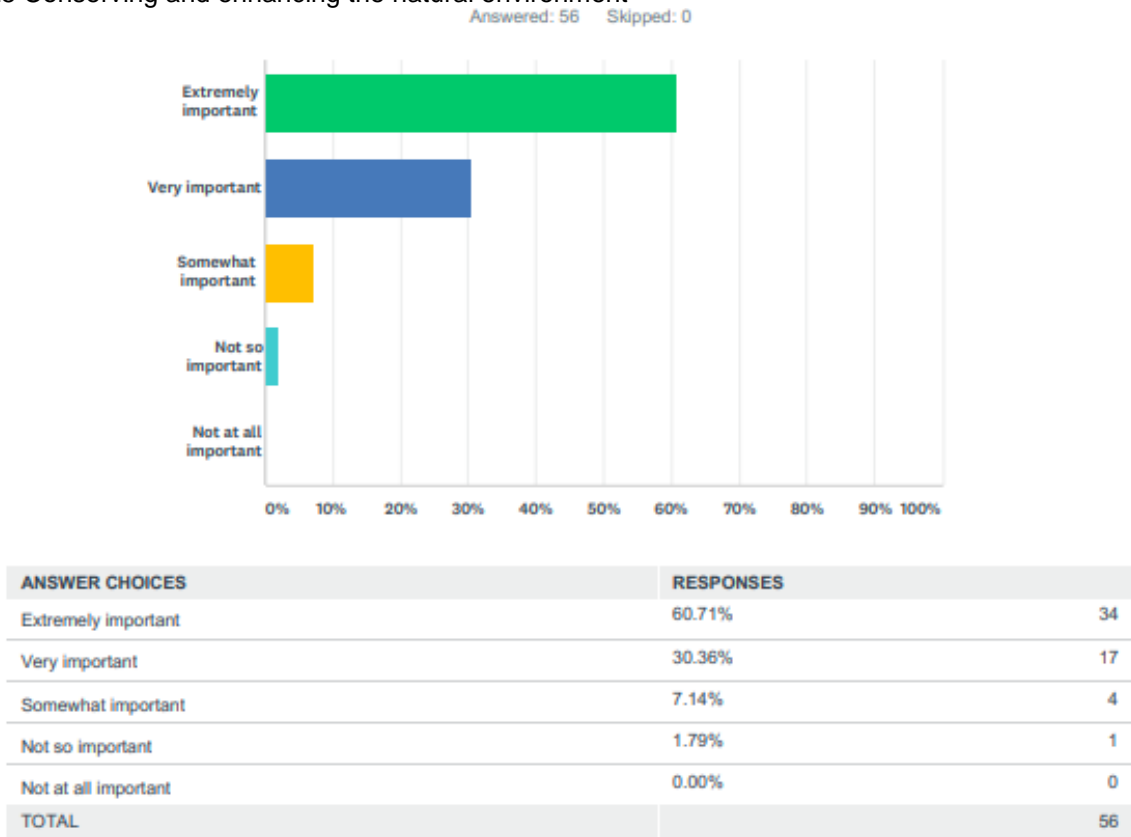
Q23 How important is it to ensure the layout of infrastructures (e.g. roads, paths, lighting and utility services) are blended in with the natural landscape?



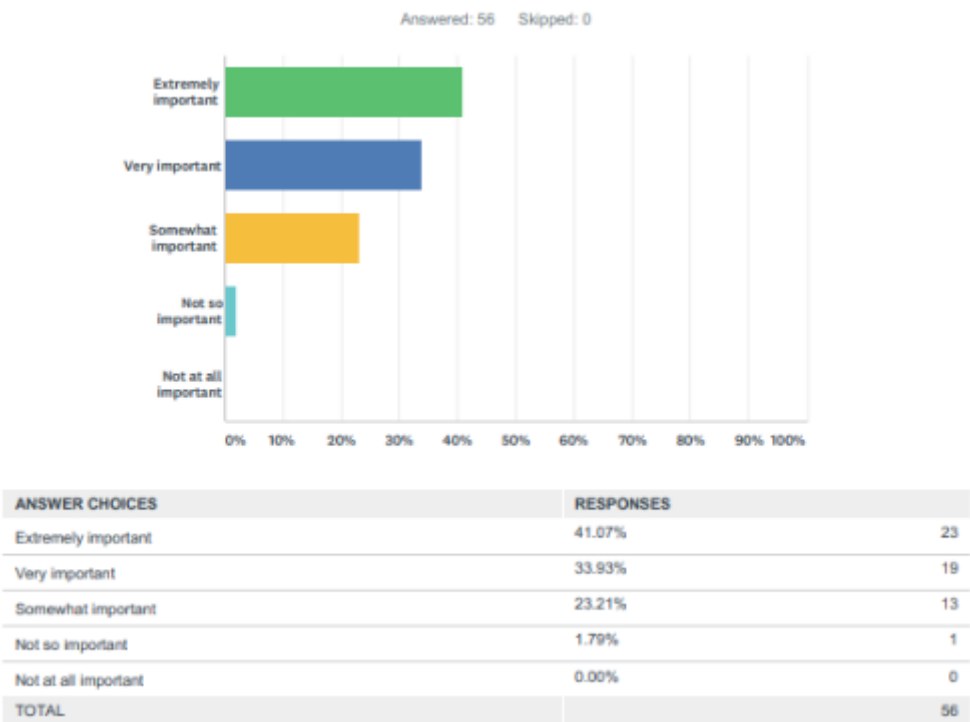
Q24 How important is it to integrate visible features such a limestone walling into new landscapes?



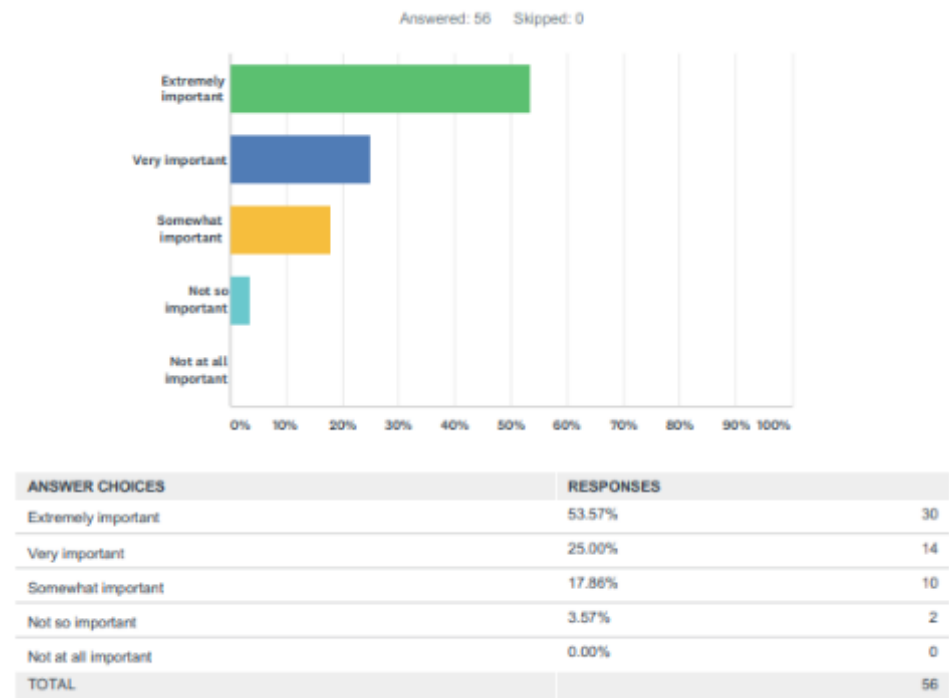
Q25 Conserving and enhancing the natural environment



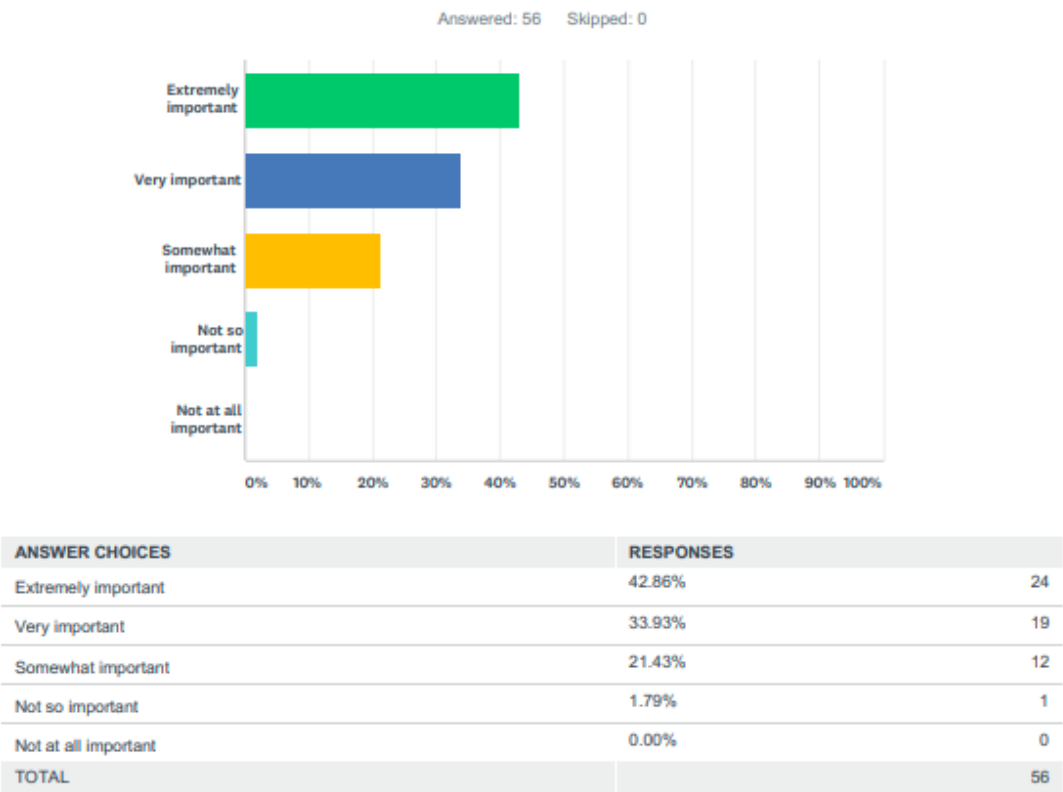
Q26 The creation of new green infrastructure as part of new development



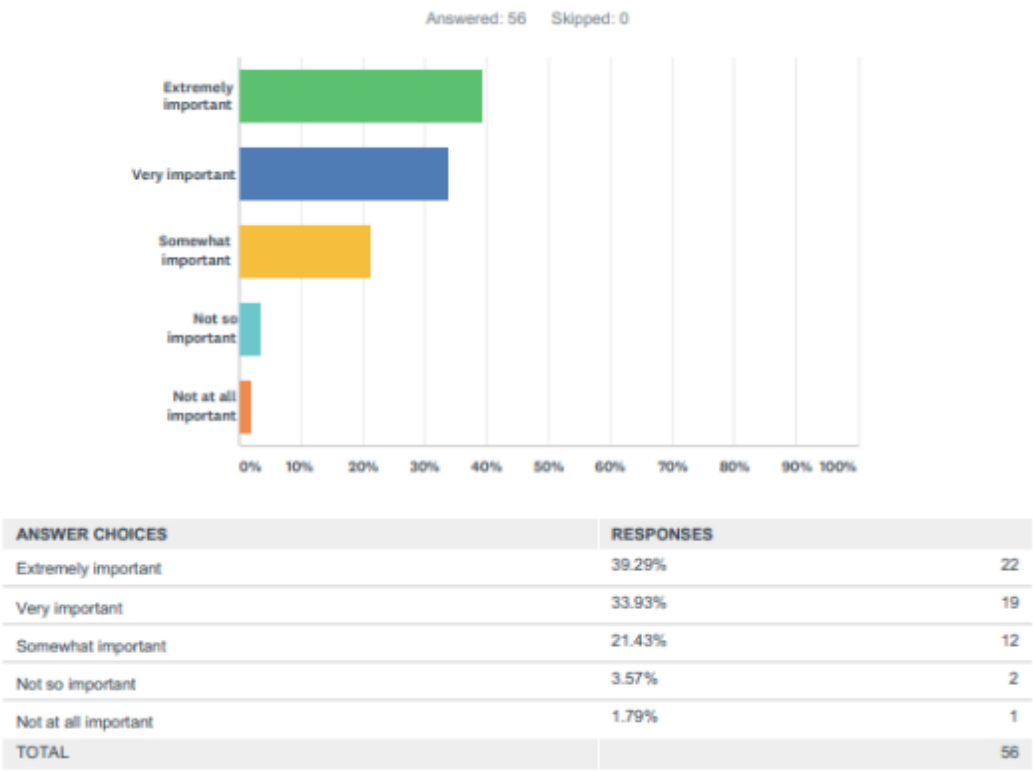
Q27 The replacement of green infrastructure lost as a result of new development



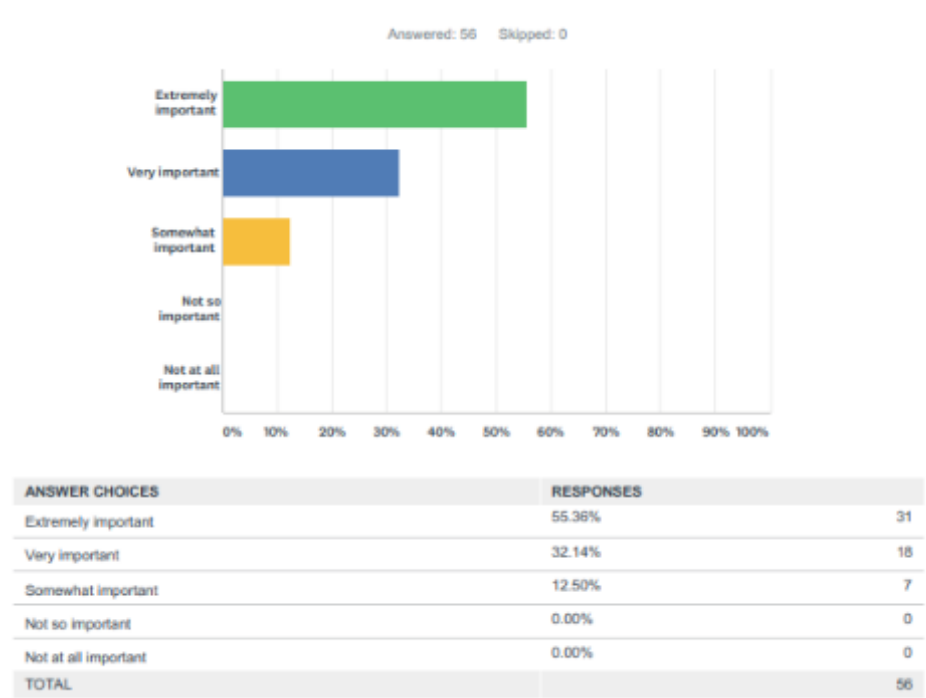
Q28 Providing corridors for wildlife to move freely and safely



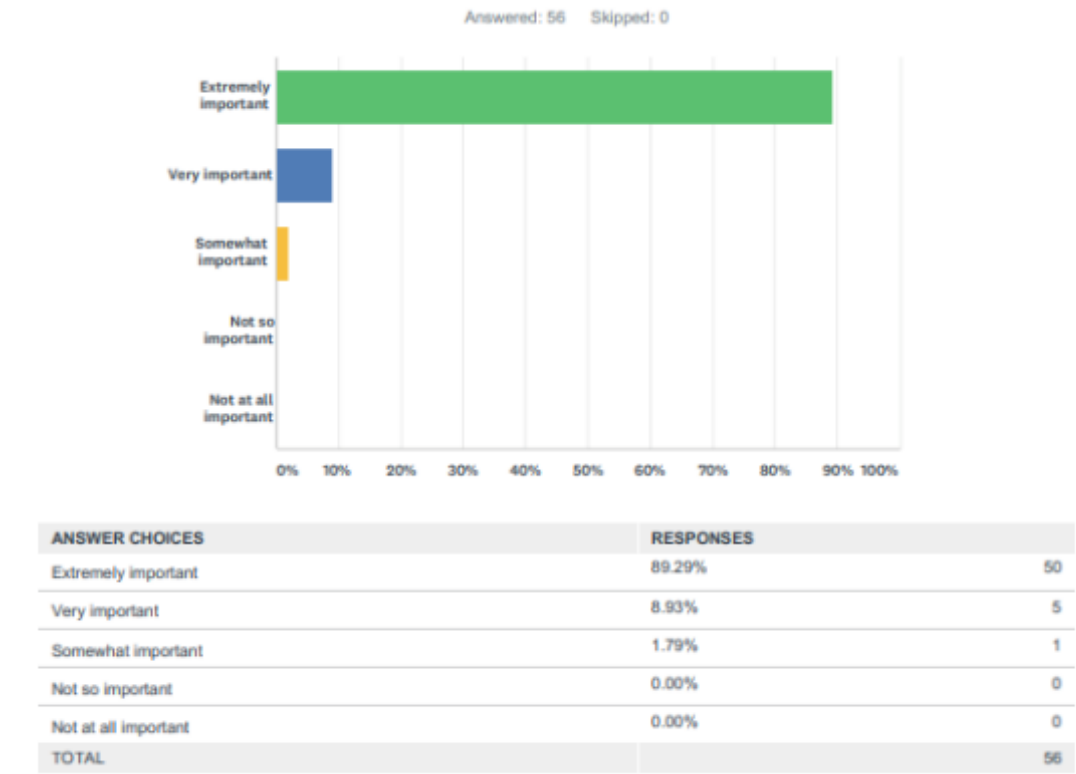
Q29 Reducing noise, light and air pollution



Q30 Helping the community adapt to climate change through water and carbon management

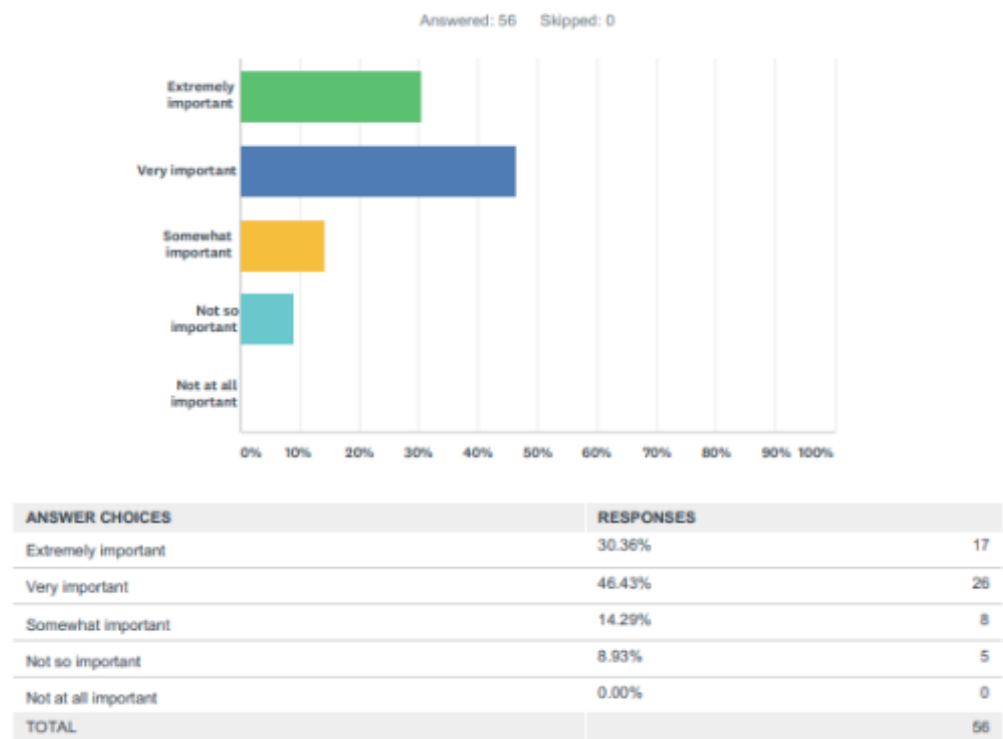


Q31 Providing sustainable drainage to manage the risk of flooding

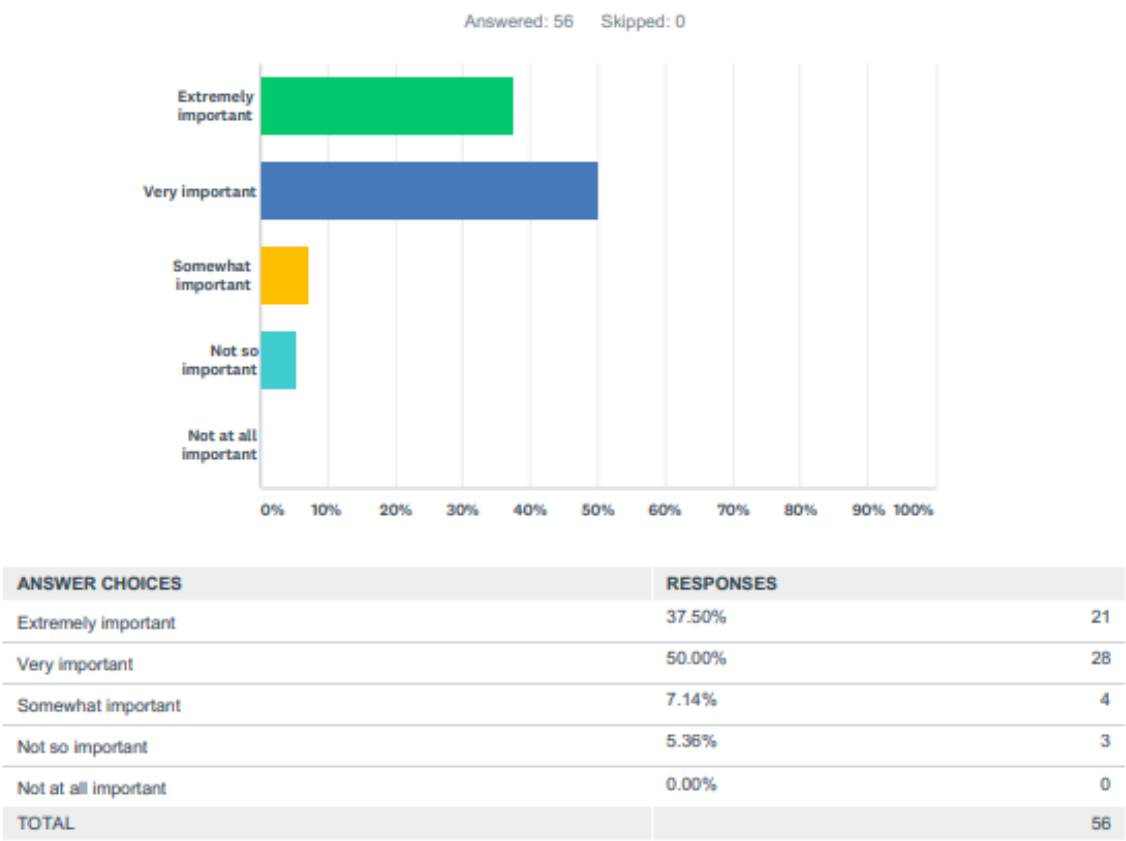




Q32 Providing accessible open spaces for recreation and relaxation



Q33 Ensuring arrangements for the long-term management of green infrastructure

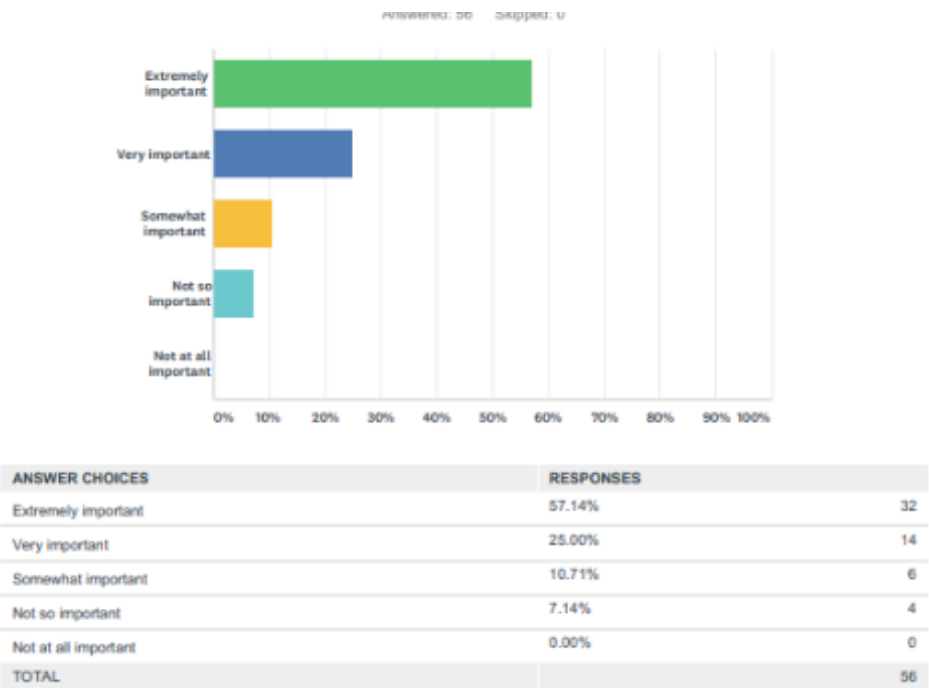


Q34 If you have any additional comments or thoughts on green infrastructure and its importance, please enter them in the box below.

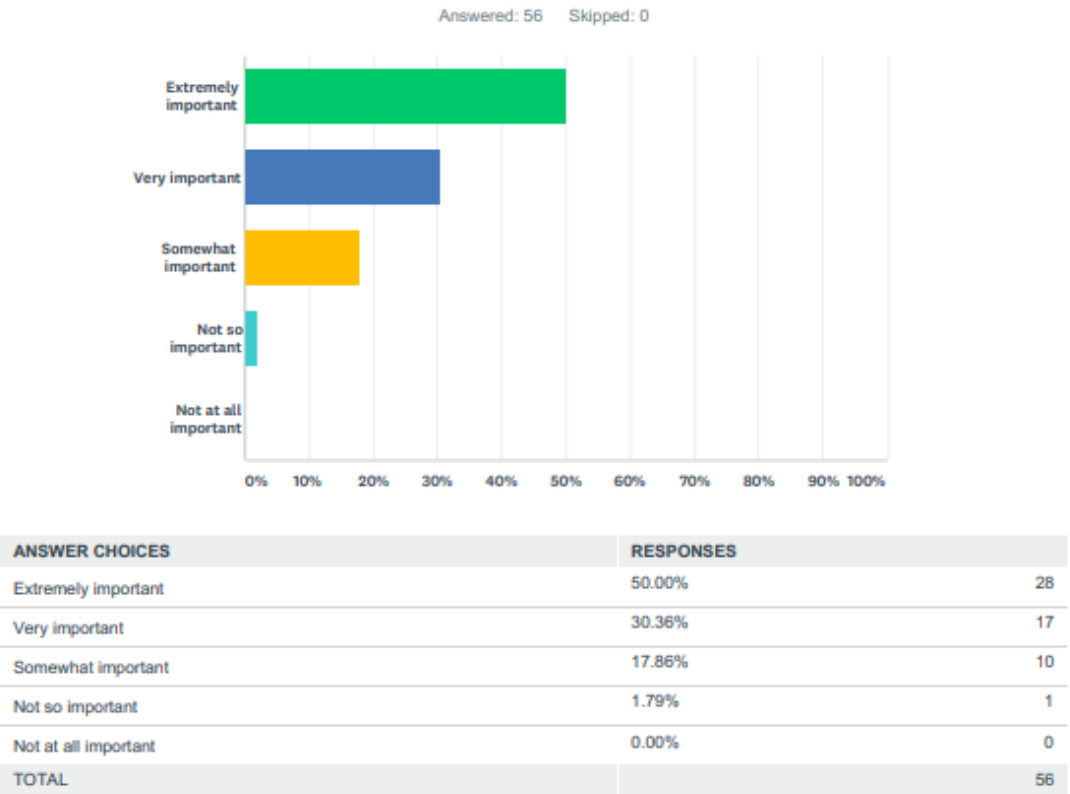
Answered: 12 Skipped: 44

#	RESPONSES	DATE
1	Flooding is THE main problem where Crudwell is situated, at the bottom of a slope off the Cotswold Edge that sends water to us in flood proportions yet with a raised main road that traps and raises the floods unless ALL watercourses in Crudwell and east of us are big enough and kept clean enough to take the massive flows that occur. This is not properly appreciated or funded by Wiltshire Council so we are at risk - and that risk is increased by any increase in housing. Sewerage is the other major problem. There are already too many houses for the system to cope, in heavy rains sewerage flows onto Tetbury Lane and Tuners Lane and all of this overspill floods the roads and goes into the river. This is totally unacceptable yet there are no active plan or determination to remedy it. Better infrastructure is needed before any new houses are built here.	5/1/2018 8:20 AM
2	We already have a major road running through the village and increasing the traffic further than a reasonable and balanced level would contribute towards the destruction of the true village feel. It's just as important to retain our villages along with the countryside otherwise we lose them both. It has happened elsewhere.	4/26/2018 7:43 PM
3	Again it all depends on cost and what is affordable.	4/25/2018 4:07 PM
4	Light pollution is particularly important. We are a village, we don't need any more lights.	4/20/2018 11:57 AM
5	The instalment of a brand new park area will not replace the loss of long established fields with all their natural habitat	4/20/2018 11:04 AM
6	Q18 - maintaining the separate identity of Crudwell is important but I'm not sure what is meant by enhancing it.	4/20/2018 12:16 AM
7	As the village runs either side of an A road, and the buses run infrequently and connect with the station even less frequently without traffic calming and integrated transport links pollution and emissions will not decrease. We need to think of the wider community, as Dysons will bring 1000s jobs within 10 miles from us. If we don't think big, local residents will focus on 50 homes bring a traffic issue and forget the race track we will become in 2020, cortson already looks a complete mess	4/19/2018 10:52 PM
8	nothing specific	4/19/2018 4:22 PM
9	Nil	4/19/2018 3:43 PM
10	Crudwell is one of the few places lucky enough to still have a few green fields, the loss of any of these to houses will hugely impact the identity of the village and its enjoyment for those living here.	4/19/2018 10:10 AM
11	In 2007/8 there was extreme flooding in Crudwell, causing damage to a number of well-established houses in the village. The water course through the village + any changes/additions to its infrastructure as a result of new development, ought to lessen risk of this occurring in future.	4/19/2018 8:58 AM
12	As previously mentioned, I have deep concerns about the constant laissez-faire attitude of developers to potential flooding. A 1:100 year event was quoted to me, unfortunately it has happened twice in very few years. The recent wet weather has also visible shown the inadequate system we have, drain covers in bot Tetbury lane and Tuners lane (next to Ridgeway) bubbling up and moving. That does not indicate a system that can cope to me.	4/19/2018 8:33 AM

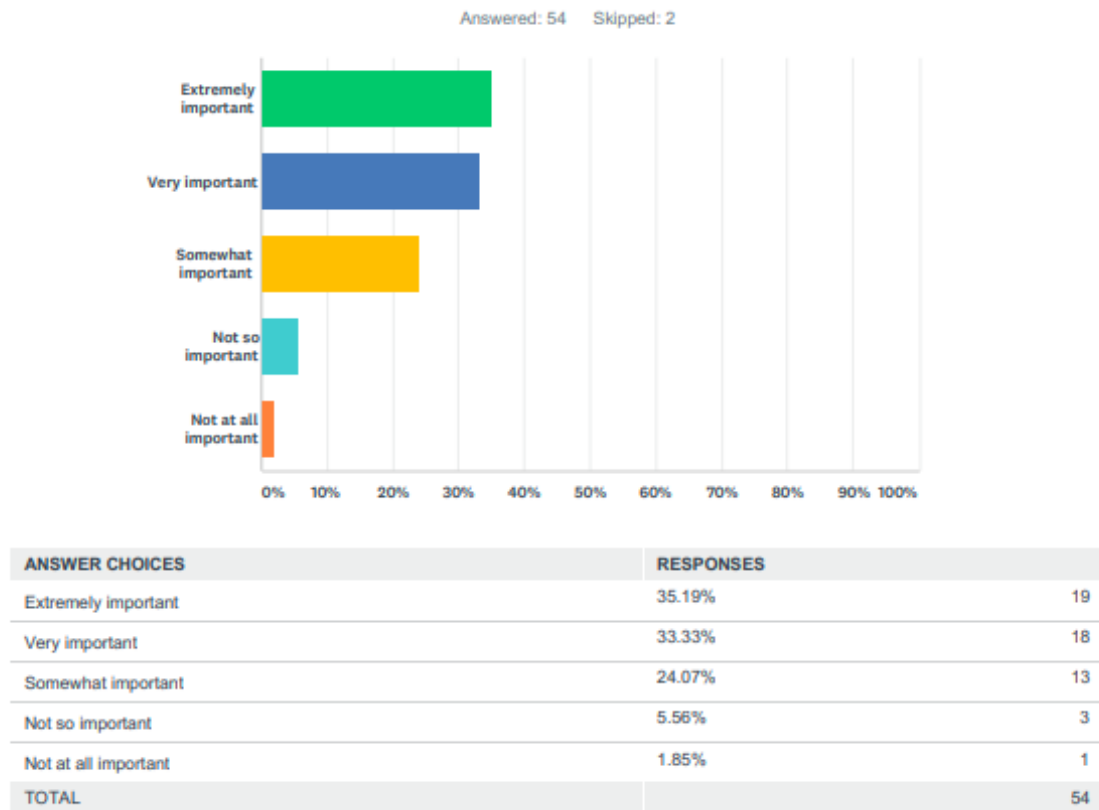
Q35 Preserving the existing character of the Parish of Crudwell



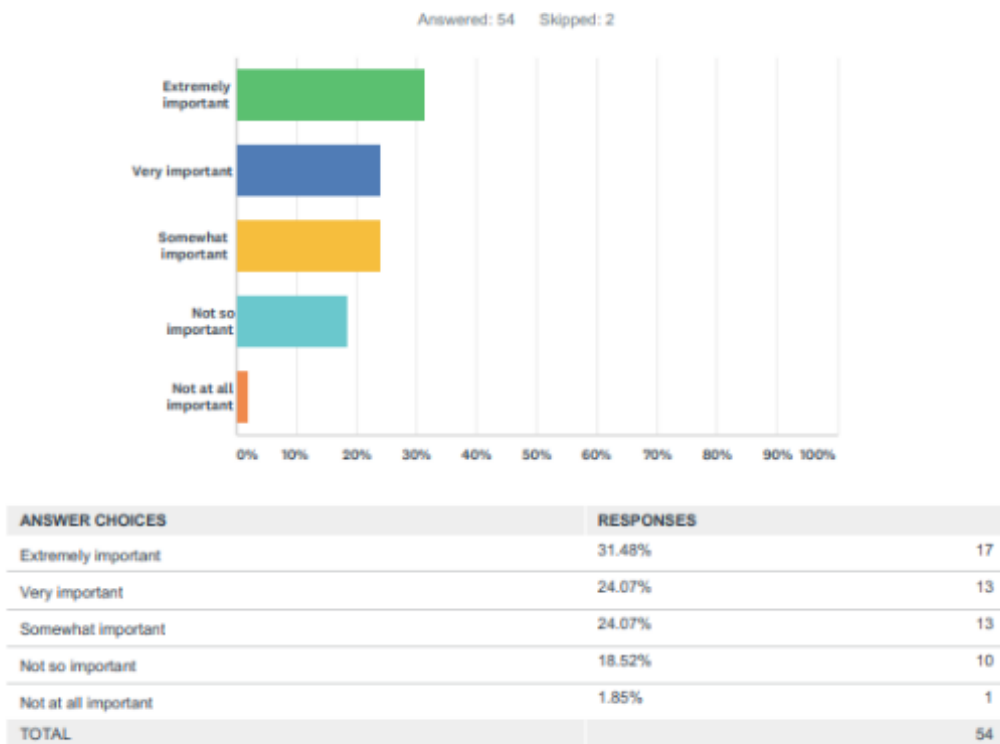
Q36 Protecting and enhancing heritage and the Crudwell Conservation Area



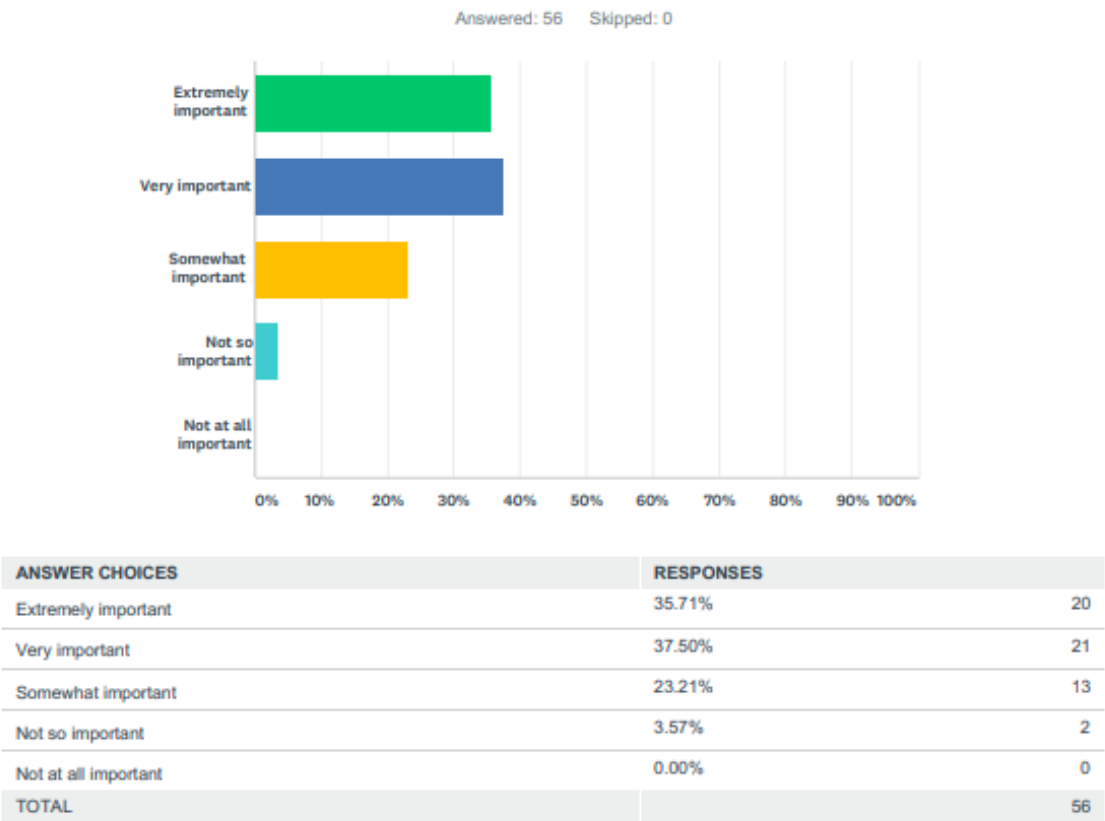
Q37 Development of a Conservation Area appraisal (see above for explanation)



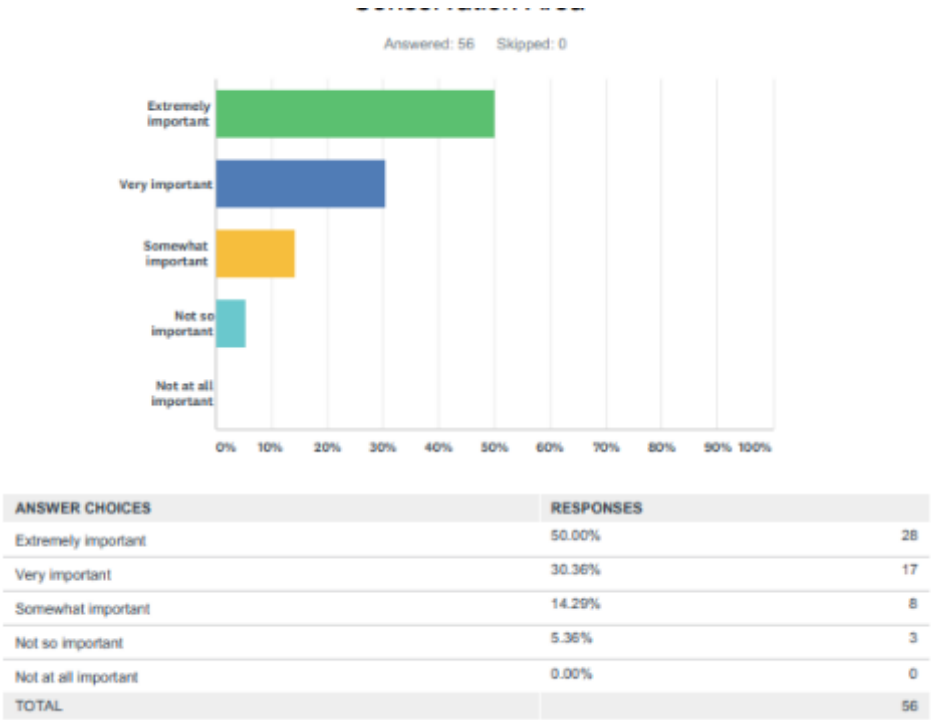
Q38 Re-defining the existing Conservation Area boundary



Q39 Sensitive re-use of redundant and under-used buildings

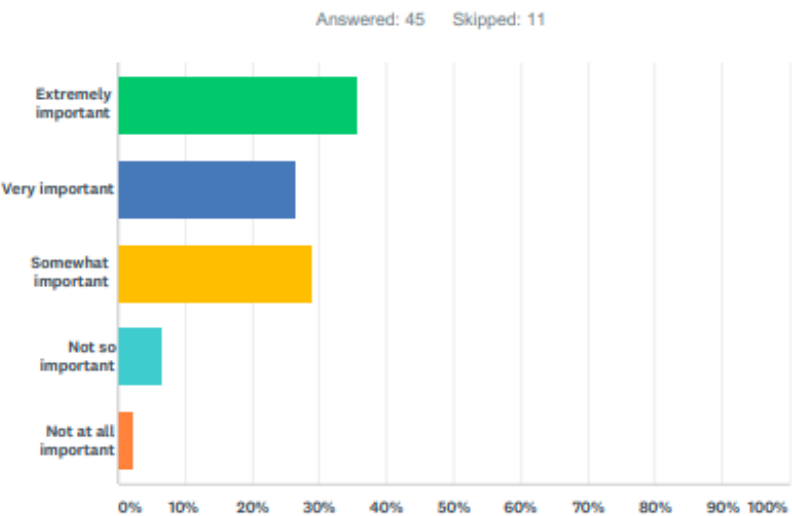


Q40 Ensuring new developments are complementary to the Conservation Area





Q41 Development of a Conservation Area management plan



ANSWER CHOICES	RESPONSES	
Extremely important	35.56%	16
Very important	26.67%	12
Somewhat important	28.89%	13
Not so important	6.67%	3
Not at all important	2.22%	1
TOTAL		45

Q42 Please state below the elements, in the Parish of Crudwell, that you feel contribute to defining the Conservation Area and historic environment of the village (e.g. buildings, sites, structures, areas, characteristic, existing landscapes, etc.)

#	RESPONSES	DATE
1	All this is aspirational compared to the life-threatening issue of flooding and sewerage pollution.	5/1/2018 8:20 AM
2	Very difficult to answer. When I came to live here Crudwell was a farming village, it is now a commuter village. Probably only the church.	4/25/2018 4:07 PM
3	Our Church, village green, current open fields	4/22/2018 6:30 PM
4	The views over the open field landscape with hedgerows and dry stone walls. The river Swillbrook and it's meanders and flood plains. The historic buildings such as the church, school, rectory and old farm buildings. The village greens and open spaces with trees. The council allotments and original 1930-40s rural farm workers council housing.	4/22/2018 11:23 AM
5	The new houses are well constructed and promise to have landscaped areas. Let's hope that happens.	4/20/2018 11:57 AM
6	The school, church and small area of listed buildings characterize the village - if the school is enlarged / relocated, this will be lost	4/20/2018 11:04 AM
7	Church, school, both pubs and nearby old houses, Rectory Hotel and houses around the church area, village greens with mature trees and stone clad streams, stone walls, ford, old forge house, toll house (?) in Chelworth, red tel kiosk in Eastcourt.	4/20/2018 12:16 AM
8	Buildings around the potting shed, the church tithe barn and school. Better area around village green and brook, and water meadow	4/19/2018 10:52 PM
9	buildings, structures, areas and landscapes	4/19/2018 4:22 PM
10	Old houses, stone walls.	4/19/2018 3:43 PM
11	Church, Village hall in a green space, the fields that are around the allotments (I used to have one and loved that you looked out on a green landscape)	4/19/2018 2:13 PM
12	Crudwell is one of the few places lucky enough to still have a few green fields, the loss of any of these to houses will hugely impact the identity of the village and its enjoyment for those living here.	4/19/2018 10:10 AM
13	Sensitive management of traffic flow through and at crossroads with the A429	4/19/2018 9:35 AM
14	1. Sympathetic preservation of & works to buildings along the main road passing through the village (The Street) 2. The area around the Church green 3. Monitoring the speed of traffic passing through the village. This is mainly ignored at the point of the southern entry where vehicles rarely enter at less than 50 mph. It is monitored at the northern approach near the school, where motorists are visually alerted their speed. This affects safety.	4/19/2018 8:58 AM
15	We have lovely buildings in the village that have been sensitively re developed ie the Old Smithy, the old Chapel Cottage on Tetbury lane, yet we have a council that has refused the restoration application of barns ie next to Pettifers.	4/19/2018 8:33 AM
16	Stone buildings and walls	4/18/2018 11:03 PM
17	buildings, Cotswold stone walls and open spaces (village greens)	4/18/2018 10:54 PM
18	Buildings, use of local materials, bridle paths, essential character of the South Cotswolds	4/18/2018 10:04 PM
19	Church/church yard, buildings within its curtilage. Open fields, good footpaths	4/18/2018 10:00 PM
20	School, church, Rectory, the strawberry fair green, watercourses	4/18/2018 9:14 PM
21	The area around the church and school, the view as you approach from the North. View from the south is rubbish.	4/18/2018 8:37 PM

Q43 If you have any additional comments or thoughts on conserving the historic environment, or wish to clarify any of your responses to the survey questions, please enter them in the box below.

#	RESPONSES	DATE
1	Housing developments represent a permanent change of land use and can fundamentally alter a location's environment and sense of place - this should therefore not be done to maximise profit for a few individuals but as an enterprise to meet genuine housing needs. This would therefore be affordable and sustainable family and retirement homes and not exective homes well in excess of average house prices.	4/22/2018 11:23 AM
2	Q37 & Q41 I do not understand the difference or similarity between an "Appraisal" & a "Conservation Area management plan". Something along those lines is needed. Q38 I do not know where the current conservation boundary is so cannot comment on if it could benefit from being redefined. A general point - if future surveys are being planned, please could you advise if they can be saved mid-way for later completion or need to be completed in one session or lost. With a long detailed survey like this one, which takes quite a while to complete, this might help response rates. Also if the completed survey responses can be downloaded or printed for retention. Thanks.	4/20/2018 12:16 AM
3	We do need to embrace new development that allows families to move in who are not just wealthy. The village needs a mix of people and services to support this. On a main road where is the community store etc, other villages have made more of their location	4/19/2018 10:52 PM
4	The enlargement of the village core has, in my lifetime, taken place to the west side of the A429. I have always understood that this is fundamental when county council planners consider further development of the village structure. I suggest that this basic strategy is reflected in any parish plan. There must however be infrastructure put in place to support this consideration which has been sadly lacking regards flooding.	4/19/2018 8:32 PM
5	none	4/19/2018 4:22 PM
6	I see the "new" development has created pavements, but to the detriment of Tetbury lane (narrowing). Also they are only partial so look out of place and like the job isn't finished. If you move to the country, you cannot expect city access or amenities and walking down lanes with no pavement is part of that.	4/19/2018 2:13 PM
7	Huge amount of work done in 1997-2000 as part of a Village Design Statement and combined Conservation Area Statement. Mike Credicott has a copy. Worth a look!!	4/18/2018 8:37 PM

#### Feedback from Focus Group exhibition

#### A] Green Spaces

**If you can, please tell us why you think particular green spaces in Crudwell Parish are important or how they could be enhanced.**

<b>Number of times mentioned</b>	<b>Where</b>	<b>Reasons why/comments</b>	<b>Ideas for how you would like them enhanced (for example picnic benches, seating, planting to encourage wildlife etc)</b>
7	Post office green	Historical Great space All these make the village lovely to live in for all the community	Sculpture Definitely to encourage wildlife and to teach children to value them
8	Village green (opposite school)	Used for Strawberry Fair Historical	Wildflower area Leave as it is
7	Church yard/green	Historical	Leave as it is
3	Memorial green	Pretty, quiet place to sit	Leave as it is

7	Village hall playing fields	Good to have areas where kids can run and you know are safe For children playing games In this age of technology, playing fields essential	Additional picnic benches/tables Leave as it is Birdwatching hut
4	Allotments	New houses tend to have smaller gardens so allotments important Essential	
	Any others? (please add below)		
3	School field	This should be protected as outside space very important to development of children	

#### B] Water courses and hedgerows

**Q - If you can, please tell us about any hedgerows, or watercourses that are important to you or how they could be enhanced:**

<b>Where</b>	<b>Reasons why/comments (for example to protect certain wildlife, maintain rural character etc)</b>	<b>Ideas for how they could be enhanced</b>
All the hedgerows	I love nature and wildlife – it needs to be preserved for the future and part of the 'Cotswold' look.	Farmers need to focus on not destroying the hedges especially at wrong times of the year, and the verges (ditto).
Between settlements	Create wildlife corridors.	Encourage housebuilders/farmers to manage sensitively.

<b>WATERCOURSES</b>	<b>No. of stars</b>	<b>Notes</b>
Swill Brook to any of the possible Development Sites (both east and west of Crudwell)	6	Swill Brook does not run immediately next to any of the possible Development Sites
Stream that runs parallel to Tetbury Lane and which then runs into and between the fields between The Coach House and Pear Tree Cottages, also in Sam Blanch field (also runs between The Butts and Kingsmeadow)	2	This stream is a flood risk area according to Wiltshire Council and runs next to one of the Sites offered for development. The Site is the field next to the Coach House.

**C] Footpaths – Description and number of stars placed on enlarged maps and arial photos indicated the importance of the Footpath**

<b><u>Footpath Location description</u></b>	<b><u>Number of Stars</u></b>
Tuners Lane (nr allotments) to Chedglow passing through West Crudwell drive	<u>7</u>
Field behind the Dawneys which also backs onto houses on Tuners Lane	<u>5</u>
Chelworth to Crudwell footpaths x2	<u>5</u>
From Bus stop towards road from Crudwell to Eastcourt and then onto Murcott	<u>4</u>
At end of houses on Tuners Lane heading North into fields and back onto Tuners Lane	<u>4</u>
Chelworth to Eastcourt Road passing behind the Church and Rectory Hotel	<u>4</u>
Chelworth to Eastcourt passing between Malt House Farm and Oatridge Farm	<u>3</u>
Manor House Farm in Chedglow to Fosse Way	<u>3</u>
Tetbury Lane unbroken footpath/pavement required	<u>2</u>
Rommel Lane to Wheatsheaf pub	<u>2</u>
Tuners Lane to Fosseway	<u>1</u>
<u>Murcott to Peartree Cottages</u>	<u>1</u>
<u>Creation of Cycle Paths in Crudwell would be very appreciated as none currently exist</u>	<u>2</u>

**D] Historic Buildings and Conservation Area Policy**

If you can, please tell us more about any historic buildings that are important in the Parish or how they could be enhanced:

<b>Building</b>	<b>Reasons why/comments</b>	<b>Ideas for how they could be enhanced</b>
All Saints Church	The church dates back to Saxon times, so is historically significant both locally and nationally. The row of houses opposite complement the church.	Make better use of the space around the church for the local community.
Crudwell Primary School & Old School House	Historically significant	
The Rectory & its associated properties	Historically significant	
<b>Other sites or historic features of Crudwell, suggested by nomination or by “stars” on the map</b>		
Toll House Ye Olde Forge The Old Rectory Pettifers Barn Dry stone walling	Historically significant Link with agriculture & equestrian life Village heritage Historical link with village life	The buildings listed here appear to be the 19 <sup>th</sup> Century or older buildings, with links to the previous and now limited rural activities of the village



Cottages alongside the swillbrook	Feature of Crudwell village	(farmsteads or the support of agricultural and equestrian activities) and the buildings that supported wider village life (church, school, pub, stores and facilities).
Malt House	1 star	
The Wheatsheaf & Vine House	1 star	
Murcott Farm	1 star	
Crudwell Court Farm	2 stars	

#### E] Visually sensitive skylines and amenity in Crudwell

#### **What visually sensitive skylines and areas of visual amenity in the Parish of Crudwell do you find important and want the Neighbourhood Plan to protect and maintain?**

Parishioner's placed stickers on enlarged Ordnance Survey Maps and arial photos of Crudwell which indicated the following views:

- Protect existing rural skyline in the Parish of Crudwell
- **Green spaces break up density of a skyline**
- Provide localised green spaces for people to enjoy
- Shapeshifting
- Don't develop rural skylines into urbanised skylines
- Preserve the identity of Crudwell village
- What is the character that makes up the identity - Its a village not a town
- Skyline of Crudwell from any vantage point reflects its varied past - organic development - we don't want this overtaken by large scale building devoid of definition/character etc in the rooflines, inappropriate stonework.
- Crudwell is primarily known for its limestone vernacular architecture, and the buildings here reflect the various occupations, religions and social culture of its inhabitants
- Protect favourite views - don't let buildings rise higher than buildings next door to them

Long distance views of Crudwell church should be protected and should limit the design of new buildings along viewing corridors

#### **Don't want solid backdrops to areas or buildings we want tapered peaks, undulating low rise rooflines**

Skyline of green spaces, hedgerows and fields on either side of the highway Chedglow from Crudwell Note: no 1 and 2 manor farmhouse all listed and barn (not ANOB or conservation area)

If green areas between houses in Crudwell and the rest of the house in the Parish have houses built on them then in danger of a rural village becoming a town - want to maintain village not create a modern small town.

Don't want skyline to be dominated by insensitive building - must be done with the vernacular in mind.

Open field agricultural Views need to be preserved = e.g. Fields to the right of Tetbury Lane south of Chedglow and the fields that currently exist but are offered as potential sites for development between the existing buildings/houses on the Primary School to Crudwell Garage side of the main highway through Crudwell

Skyline = e.g. rooflines on rising ground west of view points i.e. lovely rooflines seen from Crudwell walking to Chedglow

Crudwell's low rise and low rooftop skyline is an essential part of the character and appearance of the village and is an asset that it is important to protect

Open views from the highways and pathways in and out Crudwell we want to save existing - open vistas, existing trees, existing low rise buildings

Limestone walls and roof tiles as building materials have a visible presence in Crudwell and the surrounding area, they are a unifying characteristic of this area in particular.

Furthermore, rooflines are characteristically low and irregular with a number of buildings protected under the listed building act.

There are a number of wooded or hedgerow areas breaking up the horizon between the earth and the sky, providing visual interest.

Within this area there are significant skylines between Crudwell and Chedglow. The skylines protect the rural feeling of both Crudwell and Chedglow. Maintaining this as an open skyline will protect the individual characteristics of the hamlet that is Chedglow and the village that is Crudwell.

It will also protect an open green space which is part of the characteristic of both Crudwell and Chedglow and allows open and interesting views for footpath users.

No of stickers place on the following locations expressing importance of maintaining existing skyline and visual amenity:

10 - East of The Street (A429) Gives the village a sense of openness

5 - Glebe field and surrounding area

This area includes Crudwell Primary School a historically significant listed building integral to the characteristic vernacular skyline. The school is surrounded to the south by green spaces with a notably irregular skyline which is characteristic of the village. The skyline can be seen from both footpaths in this area.

5 - East of The Street and north of Murcott Park Farm

4 - Between the Dawneys and Tuners Lane

4 - Fields lying south of Tetbury Lane between Rommel Lane and The Street

3 Field lying east of Tuners Lane and west of the Street behind The Potting Shed

1 - Field lying north of and adjacent to Hayleaze Farm and Rommel Lane

2 – Field lying opposite the approach down Tetbury Lane onto the junction to turn onto The Street (A429)

Crudwell skylines should not be ruined by poor planning and density

Conserve the open and undeveloped character of the skyline

Do not create a new hard urban edge outside the context of the existing settlement

Skylines are integral to the use of local footpaths providing enormous amenity value, including aesthetic, historic, recreation and health and wellbeing.

Skylines in a small rural village are easily accessible via footpaths providing convenient access to both young and older people. This is particularly important for older people who may be unable to travel distances ...

Keep Chedglow and Crudwell apart - development would morph them and the hamlet skyline of Chadglow would be lost

SKYLINE	ORDER	COMMENT
North of Tetbury Lane between Crudwell and Chedglow	1 (11)	Limestone walls and roof tiles as building materials have a visible presence in Crudwell and the surrounding area, they are a unifying characteristic of this area in particular. Furthermore, rooflines are characteristically low and irregular with a number of buildings protected under the listed building act.
		There are a number of wooded areas breaking up the horizon between the earth and the sky providing visual interest.
		Within this area there are significant skylines between Crudwell and Chedglow. The skylines protect the rural feeling of both Crudwell and Chedglow. Maintaining this as an open skyline will protect the individual characteristics of the hamlet that is Chedglow and the village that is Crudwell. It will also protect an open green space which is part of the characteristic of both Crudwell and Chedglow, and allows open and interesting views for footpath users.

#### F] Sustainable Housing Design – voted by order of importance

1<sup>st</sup> - Recycling of household and garden water

2<sup>nd</sup> – Sites that have South facing slope for front of house to face are preferred for development; windows located at a height that allows lower winter sun to heat house; and planting green roof for biodiversity and insulation

3<sup>rd</sup> – solar panels for energy

Biodiversity is also key - it would be great if the value of water meadow areas like Crudwell were restored and managed for their ecological value. Overdevelopment of housing with associated 'land take' / fragmentation of habitats and destruction.



## Community, Identity and Leisure

### FOCUS GROUP REPORT TO THE CRUDWELL NEIGHBOURHOOD PLAN STEERING COMMITTEE

#### Issue

The contributions of the Community Identity and Leisure Focus Group (CILFG) towards the next stage in the creation of the Crudwell Neighbourhood Plan.

#### The Focus Group

The Focus Group members were:

- Simon Grainger (Chairman)
- Lynn Hamilton-Eddy
- Jeremy Retford
- Damian Gilmartin
- Harry Barlow
- Noreen Terry

#### The aims of the Focus Group

The aims of the Focus Group set out in the initial briefing paper were to advise the steering group on the following issues:

1. How existing community facilities, and the identity of the area, can be protected and enhanced.
2. Whether any new community facilities are needed, and how to deliver them.
3. Whether any existing community facilities should be designated as Assets of Community Value.
4. Input into the infrastructure and transport group's determination of how the Parish Council's 25% CIL can be spent.

#### Working processes

The group held 5 meetings to agree division of work, review progress and co-ordinate findings. Work and other personal commitments meant that, generally, no more than three people were active on the plan at any one time, which limited the CILFG in its ability to completely meet its remit; particularly bullet four, which was not really addressed.

#### CILFG outputs.

Accompanying this note are 5 papers, addressing:

- Crudwell School - In support of issue 1
- The Identity of the Parish of Crudwell - in support of issue 1
- Local businesses and community groups - In support of issues 1 and 2
- Village shop/community hub - In support of issue 2
- Assets of community value - In support of issue 3



# Community, Identity and Leisure

## VILLAGE SHOP/COMMUNITY HUB

### Issue

The reinstatement of a village shop in Crudwell, possibly combined with a café and business units etc. to create a Community Hub.

### Historical Context

Crudwell used to have several shops and a bakery. The bakery in Wyke House closed in 1933 and Butt Supply Stores (in what is now Lime Tree Cottage) closed in 1942. More recently, the Corner Stores closed in 1992 and the Post Office and Stores in 2004, with the Post Office re-locating to the Wheatsheaf Pub. There has been no permanent shop in the village since 2004, although “pop up” shops have appeared from time-to time, at the Potting Shed and at the Village Hall.

## SECTION 1 – WHAT DO WE WANT

### Initial Public Engagement

In the initial public engagement, conducted between Dec 2017 and Jan 2018, the desire for a village shop and/or community hub was mentioned by 18 of the 122 respondees (approximately 15%). Comments made are listed at Annex A. These were summarised in an initial vision statement as:

*The village would like a facility that combines the existing Post Office services with a small general shop, and which also provides refreshments (tea, coffee etc.) in a pleasant social environment. The shop would stock basic essential items and, ideally, include a bakery. The shop could form part of a larger community hub, offering meeting space and perhaps other small business opportunities.*

### Further Public Engagement

For the second public engagement, conducted at the Village Hall on May 5th, a display was prepared explaining some of the issues relating to re-establishing a shop in the Parish and seeking views as to what people thought of the idea, what they would want of it, and what practical support (in time and/or money) they would be prepared to offer to help it happen. Views were canvassed using a simple questionnaire (Annex B). The questionnaire was also available on-line via Survey Monkey until 18 May.

### Results of Further Public Engagement

30 people filled in the paper questionnaire (27 on the day and 3 subsequently). In addition, between 5th and 18th of May, 15 people completed the questionnaire on line - a total of 45 responses. The results are collated at Annex C. In summary;

- 39 (86%) were in favour of a shop and/or community hub and 6 against, showing broad support for the idea, but with some concerns about its viability.
- Responses often mentioned convenience, benefits to community cohesion and focus, and the reduction of the need to travel to get basics.
- Clear views were expressed as to what people wanted from the new facility, with an emphasis on basic groceries, post office, newspapers, fresh bread and a seating area for taking tea and coffee etc.
- Only 9 (20%) saw a need to include small offices or workshop space to offer other employment opportunities.





- Reasons why people would use the facility included proximity, convenient opening hours, reasonable prices, ability to get emergency/top up items when needed, somewhere to meet and drink decent coffee.
- 32 (71%) would not require parking to be available for them to use the facility.
- Most people would like opening hours that extend beyond a normal working day. 8am-6pm was popular. Open 6 or 7 days a week.
- 29 (64%) would be prepared to make modest (between £10 and £100) annual contributions to help viability.
- 16 (35%) would be prepared to assist in a shop on a voluntary basis.
- 13 (29%) would be prepared to form part of a project team to create and then run the facility.

## **Revised Vision statement**

Viewed against the outcome of the second public consultation, the original vision statement was modified to better emphasise the desire for the facility to enhance community cohesion. It now reads:

*The village would like a facility that combines the existing Post Office services with a small general shop, and which also provides café-style refreshments (tea, coffee, cake etc.) in a pleasant social environment that encourages mixing of villagers of different generations and enhances social cohesion. The shop would be open regularly and stock basic essential items, such as milk and fresh bread. The shop could form part of a larger community hub, offering meeting space and perhaps other small business opportunities to enhance financial viability and to provide more opportunities for local employment.*

## **Conformity with the Wiltshire Core Strategy**

Creation of a shop/village hub in the Parish would be in accord with Core Policy 48, Supporting Rural Life. This states that new shops in villages will be supported where they are small in scale and would not threaten the viability of nearby centres. Increasing the opportunities for small businesses is in accord with the desire of the Wiltshire Core Strategy to reduce commuting and improve the resilience and self-containment of communities.

## **SECTION 2 – DELIVERING THE VISION?**

### **Local Competition is Strong**

There are currently village shops incorporating post offices in both Oaksey (2.8 miles away) and Kemble (4.5 miles away). There is a new Budgens convenience store on the A429 (2.9 miles south of Crudwell) with extended opening hours. In addition, Malmesbury has a wide variety of shops and a Post Office; and a Waitrose on the A429, 4 miles south of Crudwell. Tea, coffee and light refreshments are available at various times of the day within the village at the Wheatsheaf pub, the Mayfield Hotel, The Rectory Hotel and the Potting Shed pub; and, additionally, at Nurdens Garden Centre (2.9 miles) and Waitrose. Numerous refreshment opportunities exist in Malmesbury town centre.

Whatever is proposed for Crudwell needs to be sufficiently commercially robust and attractive to customers to survive in the face of this competition.

### **Success criteria**

To deliver the vision in a way that is viable, all the following four criteria will need to be satisfied:

- A suitable site must be identified and secured within the settlement boundary.



- A business model must be developed that delivers the vision and which is judged to be commercially viable over the long term, given the proximity of other retail and hospitality outlets.
- The facility should not impact unfavourably on other businesses or community assets within the Parish.
- The Parish must generate from within itself both the will and the resources (people and money) necessary to make it happen and sustain it long term.

Considering each of these in turn;

### **Possible locations.**

There was a general view amongst respondents that a shop needs to be close to the A429 (as were the defunct ones listed above). Options identified in survey responses are shown below, with an initial Focus Group view on their viability:

- The Village Hall. The Chair of the Village Hall Committee told the Focus Group that the volume of bookings rules out regular extended use of facilities inside the Hall as a surrogate shop, but it might be possible to build a relatively small shop-cum-cafe on the end of the hall, next to the car park. It would need to be run as a separate legal entity, as the Village Hall Trust is a charity and not insured for commercial enterprises. There would need to be a robust commercial agreement between the two regarding use of shared utilities. There is ready parking, but negatives include the distance from the A429 for passing trade, increased traffic on Tetbury Lane and the small footprint which would rule out providing business units as well as a shop. This option might be worthy of further consideration.
- The Church. Given it is Grade 1 listed and a consecrated building, it is hard to see how this would work. This option is not considered deliverable in the near term.
- The school building. If the school were to relocate to allow it to grow, re-use of part of it as a shop/community hub could be a good option, as was done in Sherston (see Annex D for details), where the shop has a turn-over exceeding £1million per year (and is currently for sale!). However, it is potentially a relatively high cost route with a low probability of being deliverable in the near term.
- The building behind the Wheatsheaf. This is owned by the Wheatsheaf and is currently used for storage. It has the benefit of adjacent parking and could be big enough to allow the creation of a shop/cafe and some small business units. No detailed discussions have taken place with the owners at this stage, but they have stated that they are prepared to engage with the Parish to explore this option further. This option is worthy of further consideration.
- Expand the existing Post Office. Without building alterations, there is little room for much more than basic groceries. The Post Office is a stand-alone business that rents space from the Wheatsheaf. Changes in opening hours and what is offered for sale would have an impact on the owner's business model and on his relationship with the Wheatsheaf itself. No discussions on this have yet been conducted. As a "do minimum" solution to provide a basic shop, this option may be worthy of further consideration.
- The disused workshop building adjacent to the Potting Shed. This belongs to the owners of The Pettifers next door. They have plans to develop it for their own use. This option is not deliverable.



- New build within one of the new housing developments. Initial thoughts are that no development in Crudwell is likely to be big enough to have sufficient spare land available for a shop and parking (unless land was bought at commercial housing land prices) or to generate sufficient spare Parish CIL to make this option viable as a commercial business, given high initial costs.
- New build on the Glebe land next to Ravenscourt. Glebe land is owned by Church of England Diocesan Boards of Finance. Leasing or purchasing of land would have to be negotiated with them and is likely to be at commercial rates. This, coupled with the cost of new build, would make it harder to generate a viable business model for this option.
- Re-open the Corner Stores. It was suggested that the Parish buys the house currently for sale on the corner of Tetbury Lane that, until 1992, was the Corner Stores. It is on the market for £330,000. As this would be a material change of use, planning permission would be required. Clearly, even if it was viable as an option, the Parish is in no position to proceed in the necessary time frame.

## Options for a business model

No views were sought on this during public engagement, these are the initial views from the Focus Group.

- Beans in equals beans out. To state the blindingly obvious, the key to generating a successful business model will be balancing costs against likely incomes and achieving the long-term stability of both. Anything with either high start up costs and/or high running costs is unlikely to succeed given strong local competition and the likely levels of use by Parishioners and passing trade.
- Wholly Commercial A wholly commercial new-build shop/cafe with high capital investment needed to create it seems unlikely to succeed, given the strong local competition.
- Commercially run but subsidised by the Parish or individuals in some way. A lot of village shops around Crudwell have been taken over by their communities as going concerns and benefit from some form of subsidy. This might be help with purchase costs (e.g. Oaksey), running costs, volunteer labour etc. The survey showed that 64% of respondents would be willing to make regular small financial contributions towards a village shop and 35% would be willing to work there for free. Key issues here would be widening this support across the whole Parish and translating promises into actual commitments.
- Community Shop or Co-operative status. A more formalised version of that above, there is a lot of external assistance available to achieve Co-operative status from organisations such as the Plunkett Foundation, who offer support to communities all over the United Kingdom to help save extant and open new community shops. For a fee, they would work with us from the very first stages right up to beginning to trade, and beyond.
- Widening the scope of business Adding space for small business units would help cover overheads and increase income beneficially, provided costs did not go up pro-rata.

## Impact on Other Businesses in the Parish

The Focus Group did not address this specifically, and further work would be needed when creating a business model. Initial thoughts are that overlaps are likely to be small. Self evidently there are no shops in the Parish to compete with. Serving tea and coffee to non-residents is likely to be a small part of hotel and pub business and there are no small business units in Crudwell itself.



## The will to make it happen

13 (29%) of the respondents indicated that they would be prepared to be part of a project team to make the shop happen and then oversee its day-to-day business needs longer term. Once again, key would be translating those promises into actual commitments. The need for good determined people to get engaged long term is well illustrated by the example of Sherston Old School at Annex D.

## Draft Policy

**Proposals to create a village shop/community hub in the Parish will be supported provided that;**

- **A suitable site has been identified within the settlement boundary.**
- **Any new building respects the character and appearance of existing buildings in its immediate locality.**
- **A business model must be developed that delivers the vision and which is judged to be commercially viable over the long term, given the proximity of other retail and hospitality outlets.**
- **The new facility will not impact unfavourably on other businesses or community assets within the Parish.**
- **The Parish can generate from within itself both the will and the resources (people and money) necessary to make it happen.**

## Further action

Public engagement so far indicates that there is a desire to re-establish a village shop in Crudwell, possibly combined with a café and business units etc. to create a Community Hub. Suggestions for sites have been made that merit further investigation. Business models have been used in other local shops that could be applicable to Crudwell. There seems to be a need for small business units in the village. Combine these together and there looks to be a good enough case to take analysis to the next level, with a formal feasibility study.

The Neighbourhood Plan Steering Committee needs to decide how to treat this subject within the Neighbourhood Plan itself. Guidance from the retained consultant suggests that the statutory business of the plan relates primarily to matters requiring control by planning permission. The creation of a village shop/community hub would almost certainly require planning permission and so (on the face of it) looks to be a candidate for inclusion as statutory business. However, there is such an enormous amount of work required to remove risk and uncertainty before getting to the point of planning applications that the topic may best appear in the non-statutory section of the Plan, setting policies for the Parish Council.

## **References consulted**

1. Wiltshire Core Strategy, adopted January 2015
2. Historic England website – listed buildings in Crudwell
3. Rightmove web site – Corner Stores
4. Rightmove web site – Sherston Post Office and Stores
5. Web site of the Plunkett Foundation



## Comments relating to village shop, café, community hub, jobs, parking etc. extracted from the initial engagement with parishioners, Dec 2017 -Jan 2018 (in no particular order)

- More clubs and societies needed for full time workers to do in the evenings
- I would support/help in a community shop
- More houses in the village would encourage a village shop
- Could we have a shop like Oaksey
- Village needs a shop and a post office
- Sad village shop closed
- Expand school parking – use adjacent Glebe land?
- Opportunities for commercial generation, community owned
- .....shop like Oaksey
- Support existing services
- Very little employment in Crudwell
- Increase in population brings opportunities, like a village shop and more social activities
- No shop means a need for transport and more traffic
- The school is full and there is no shop
- Expand the post office to be more like a village shop
- Need a shop, café, somewhere to get a pint of milk and have a coffee and chat with friends
- Shop required if village expands massively
- Village Bakery
- Village coffee shop/bakery
- Need a shop
- A village shop would be of enormous benefit to residents
- A post office subsidised to include (say) newspapers and a small number of daily essentials
- Missing a small general shop, Oaksey model works well.
- Crudwell not a centre of employment and relatively few jobs in village – with likelihood of substantial increase remote
- Need a pop-up café
- Encourage more business development on Kemble Airfield
- Consult local businesses to find what their needs are to sustain them and increase local employment.

### Summary of number of people mentioning a topic as a percentage of the 122 responses received

Shop - overall 13/122 = 10.6% of people mentioned it. Within which:

- |                 |            |
|-----------------|------------|
| • Post Office   | 3 mentions |
| • Café          | 3 "        |
| • Community run | 4 "        |
| • Bakery        | 2 "        |

### Commercial opportunities 3/122 = 2.5%

- |                   |   |
|-------------------|---|
| • Community owned | 1 |
|-------------------|---|

### More Clubs and Societies

- |                      |              |
|----------------------|--------------|
| • For the young      | 0            |
| • For working people | 1/122 = 0.8% |





## Questionnaire used for public engagement 5-18 May 2018

### VILLAGE SHOP/COMMUNITY HUB – WE NEED YOUR VIEWS

Please either fill this in now or return it by 10 May to 4 Kingsmeadow SN16 9HT, or electronically to [Jeremyretford@btinternet.com](mailto:Jeremyretford@btinternet.com). Thanks

Q1. Do you think the Parish needs a village shop/community hub?  
YES NO

Q2. Please expand on why you answered as you did

Q3. If you said yes – what should it offer (Please circle all that apply)

- Basic groceries
- Seating area for serving tea coffee and light refreshments etc
- Space for broader employment opportunities such as small workshops/office spaces etc.
- Post Office
- Newspapers
- Greetings cards & stationery
- Baked goods, bread etc.
- Sweets and soft drinks
- Alcoholic drinks for consumption off the premises only
- Other? - Please describe

Q4. What would make you use a village shop in Crudwell as opposed to other local retail outlets?

Q5. Would parking nearby be a prerequisite for your regular use of the shop? YES  
NO

Q6. What opening hours would be needed to allow you to use the amenities fully?

Q7. If the shop/community hub was a community venture or a co-operative, would you be prepared to financially support it in some way on a regular basis?  
YES NO

Q8. If yes, how much would you be prepared to pay per year?  
£10 £25 £50 £100 Other amount?.....

Q9. Would you be prepared to help in the shop on a regular unpaid basis? YES  
NO

Q10. Would you be prepared to act as part of a project team to make the shop/community hub happen and then to oversee its day-to-day business needs longer term? YES  
NO

Q11. Can you suggest a site where a shop/community hub might be located within the Parish?

Q12. Any other comments?? (write overleaf if you wish)



## Analysis of responses to Questionnaire used for public engagement 5-18 May 2018

### There were 45 responses to the questionnaire

Q 1. Do you think the Parish needs a village shop/community hub?

Yes 39 No

6

Q2. Please expand on why you answered as you did

#### Comments from those who answered yes

- A means of establishing and maintaining cohesion & as a source of information on many levels.
- I remember the Post Office on Tuner's Lane; very handy and helpful.
- Especially as residents age and are less mobile.
- I would not have to drive miles to get a loaf of bread.
- To enhance sense of community – to provide facilities to those of limited mobility.
- Convenience store for basic needs/post office – community run.
- Would like to see a hub/shop – a lot of people walk from home and it would be a good place to meet.
- Would lessen the impact of vehicle pollution if there was a local shop.
- To showcase and sell local produce, to add a vibrancy to the village.
- Would save driving to Oaksey or Kemble.
- To reduce transport issues.
- It would be fantastic not to always have to leave the village to get basics.
- To provide a village focus.
- Previous village store was a place to meet and chat to others.
- Hub of Community.
- Enhance strong sense of community, help bring young and old together. Coffee shop would provide working/meeting spaces.
- It is some miles to travel to get basics and Crudwell is a large village which probably has reasonable demand.
- To be able to buy groceries/local produce etc without getting in a car and driving miles. Also as a place for people to meet and get to know each other in an informal setting.
- Shop within walkable distance that would mean not having to use car to drive into Malmesbury, Tetbury or Cirencester. Healthier and cleaner air option for small amounts of shopping. Better for elderly residents. Could be the hub of the community. Would give the community a heart.
- This would be a massive boon for the village. It could tick so many boxes in terms of the people it serves. This could be the greatest thing the Neighbourhood Plan delivers.
- When we moved to the village over 30 years ago it had 2 village shops. The village has lost a great deal without those. For people who don't or can't drive getting in and out to Cirencester or Malmesbury is not all ways easy or convenient. So, a village shop would be very useful.
- With a lack of readily available public transport being able to purchase basic groceries within the village is very important, particularly for vulnerable people. There is an imbalance of facilities, with 2 pubs and 2 hotels, a village shop is a glaring gap in our facilities.
- Good environmentally (fewer car journeys from Crudwell to supermarkets and back), useful to residents, and enhances community 'feel'.



- We have a very strong sense of community and any opportunities to enhance this by bringing together different elements of the community (e.g. school based and retirees) would be welcome. A recent pop up village cafe run by Amy Barron, demonstrated a need for such a facility with very good attendance from all sections of the community. It would also provide additional (coffee shop) working / meeting space for working age parishioners who work from home.
- A community centre and focus point for all ages. In years past this was an essential casual meeting place for the community.

## Comments from those who answered No

- Little likelihood of all prerequisites being satisfied risk of disadvantaging existing businesses – would use it if it existed though.
- Budgens Waitrose only down the road.
- Too many adjacent Supermarkets.
- Village Shop – No, Community Hub – Yes.
- Nice idea, not sure how it would work in reality. Yes to a community hub, if that would work.
- Already tried before and with such a good array of shops nearby, it would be difficult for a shop to be competitive. A good aspiration, but not a realistic option.
- A village shop would be an asset. It would only be viable if the population increases significantly. through a big development and it can offer goods at competitive prices. Whether anyone would take it on as a commercial venture is unlikely. A community shop such as operated in Oaksey would be an option but are there sufficient people in the village willing to run one?

## Q3. If you said yes – what should it offer

- Basic groceries  
33
- Seating area for serving tea coffee and light refreshments etc  
25
- Space for broader employment opps such as small workshops/office spaces etc.  
9
- Post Office  
32
- Newspapers  
28
- Greetings cards & stationery  
21
- Baked goods, bread etc.  
32
- Sweets and soft drinks  
15
- Alcoholic drinks for consumption off the premises only  
14
- Local produce (veg and dairy)  
2
- Delicatessen  
1
- Full range of groceries, not just basics  
1



Q4. What would make you use a village shop in Crudwell as opposed to other local retail outlets?

- Quick shop provisions and social outlet.
- Closeness and friendliness.
- Its proximity – even if slightly more expensive.
- If I knew I could get what I wanted – a social interlude.
- Convenient opening hours, e.g. early/late to accommodate commuters.
- Convenience – no driving.
- Yes, but in conjunction with other retail units.
- Newspapers, fresh bread.
- Regular accessible opening hours.
- Walking- reduce the environmental impact.
- Convenience.
- Convenience, support local, children's pocket money spending.
- Ability to buy basic groceries, newspapers – Post Office.
- Convenience of not having to drive to Malmesbury.
- Community spirit.
- Proper coffee, meeting place to support local community and businesses.
- Open all hours.
- Unlikely to – needs unique selling point.
- Reasonable prices – not extortionate.
- Availability and competitive prices.
- Comprehensive opening hrs, local location.
- It's closer. I like to walk for general health and cleaner air. More convenient for forgotten items and small amounts of shopping.
- There are no local retail outlets.
- Yes, but only for essentials. I wouldn't do a weekly shop there.
- Convenience. I would use for top up purchases rather than main shop. It would be great to be able to walk to a shop.
- The fact that I could walk there and back, and the wish to support Crudwell initiatives.
- Good range of "basics" at prices competitive with other retail outlets.
- To be honest, I would still use other local retail outlets but would use a village shop if it could supply fresh bread in the morning, newspaper and perhaps it could be an outlet for locally grown produce that is surplus to requirement.
- Emergency items required.
- Proper coffee, meeting place, to support local community and businesses.
- Prices similar to local supermarkets.

Q5. Would parking nearby be a prerequisite for your regular use of the shop? Yes 9  
No 32

Q6. What opening hours would be needed to allow you to use the amenities fully?

- Early morning and evening.
- Out of work/school hours, evenings and weekends.
- As long hours as proves viable.
- Weekends and evenings.
- Evenings and weekends.
- 9 am – 6pm.



- 8 am – 7pm & weekends.
- 8am - 6pm.
- Daily.
- 24/7
- 8am-6pm Mon-Sat.
- 9-6.
- 8-1 & 2-6.
- 8-6, 7 days a week.
- 8-1 six days a week and all-day Saturday.
- Evenings until 10pm.
- Evenings and Saturdays.
- 9-5.
- Something like Oaksey – 8-5 for 6 days a week, noon on Sundays.
- Mornings only.
- 7am-8pm.
- Flexible but every day rather than restricted.

Q7. If the shop/community hub was a community venture or a co-operative, would you be prepared to financially support it in some way on a regular basis? Yes 29  
No 10 Maybe 2

Q8. If yes, how much would you be prepared to pay per year?

£10 £25 £50 £100 Other amount?

£10 = 6, £25 = 11 £50 = 8; £100 = 7; other = 0

32/40 would pay something

Q10. Would you be prepared to help in the shop on a regular unpaid basis? Yes 16 No 24 Maybe 1

Q11. Would you be prepared to act as part of a project team to make the shop/community hub happen and then to oversee its day-to-day business needs longer term? Yes 13 No 26 Maybe 1

Q12. Can you suggest a site where a shop/community hub might be located within the Parish?

- Within one of the developments.
- Somewhere along, or close to, The Street – Unused building behind the Wheatsheaf?
- Only existing building is behind the Wheatsheaf- advantage of parking too.
- Disused workshop building – Potting Shed?
- Village Hall, or linked to Post Office or either pub.
- Barn behind the Wheatsheaf or Potting Shed.
- Somewhere central, on or near The Street.
- Site A.
- Near Village Hall or re-locate school and incorporate a shop.
- Village Hall or Church.
- Needs to be on or close to main road (A429) Wheatsheaf?
- Near the Village Green.
- Eastcourt.
- Not sure.
- Needs to be near A429.





- Glebe land next to Ravenscourt – low impact green build structure with green roof (e.g. Lower Mill estate or Westonbirt café).
- At the Wheatsheaf Pub.
- The Wheatsheaf meeting room (current post office).
- House currently for sale on corner of Tetbury Lane (was a shop).
- Inside the wheatsheaf Pub.
- Either by the Wheatsheaf or the out buildings by the Potting Shed.
- The Mayfield Hotel. The car park behind the Wheatsheaf. Inside the Wheatsheaf. The spare land next to the telephone exchange (a.k.a. the ice rink). Possibly the CVHRG, car park perhaps?
- Presumably it would need to be an existing property (house) for sale, with planning permission to change its usage - I imagine building a new structure would be out of the question.
- Wheatsheaf pub. Church: clearly there are issues to be thought through here (heating, storage for goods on sale, security etc) but Hankerton use their church for a range of purposes and it would be good to see the church used more.
- Wheatsheaf Inn - the Post Office is already there. Village Hall - an underused asset which has all the infrastructure needed for a shop or community hub.

Q13. Any other comments?

- Would Tesco or Waitrose be interested in a small satellite branch? This could be in conjunction with other independent businesses such as tea shop or post office.
- Crudwell is a commuter village, so does not look to the village for a shop – as has been tried twice before.
- The model which Oaksey shop uses appears to work and does not rely on local volunteers – which is very difficult to sustain. There is a Shop Management Committee, but they deal with strategy and policy overview and do not get involved in day-to-day business. As you may know, the building is provided to the shop tenant at a modest rent. The shop tenant then runs the business and keeps profits themselves.
- I'd be prepared to vote for some of the Parish Council precept be spent on supporting this on an annual basis.
- Those of us who have lived for many years in Crudwell have seen three businesses selling groceries close down in recent years. The proposal would demand genuine commitment from the whole community, and not just aspirational expressions of support.
- There already is a community hub if the Village Hall was used properly but it seems that attempts to use it as such are frowned upon by the Village Hall committee. For example, when a young villager set up a pop-up cafe there every other week she was eventually told she could not carry on because she was charging a nominal sum for drinks and cakes. This was significant loss to community interaction and discourages anyone else wanting to improve the social amenities in the village.



### Sherston Old School

"The Sherston Old School Community Interest Company (SOSCIC) was formed in 2010 for the purpose of renovating and converting the Old School (which is Grade II listed) so as to provide increased employment opportunities and additional services for the community and help preserve the character of the High Street. This was in response to the decision by the Parish Council, with the full support of the village, to try and purchase the Old School premises when they fell vacant.

This is an entirely voluntary run organisation with over 280 members – all of whom are residents of the village. It is managed by six Directors – who, following the successful completion of the restoration and conversion work in 2013, have responsibility for the ongoing management of the project. With the exception of a loan from the Public Works Loan Board (PWLB), all of the funding for this project (which in total has cost in excess of £900,000) was obtained via a series of large and small donations and grants received from different sources – including a significant amount of money via personal donation from individual villagers and local fund-raising events.

The Old School was purchased by the Parish Council on 1st April 2011 at which time a long lease was granted to SOSCIC. Work started on the renovation project in July 2011 and the first phase, which allowed the village Post Office and Stores to relocate from their cramped premises elsewhere on the High Street into far more suitable and commodious accommodation, was completed in November 2011. The second phase, comprising the restoration of the rest of the building so that it was suitable for use by a variety of small business uses, was completed in May 2012. All five of the additional business units have been let.

The list of current occupiers comprises:

- Sherston Post Office and Stores – post office and general store
- Balcony House Cellars – wine shop
- Pulse Business Software – business software solutions
- Compass Graphic Design – design for web and print.
- Short run printing
- James Pyle & Co - estate agency
- Shear Class Salon – hairdresser and beauty salon

The benefit to the village is readily apparent. The new (larger) Post Office and Stores are heavily used, are open for much longer on a daily basis and provide a much wider range of services and goods than was previously possible. The additional business units provide a range of additional and enhanced services to the village and of course additional employment opportunities. It is estimated that over 30 persons are now employed within the property. This should help make the village far more sustainable.

This is an ongoing Project. SOSCIC will continue as an organisation to manage and maintain the premises over the long term. Rental income from the premises should be more than sufficient to cover the PWLB loan repayments. Any additional funds will be recycled into other village projects – thus providing a long term source of funds to the village and an opportunity to provide further community benefits.

This Project would not have been possible without the fantastic support of the village – whether through practical assistance (e.g. fund-raising; site clearance; gardening etc), administrative work (e.g. project management; planning; accountancy; problem-solving etc.), or just by supporting the many and varied fund-raising schemes that have taken place over the last few years. This Project is believed to be one of the largest "community interest" projects of its kind in the UK. The success of the Project to date has been entirely due to the initiative, vision and perseverance of the community over an extended timescale."



*Taken from the Sherston Old School SOSCIC web site*

Objective: To nurture and protect Crudwell School.

One of the strong themes that was received from the community engagement is that Crudwell CofE Primary School is a treasured asset of the Parish of Crudwell. It is our intention that the plan does its best to ensure that Crudwell School is able to thrive within our community.

Crudwell CofE School sits in a prominent situation near the Church and next to the original school buildings which date from 1670 as build by the 1st Baron Lucas of Shenfield. To this day, the school building sit partially on land owned by the Lord Lucas Trust. The current school buildings are not listed, but form an important part of the Conservation Area.

Crudwell School has, for several years been running at capacity of around 120 pupils with an annual intake of 17. On average 36% of intake comes from out of the catchment (the Parishes of Crudwell and Hankerton). Overall the average number of out-of-catchment pupils is 40% showing a slight trend of people moving out of catchment. There is an overall downward trend of out-of-catchment pupils.

The Neighbourhood Plan wants to ensure that Crudwell School can expand if it needs to, but also does not want to force it to expand. The Governing Body has no current plans to expand but wants to have the flexibility in the future, should circumstances dictate.

The proposed site at Tuners Lane would generate a forecast number of net new pupils of 6-8 pupils (based on a ratio of 0.3 pupils per dwelling). The Governing Body would seek to accommodate these new pupils within the school at its current size, rather than seek to expand at this time. This would represent an average of 1 child per year group, which could be accommodated in the short term, whereas in the long term we would expect a slight decline in the ratio of in-catchment and out-of-catchment intake.

Policy CL1 is put in place to ensure that the Crudwell site is preserved for Educational usage only, but gives the school Governing Body flexibility to use it as it sees fit.

### *Background Info*

We have collected data from the last 10 years of both admissions and for the whole school population.

For admissions, out-of-catchment pupils vary between 15% to 56%. In 2017 the figure was 43% being out-of-catchment. In real numbers, this is between 2 and 9 pupils per year with 2017 being 6 pupils.

For whole school population, the rate varies between 36% and 42%, 35 and 41 pupils.

For a development of 20-25 houses, using WCC's ratio of 0.2 primary pupils per dwelling, we'd forecast 4-5 pupils.

As an alternative view, the school catchment area (as of the 2011 census) has 548 dwellings (Crudwell 431 and Hankerton 117). Total in-catchment pupils haven't gone above 62, this

would give a ratio of 0.11, which yields 2.2 to 2.75 pupils.

The development at Ridgeway Farm (ref: 18/05429/FUL) had 10 dwellings and yielded zero new pupils at Crudwell school, therefore we'd offer a revised estimate of 2-5 pupils.

It is felt that, the net increase to school-going population could be improved by reducing the number of out of catchment pupils over time, primarily through admissions. There may be short-term pressure on places but this is unlikely to be predictable and would not be catered for any better simply by building new classrooms. As the school operates at fewer than one class per year-group, any increase to the NOR would quite severely complicate teaching arrangements and would have a net negative impact on the school and its character. Statistically, it is hoped that net new numbers would be spread across the year groups and therefore could be accommodated, although this would need to be assessed on a per-year group basis.





### LOCAL BUSINESSES AND COMMUNITY GROUPS

#### Issue

How can the interests of local business and community groups be best protected and, where possible, enhanced in light of development in the parish through the Neighbourhood Plan?

#### SECTION 1 – PUBLIC, BUSINESS AND COMMUNITY GROUP ENGAGEMENT AND CORE STRATEGY RELEVANCE

#### Initial Public Engagement

In the initial public engagement, conducted between December 2017 and January 2018, then of the 122 respondents, 91 (75%) identified **Community** as an area important to them. There was a general feeling that there is a strong sense of community and it is important that new developments across the Parish don't undermine this. Villages are friendly and inclusive, and it is important to preserve the open public spaces, village hall, *school, preschool*, post office, mobile library, church and village events and support local businesses such as the Garage, pubs and hotels.

There was a range of views put forward regarding **facilities in the community**, which were summarised in the Community Initial Engagement report as below:

- Re-establish a village shop / coffee shop – possibly community owned. Expand the post office in Crudwell. (This is covered in the Village Shop/Community Hub paper)
- Need for more clubs, societies, community events for under 18s, working people and OAPs e.g. Yoga, tennis club, cricket club
- Preserve open spaces for recreation
- Recreation facilities for teenagers – e.g. outdoor table tennis, youth club
- Extend/update the village hall to offer more activities to encourage community cohesion
- Sports pavilion at playing field
- More dog waste bins
- Better recycling facilities at the village hall
- Medical facilities – first aid response team
- Don't forget about Eastcourt and other smaller villages in the Parish.
- Web/ email-based community information, e.g. Oaksey Buzz, importance of "What's On in Crudwell"

On the subject of the Economy the 19/122 (16%) identified **Economy** as an area important to them, and comments included:

- Protect Kemble Airfield as an employment location
- Expansion of job opportunities at Kemble Business Park
- Support local businesses and organisations e.g. holiday lets, coffee shops, Yoga etc
- Support working from home – e.g. faster broadband, better mobile coverage

#### Engagement with local businesses and community groups and Public Engagement of 5<sup>th</sup> May

Research was carried out by the Focus Group in the form of a survey (Annex D) in April 2018. of local businesses and community groups.

32 local businesses were identified, of which 30 were viable. Of these 27 (84.4%) were contacted, of which: 17 (56.7%) responded: 15 (43.3%) did not respond, not available, not interested. A summary of the feedback from local businesses is provided in Section 2.



Of the clubs and societies (community groups) then 13 were identified, all viable, of which 9 (69.2%) responded : 4 (30.8%) did not respond. A summary of the feedback from these groups is also provided in Section 2.

At the Public Engagement Exhibition of 5<sup>th</sup> May at Crudwell Village Hall, then the summary of the feedback as well as numbers of businesses and groups contacted were displayed for comment (Annexes A – C).

### Contribution to delivering the Wiltshire Core Strategy

Protection and, where possible, enhancement of the interests of local business and community groups fits in with strategic objective 4 of the Wiltshire Core Strategy, which is helping in building resilient communities. Also of relevance are Core Policies 40 (Hotels, B&Bs and guest houses) and 49 (Protection of rural services and community facilities).

## SECTION 2 – SUMMARY OF FEEDBACK FROM BUSINESSES AND COMMUNITY GROUPS

### **Summary of feedback from local businesses:**

- Mainly positive about and accepting of developments. However, concern about prospective block versus smaller, integrated developments, reasoning that blocks of development offer potential creation of a polarised Crudwell identity in which newcomers feel unwelcome/ that integration will be slow or not happen.
- Source of suitable employees. Preference for locals who can afford to live and travel locally as rising costs of property/rents are transferred to wages etc.
- Concern for understanding/appreciation of rural commerce. Fear that newcomers will be largely commuters with little understanding of how village life & commerce operate ('picture-box' mentality – haulage/ the messy aesthetics of reality isn't what people want etc.)
- Concern about whether local businesses are prepared to do business with each other.
- Concern about affordability of land to rent for local businesses to extend where needed, due to rising costs as landowners sell. Fear of survival.
- Very much in favour of local hub/forum for information. i.e. a post-development permanent society to draw people into the village community.

### **Summary of feedback from local clubs and societies:**

- Mainly positive about developments
- Current concern about survival of some existing clubs (Brownies & Rainbows are closed/closing by July 2018), therefore potential incoming numbers heighten this. Some are over-subscribed & unable to offer places due to paucity of suitable helpers and volunteers. Therefore, increased population could offer a solution by contributing and engaging with the clubs - but at same time due to increased numbers, keep the status quo. Positive about 'new blood'.
- Accessibility to suitable time-slots with enough space at village hall.
- Lack of activities for teenagers. Young children & over 60s catered for.
- Enthusiasm for integration
- Enthusiasm for facilities for all age groups. Despite village hall, idea that Crudwell 'lacks a centre' given that the church is no longer a main centre for communication. Coffee shop for young mothers cited.
- Enthusiasm for a Crudwell Society/ hub to advertise need for help/input for local clubs. Possible mind-set of not asking for help or vehicle for doing so.



## **SECTION 3 – CONSIDERATIONS FOR THE NEIGHBOURHOOD PLAN**

A detailed note on the views and interests of business and community groups in the Neighbourhood Plan, as well as suggestions of how the Neighbourhood Plan could benefit them, is contained in Annex E.

1. Considering new developments:
  - a. Push for a satisfactory level of affordable housing to support local job opportunities in local businesses which struggle to find suitable employees. Farming and associated industry is highlighted.
  - b. Enhance the mix of business and housing in future planning & development. This is supported by evidence that it will meet local economic and social needs, provided it is supported by adequate infrastructure.
2. Promote sense of identity and support the community through encouragement of friendship and community spirit across age groups through:
  - a. Encouragement of existing recreational facilities, including Village Hall. Consider that more space is needed for meetings and storage.
  - b. Include provision of sport & leisure in the planning & development framework. e.g. Build new indoor facilities for sport and recreation, and dedicated scout and guide hut.
  - c. Include provision of a new Pre-School facility in the planning & development framework.
  - d. Encourage the use of local hotels & pubs for facilities & meetings.
3. To promote the formation of a Crudwell Society body.
4. To create/ develop/ extend My Crudwell (or similar) as a What's On & News Forum. This should act as a meaningful, up-to-date & accessible village website as a vehicle for providing Notifications & updates to inform residents. Its aim would be to enhance Crudwell as a friendly & sociable community to existing inhabitants and newcomers, with realistic & updated notifications of active events and source of information under sections such as (in no order of importance):
  - Diary
  - Neighbourhood Development Plan
  - Notice Board
  - Local Services/ Businesses
  - Jobs / apprenticeships offered
  - Clubs/ Societies News
  - Sports & Events
  - Local history
  - School news/updates
  - Neighbourhood Watch notices
5. Provision of a web-based business hub as a practical, comprehensive & current source of information for local commerce to connect Business & Community and promote greater understanding of rural commerce. It should act as a contact centre for advice & job opportunities and also boost marketing & connection between local suppliers, business & community. It should aim to attract new business & help existing commerce to grow, allow provision of premises for start-ups and expansion of existing businesses.



## **Further action**

The Neighbourhood Plan Steering Committee needs to decide how to treat this subject within the Neighbourhood Plan itself and whether Policies should be drafted based on the above suggestions and considerations. Guidance from the retained consultant suggests that the statutory business of the plan relates primarily to matters requiring control by planning permission. Policies that support local business and community groups may best appear in the non-statutory section of the Plan.

## **References consulted**

1. Wiltshire Core Strategy – adopted January 2015.



## Annex A: Businesses and clubs response summary

### **COMMUNITY, IDENTITY & LEISURE FOCUS GROUP**

#### ENGAGEMENT OF BUSINESSES IN THE COMMUNITY

RESULTS AS OF 2nd MAY 2018

- 32 BUSINESSES, FARMS, PUBS AND HOTELS IDENTIFIED
- 27 CONTACTED
- 5 TO BE CONTACTED

#### OF THOSE CONTACTED

- 17 RESPONDED AND COMPLETED THE QUESTIONNAIRE
- 1 RESPONDED AS NOT INTERESTED
- 2 RESPONSES AWAITED
- 5 NO RESPONSES OR NOT AVAILABLE
- 1 IN LIQUIDATION
- 1 MOVED OUT OF AREA
- 1 MOVED OUT OF AREA

### **ENGAGEMENT OF CLUBS, SOCIETIES AND GROUPS**

- 13 CLUBS, SOCIETIES AND GROUPS IDENTIFIED
- 13 CONTACTED
- 10 RESPONDED AND COMPLETED FORMS
- 3 NO RESPONSES

NO IDENTIFICATION OF ANY SPORTS CLUBS





## Annex B: Business responses feedback summary

### **COMMUNITY, IDENTITY & LEISURE FOCUS GROUP**

#### **SUMMARY OF FEEDBACK FROM ENGAGEMENT OF BUSINESSES IN THE COMMUNITY**

##### **RESULTS AS OF 2nd MAY 2018**

- PROVISION OF A BUSINESS HUB TO ALLOW CONNECTION BETWEEN BUSINESS AND COMMUNITY
- PROVISION OF A CONTACT CENTRE FOR ASSISTANCE, ADVICE AND JOB OPPORTUNITIES
- ATTRACT NEW BUSINESS AND HELPING EXISTING BUSINESS TO GROW
- PROVISION OF BUSINESS PREMISES FOR START UPS AND ALLOW EXPANSION OF EXISTING BUSINESSES
- GOOD WEB BASED BUSINESS INFORMATION PROVISION TO BOOST MARKETING AND CONNECTION
- SUPPORT MORE EVENTS AND FAIRS IN THE COMMUNITY TO BRING CUSTOM TO HOTELS AND PUBS
- MORE CONNECTION BETWEEN LOCAL SUPPLIERS, BUSINESS AND COMMUNITY
- NEED TO CONSIDER THE CONNECTION BETWEEN LOCAL JOBS OPPORTUNITIES AND AFFORDABLE HOUSING
- ENHANCE THE MIX OF BUSINESS AND HOUSING IN FUTURE PLANNING AND DEVELOPMENT
- NEED BETTER LOCAL TRANSPORT
- BETTER COMMUNICATIONS e.g. BROADBAND FOR RURAL BUSINESS (LOCAL SATELLITE BASED SYSTEM)
- PROMOTE GREATER UNDERSTANDING OF RURAL COMMERCE



## Annex C: Clubs and groups responses feedback summary

### **COMMUNITY, IDENTITY & LEISURE FOCUS GROUP**

#### **SUMMARY OF FEEDBACK FROM ENGAGEMENT OF CLUBS, SOCIETIES AND GROUPS IN THE COMMUNITY**

RESULTS AS OF 2nd MAY 2018

- SUPPORT THE VILLAGE HALL, MAINTAIN AND ENCOURAGE USE OF FACILITIES
- ENCOURAGE USE OF EXISTING OUTDOOR SPORTS/RECREATION FACILITIES
- NUTURE AND HELP CLUBS TO FLOURISH IN THE COMMUNITY
- CLUBS, SOCIETIES AND GROUPS ENCOURAGE FRIENDSHIP AND COMMUNITY SPIRIT FOR ALL AGES
- BUILD NEW INDOOR FACILITIES FOR SPORTS AND RECREATION
- INCLUDE PROVISION OF SPORTS AND LEISURE FACILITIES IN PLANNING AND DEVELOPMENT FRAMEWORK
- HELP/CREATE WEB BASED HOME FOR CLUBS AND SOCIETIES TO ATTRACT MEMBERS AND VOLUNTEERS
- BUILD A DEDICATED SCOUT AND GUIDE HUT
- NEED MORE SPACE FOR MEETINGS AND STORAGE
- ENCOURAGE USE OF HOTELS AND PUBS FOR MEETINGS AND FACILITIES
- CREATE NEWS AND WHATS ON FORUM THROUGH THE FORMATION OF A CRUDWELL SOCIETY BODY
- SUPPORT CHILDREN'S DEVELOPMENT AND PROVISION OF NEW PRESCHOOL FACILITY



## Annex D: Example of business contact sheet questionnaire / survey

### Business Contact Sheet Questionnaire

**Business Name:**

**Person spoken to:**

**How Contacted:**

**Date contacted:**

**By whom:**

**Primary Questions:**

1. Are you aware of the Crudwell Neighbourhood Plan:

Yes

No: Its an opportunity for everyone in the community to shape its own future. And that includes the business community.

2. As a business how do you view the CNP:  
(in a positive proactive way or not interested)
3. How do you see your business shaping the future of the community:
4. What do you see your business gaining from the CNP:
5. Do you see your business being an asset to the community:
6. What would you like to see the CNP contain that would enhance your business in the future:
7. Other comments:  
(If a hotel/pub etc what activities/attractions in the communitywould enhance your business in the future )



## Annex E: CIL Focus Group Summary Note

CNP: COMMUNITY FOCUS GROUP

BUSINESSES & CLUBS

### SUMMARY

#### 1. Awareness

- Majority very aware & some already involved/proactive at some level
- Minority aware but disengaged OR not very aware but not disinterested. This group tend to think it won't affect them hugely.

#### 2. View of CNP

- Most accept expansion positively or at least accepting. However, mixed opinions/skepticism about what influence CNP can have. 'Control' came up quite a bit e.g. 'someone needs to take control' or 'should have been set up some time ago'
- Majority expressed relief at emergence of CNP as result of new & proposed expansion & keen to exert a voice in shaping these.
- Acknowledgement that it's working for the benefit of the area/community.
- Anxious to promote reality of rural life/ active awareness of farming.

#### 3. Shaping the future

##### a. Businesses

- Long-established businesses - strong views about:
  - lack of understanding of what their businesses provide locally
  - threat to village industries by lack of affordable land to rent in order to survive.
  - Resentment/worry that landowners who have never farmed see development as means of revenue. Land then lost to traditional means of living for locals.
  - Difficulty finding suitable employees who can afford to live locally as property prices increase.
  - Fear of Crudwell becoming a commuter village with little sustainable industry. - Keen to promote idea that villages need commerce to thrive.
- Newer businesses
  - See business serving AND shaping the community.
  - View that would need significant increase in population to make a difference to them
  - Often sole traders therefore already working to capacity
  - In theory – 'more people, more business'

##### b. Clubs

- All serve & shape via promoting ethos of 'giving back' to community.



- Most provide social interaction & sense of sharing.

#### 4. Business gains from CNP

- Appreciation of being put in the picture. A welcome framework upon which they can share views.
- Some felt gains would in reality be negligible
- More felt CNP could push for small as opposed to large block development (favoured more to limit what's seen as initial polarisation between the established village & newcomers)
- Potentially the CNP could create a definite hub/society lasting well beyond its current remit – as a forum/body to share & bring people together.

#### Club gains from CNP

- Potential gains of skills base from new families
- Awareness of how much many clubs struggle to find volunteers. Membership not a problem (some have waiting lists but curtailed due to lack of help)
- Most very keen to expand but restricted.

#### 5. Businesses & Clubs as community asset

- All definitely Yes. Businesses offer employment, revenue, local identity.
- Clubs offer skills, team-work, personal challenge etc. to youngsters & older groups.
- NB established businesses forceful in view that Crudwell has a rural identity in a rural parish, which needs to be remembered. They ask if local businesses are committed to do work/trade with **each other** – market forces indicate that they don't.
- Some businesses more affected by Government legislation & policy than local actions.

#### 6. Suggestions for CNP to enhance business/ clubs

- Formation of a **permanent** centralised Crudwell hub/body/ society to establish:
  - communication channels.
  - Means by which people can be more proactive
  - Means by which businesses & clubs can let the community know that they need local employees/ help etc. + local news & events could be fed. i.e. a To Go To place.
  - Means of setting up a Welcome group for newcomers
  - Promote ACTIVE awareness of rural affairs.
- Awareness (overwhelmingly) of local issues
- Support for/ enhancement of **existing** assets e.g. village hall, tennis courts, football field. Some clubs restricted by lack of venue availability.
- Networking hub. Vibrancy.
- No current clubs or activities for teenagers – 'nowhere for them to go'.



- Idea that expansion & development is impeded now through lack of space & employees for businesses.
- Similarly current lack of space in community areas + help for clubs - How could they cope with additional newcomers?
- Links with neighbouring areas.
- Protection of green spaces





## Community, Identity and Leisure

### ASSETS OF COMMUNITY VALUE

#### Issue

Should our Parish seek to register key amenities as Assets of Community Value.

#### What is an Asset of Community Value?

In England, an Asset of Community Value (ACV) is land or property (not private residences) of importance to a local community which is subject to additional protection from development under the Localism Act 2011 and Assets of Community Regulations 2012. Voluntary and community organisations can nominate an asset to be included on their local authority's register of such assets. If an ACV comes up for sale, the community has an opportunity to bid for it, with certain provisos. At present Crudwell has no ACVs on the Wiltshire Council register.

#### Is something an asset of community value?

The asset is of community value if the Council judges that:

- Current use of the building or land furthers the social well-being or social interests of the local community, or such use has existed within the recent past (within five years).
- Community use has been the main use rather than an ancillary one.
- It is realistic to think that the building or land could continue to be used in a way which will further the social well-being and social interests of the community within the next five years.
- It is not an exempted building or piece of land.
- It meets the evaluation criteria set out in "Assets of Community Value - Evaluation Procedure".

(NB the Localism Act defines "social interest" as including cultural, recreational and sporting interests).

#### Process for listing an asset as an ACV and for acting if the ACV is subsequently to be sold

- The process for nominating an Asset to be of Community Value is shown at Annex A.
- The process for seeking a moratorium period in which to prepare a bid if the Asset is to be sold is shown at Annex B.

#### Key things to note

There are numerous caveats and provisos, but key ones to note are:



- The regulations apply only when sale of the ACV would lead to a change of use, not to a sale made as a going concern (for example, they would not apply to a pub sold to continue trading as a pub but would if it was to be converted to a house).
- The right for a community to bid for an ACV is NOT a right to buy: a six-month full moratorium is intended to allow a Community group time to secure funding etc. to try and put them on a level with other bidders. The Community group is not a preferred bidder; they will have to compete with other interested parties and the choice of eventual purchaser is down to the current owner.
- The asset must have been used by the Community in the recent past and have a realistic prospect of use for a further five years.
- ACVs stay on the Council's list for a period of 5 years only, after which there is a process for re-applying for ACV status.

## **Conformity with the Wiltshire Core Strategy**

Retaining ACVs in the Parish contributes towards achieving Strategic Objective 4 of the Wiltshire Core Strategy, helping to build resilient communities, and Core Policies 48 (supporting rural life) and 49, (protection of rural services and community facilities).

## **What might the Parish wish to see designated as ACV's?**

An initial list of possible candidates was drawn up using local knowledge and comprised the following;

- The Potting Shed Pub
- The Wheatsheaf Pub
- All Saints Church and its graveyard
- The Village Hall
- The Sports Field
- The Village Green
- The Allotments
- The Mayfield Hotel
- The Rectory Hotel
- Crudwell School

It was noted at the outset that;

- Some of these may already have sufficient safeguards on them (see discussion below) and that this would need to be investigated and confirmed before any application for ACV status was initiated.
- The list was not necessarily exhaustive.



## **Public Engagement**

In the initial public engagement conducted between Dec 2017 and Jan 2018, the issue of ACVs was not specifically addressed by any respondents, but 75% of people identified Community as an area important to them, feeling it Important to preserve (inter-alia) the open public spaces, village hall, school, preschool, post office, mobile library, church and village events and to support local businesses such as the Garage, pubs and hotels.

At the second public engagement, conducted at the Village Hall on 5<sup>th</sup> May 2018, a display was prepared explaining the nature of ACVs and seeking views as to what assets should be registered, using the above list as a start point. Views were canvassed using a simple questionnaire (Annex C).

## **Results of Public Engagement**

22 people filled in the paper questionnaire (18 on the day and 4 subsequently). In addition, between 5<sup>th</sup> and 18<sup>th</sup> of May, 13 people completed the questionnaire on line, using Survey Monkey. A total of 35 returns. All willingly made a positive contribution and nobody rejected the idea of ACV status as being wholly unnecessary.

The results are summarised at Annex D. It will be seen that the top amenities were, in order;

1. Crudwell School, the Village Green and the Sports Field (each on 82%)
2. All Saints Church and Graveyard (80%)
3. The Village Hall (77%)
4. The Potting Shed Pub (68.5%)
5. The Allotments (63%)

## **Discussion of results**

The Village Hall and Sports field are owned by a charitable trust and may be judged to have sufficient protection already, as may the Village Green which is owned by the Parish. While School House and School cottage are G2 listed, the overall protection status of the school site itself is complex and would require consultations with both the LEA and the Lord Lucas Trust.

All Saints Church has been Grade 1 listed since 1959, as are some of the monuments in the graveyard, but the listing does not appear to encompass the graveyard itself and so may also merit further analysis.

The Potting Shed pub (G2 listed) is a prime candidate for ACV status and nationally, pubs are a popular choice for this (well in excess of 1000 so far).

There are two groups of allotments in Crudwell, one is behind the Potting Shed pub and is owned by them so its status as a potential ACV is probably linked to that of the pub itself. The second group of allotments are located adjacent to Tuners Lane. The land is privately owned, with the allotments being managed by the Parish Council, so this site may be an appropriate candidate for ACV registration.

Several villagers suggested adding farm land with footpaths on them to the list. These are unlikely to be eligible, as community use is an ancillary to the main use as farmland, and footpaths have alternative legal protection. Crudwell Pre-School is not eligible as it is not of itself either land or property.



In summary, the most clear-cut and popular candidates for early consideration as potential ACV candidates are the Potting Shed Pub and the Allotments.

## Draft Policy

**The Parishioners value their community assets and wish them to continue providing benefit to all. The Parish Council will consider applying for formal "Assets of Community Value" status for those which are judged not to have sufficient protections in place by other means.**

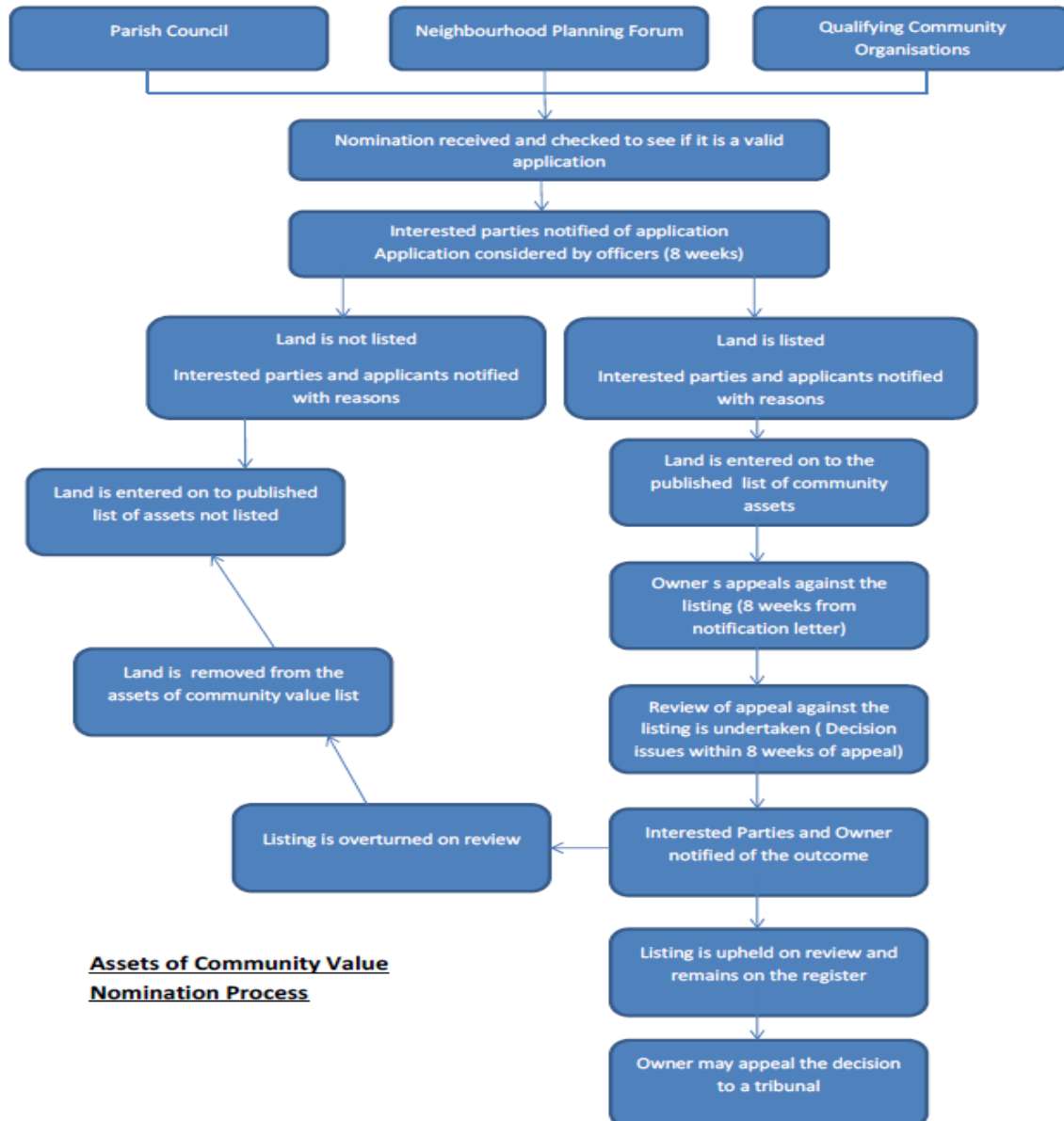
## Further action

It was clear from the consultation that people recognised and valued the contribution that the assets made to the quality of life in the Parish and wished to retain them. The Neighbourhood Plan Steering Committee needs to decide how to treat this subject within the Neighbourhood Plan itself. Guidance from the retained consultant suggests that the statutory business of the plan relates primarily to matters requiring control by planning permission. The subject of ACVs is clearly important and may best appear in the non-statutory section of the Plan, setting objectives for the Parish Council.

## References consulted

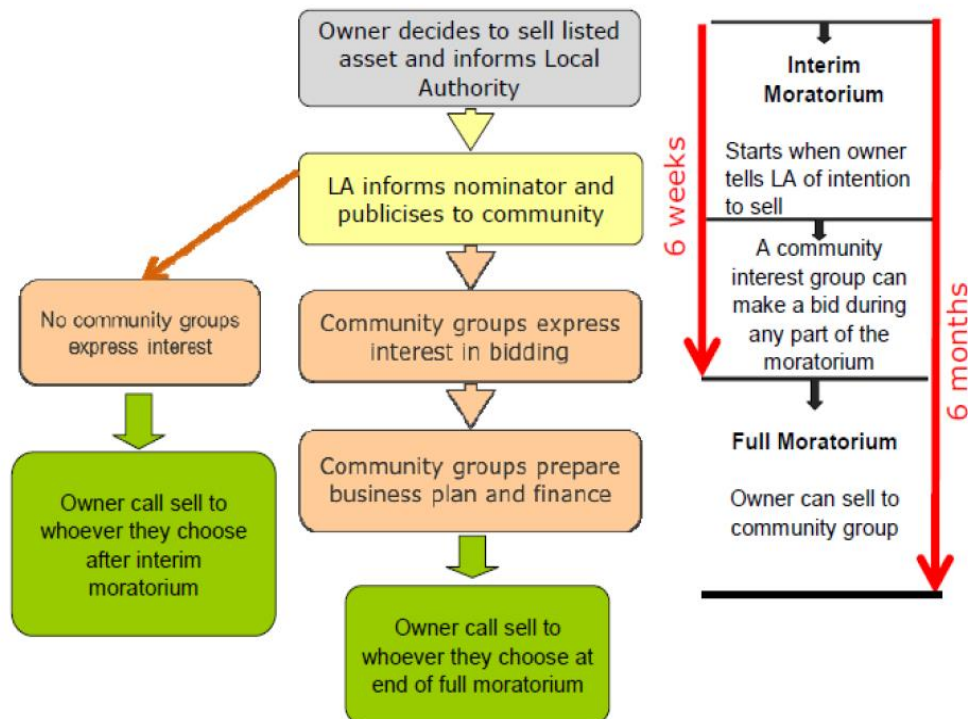
1. Department for Communities and Local Government. "Community Right to Bid: Non-statutory advice note for local authorities; Part 5 Chapter 3 of the Localism Act 2011 and the Assets of Community Regulations 2012". Published October 2012.
2. House of Commons Library. Briefing Paper 06366 "Assets of Community Value" Published 11 December 2017
3. Wiltshire Core Strategy, adopted January 2015

## ASSETS OF COMMUNITY VALUE – CREATION The listing process



## ASSETS OF COMMUNITY VALUE – ACTION The moratorium process

### Moratorium Process







## WHAT MIGHT WE WANT TO SEE MADE AN ASSET OF COMMUNITY VALUE IN THE PARISH OF CRUDWELL?

### The questionnaire used for public engagement 5-18 May 2018

Please either fill this in now or take it away and return it by 10 May to 4 Kingsmeadow SN16 9HT, or electronically to [jeremyretford@btinternet.com](mailto:jeremyretford@btinternet.com). Thanks

(N.B. it was subsequently made available on Survey Monkey)

In England, an asset of community value (ACV) is land or property (not private residences) of importance to a local community which is subject to additional protection from development under the Localism Act 2011. Voluntary and community organisations can nominate an asset to be included on their local authority's register of such assets. If an ACV comes up for sale, the community has an opportunity to bid for it, with certain provisos. At present Crudwell has no ACVs on the Wiltshire register.

Please place a tick alongside all those you think should be nominated. Feel free to add any views or to suggest other candidates.

- The Potting Shed Pub
- The Wheatsheaf Pub
- All Saints Church and its graveyard
- The Village Hall
- The Sports field
- The Village Green
- The Allotments
- The Mayfield Hotel
- The Rectory Hotel
- Crudwell School
- Other?

Some of these may already have sufficient safeguards on them. This would be investigated and confirmed before an application for ACV status was started.



## WHAT MIGHT WE WANT TO SEE MADE AN ASSET OF COMMUNITY VALUE IN THE PARISH OF CRUDWELL?

Results of the survey carried out at the Village Hall meeting on 5 May and on Survey Monkey between 5 and 18 May.

The total number of survey forms completed was 35. Nobody rejected the idea of ACV status as unnecessary.

Name of potential ACV	No of Votes	% of voters nominating	Comments
The Potting Shed Pub	24	68.5	
The Wheatsheaf Pub	14	40	
All Saints Church and its graveyard	28	80	Church is G1 listed building – what of churchyard?
The Village Hall	27	77	Protected sufficiently already by deed of Trust?
The Sports field	29	82	Same status as Village Hall
The Village Green	29	82	Owned by the Parish
The Allotments	22	63	
The Mayfield Hotel	14	40	
The Rectory Hotel	14	40	
Crudwell School	29	82	Requires consultation with LEA & Lord Lucas Trust
Other?			
Glebe field by Ravenscourt	3	8.5	Unlikely to be eligible, as Community use is an ancillary to the main use as farmland
Field between Dorneys and the Allotments	1	3	Unlikely to be eligible, as Community use is an ancillary to the main use as farmland
Field behind the Smithy	1	3	Unlikely to be eligible, as Community use is an ancillary to the main use as farmland
Crudwell Pre-School	1	3	Unlikely to be eligible as not a physical asset (land or property)



# Community, Identity and Leisure

## THE PARISH OF CRUDWELL – ITS IDENTITY

### Issue

What do Parishioners consider to be the identity of the Parish.

### Initial Public engagement

In the initial public engagement conducted between Dec 2017 and Jan 2018, 27 out of 122 respondees (22%) identified Identity as an area important to them. In summary, People:

- Wish the Parish to remain as communities where people actually live, rather than becoming commuter villages for surrounding towns.
- Wish to preserve the character of the village, particularly its rural and agricultural context.
- Recognise the importance of gaps between neighbouring villages and towns.

### What is the Identity of the Parish?

The Focus Group developed an initial form of words which they felt described the identity of the Parish and which could be tested out on Parishioners during further public engagements. The form of words drafted were:

*Crudwell is one of the most Northerly villages in Wiltshire; at some points being only a couple of miles from the Fosse Way which is the county boundary. It straddles the A429 from Malmesbury in the South and Cirencester in Gloucestershire to the North. There are therefore close commercial and historic ties with both.*

*Whilst there have been some more modern dwellings built in recent decades along the main road, most of the houses on what was the old toll road are attractive traditional buildings made of local stone, some having stone tiled roofs. They lie within the conservation area. A number of housing estates of different sizes have been built since the 1950's, in various locations. The village is identified by both residents and those passing through by its' pleasant rural vistas of open green fields rather than the urban sprawl now seen at nearby towns.*

*Until the Second World War, farming accounted for around 90 per cent of the local economy. The introduction of mechanisation has caused turnover to fall to some 2 per cent. However, this tradition of agriculture, equestrian and other rural pursuits continues and must be protected as one of the important features of the village.*

*The village has an excellent primary school; chosen by parents not only from the village but also a wider catchment area.*



*Tourism is also important to the village today having two vibrant hotels and pubs. Crudwell is well known locally and further afield for the annual 24 hour Le Mans bike ride and the Strawberry Fayre.*

*It is vital to preserve this rural identity of the village by thoughtful development and design which allows the local community to grow naturally.*

## **Second Public Engagement**

The Identity statement was presented to parishioners as part of the Focus Group's display in the Village hall on 5 May. It attracted some interest but was rather over-shadowed by discussions on Village shops, the School, and Assets of Community Value. No substantive comments were received from attendees.

## **Further action**

Due to lack of time and resources, the Focus Group took no further action. It was also felt that this subject was probably being addressed in part by other elements of work done within the CIL Focus Group, and by other Focus Groups such as Infrastructure and Environment.

## **References Consulted**

The Book of Crudwell. A Parish Revealed by Tony Pain (quote from forward by Julian Pettifer)



## **Appendix 6: Broadband Survey**

1. Using either <http://speedtest.net> or <http://speedtest.btwholesale.com/> what is the speed of your current internet connection:

Upload:

Download:

Ping:

2. How satisfied are you with the speed and consistency of your broadband?

0

1

2

3

4

5

3. What broadband do you currently have?

a. BT Infinity / Fibre / equivalent up to 37-52Mbps

b. BT Infinity 2 / Fibre Extra / equivalent up to 72Mbps

c. Non-Fibre based ADSL (known as "Broadband")

d. Don't know

e. Other:

4. Is your internet connection residential or business?

5. What do you use your broadband for?

Web surfing and email

Video calls (Skype / Facetime etc)

Streaming music

Streaming video (Netflix, iPlayer etc)

Running a business from home

Working from home (remote desktop, WebEx, Skype etc)

6. What would you like to use your broadband for, but current cannot?

Web surfing and email



Video calls (Skype / Facetime etc)

Streaming music

Streaming video (Netflix, iPlayer etc)

Running a business from home

Working from home (remote desktop, WebEx, Skype etc)

7. How much do you pay for your broadband (excluding line rental) per month?

£0-10

£10-20

£20-30

£30+

Don't  
know

8. Who provides your broadband currently?

BT

PlusNet

Sky

TalkTalk

Post Office

EE

Vodafone

Virgin Media

Don't  
know

Other: Please specify

9. If available, would you pay for Full Fibre Broadband?

£35 per month  
(38Mbps)

£42 per month  
(76Mbps)

£50 per month (150Mbps)

£75 per month (300Mbps)

10. What is your telephone number (Note: This data will not be used to contact you, it will only be used for assessing your broadband connection).

11. What is your postcode (Note: This data will not be used to contact you, it will only be used for assessing your broadband connection).

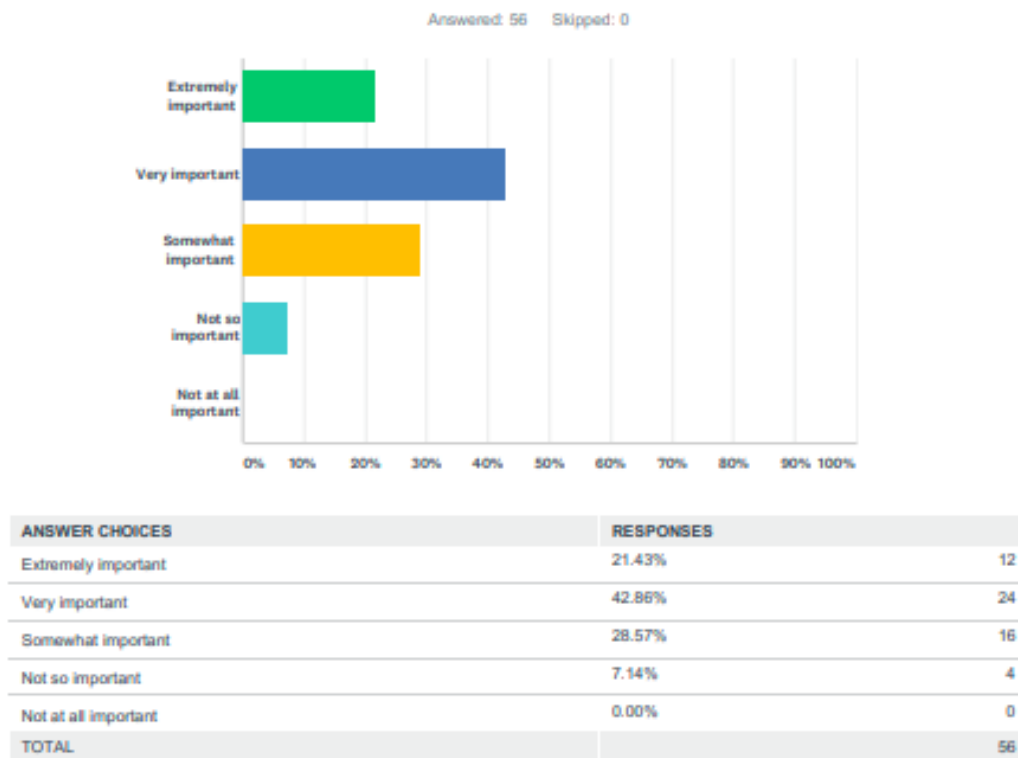
12. Are you happy for your data to be used for the purposes of negotiating with ISPs and investigating options for improving speeds within the Parish? Note: Your data will not be used to contact you, unless you signup to the mailing list at <http://my-crudwell.org/plan/signup>



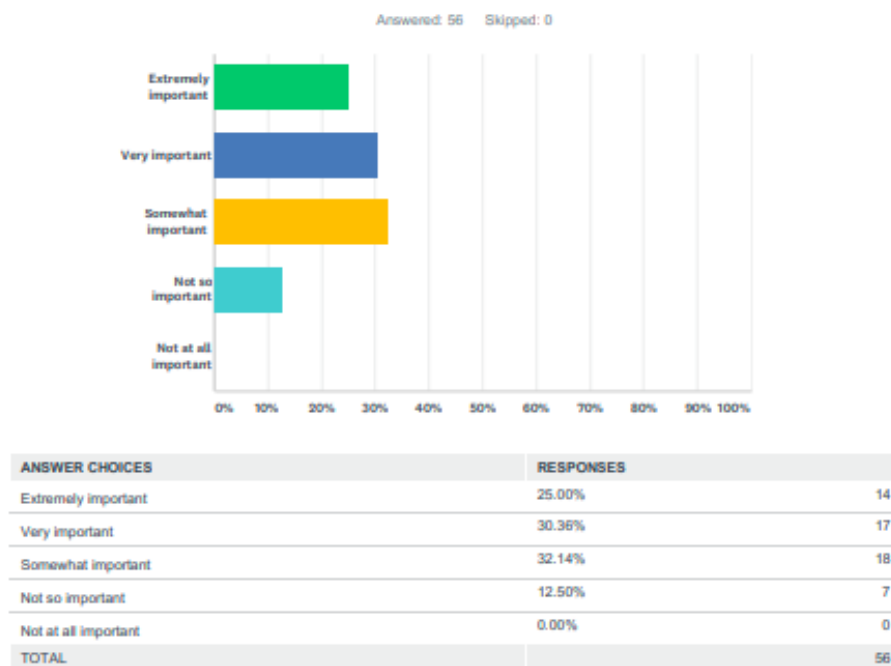
## **Appendix 7: Environment Survey**

## Response data from survey

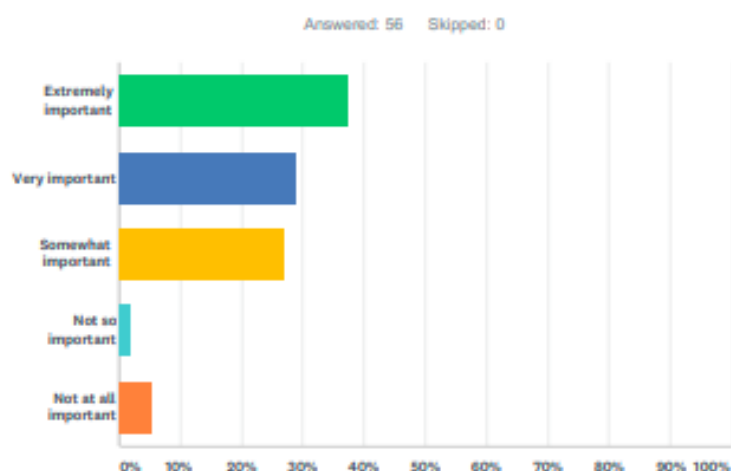
### 1. Q1 How important is reducing climate change effects and carbon emissions to you?



### 2. How important is zero carbon or 100% reduction of CO2 emissions, when constructing new houses in Crudwell Parish?

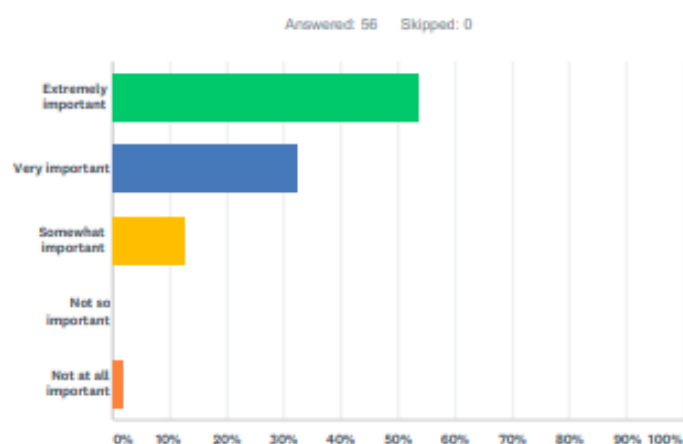


3. How important is it that major developments (e.g.> 5 houses) are required to reach a higher level of carbon reduction through design, than minor developments (< 5 houses)?



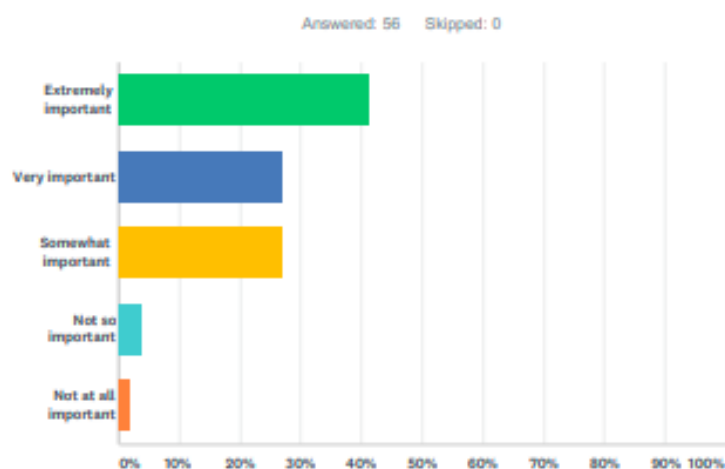
ANSWER CHOICES	RESPONSES	
Extremely important	37.50%	21
Very important	28.57%	16
Somewhat important	26.79%	15
Not so important	1.79%	1
Not at all important	5.36%	3
<b>TOTAL</b>		<b>56</b>

4. How important is it that Wiltshire Council enforces and checks developer's compliance with Core Policy 41 - Sustainable Construction for all New Residential Housing in the Crudwell area? This is currently set at to achieve and exceed Level 4 of Code Sustainable Housing.



ANSWER CHOICES	RESPONSES	
Extremely important	53.57%	30
Very important	32.14%	18
Somewhat important	12.50%	7
Not so important	0.00%	0
Not at all important	1.79%	1
<b>TOTAL</b>		<b>56</b>

5. How important is it that all new houses exceed Level 4 of Code for Sustainable Housing in Crudwell Parish?



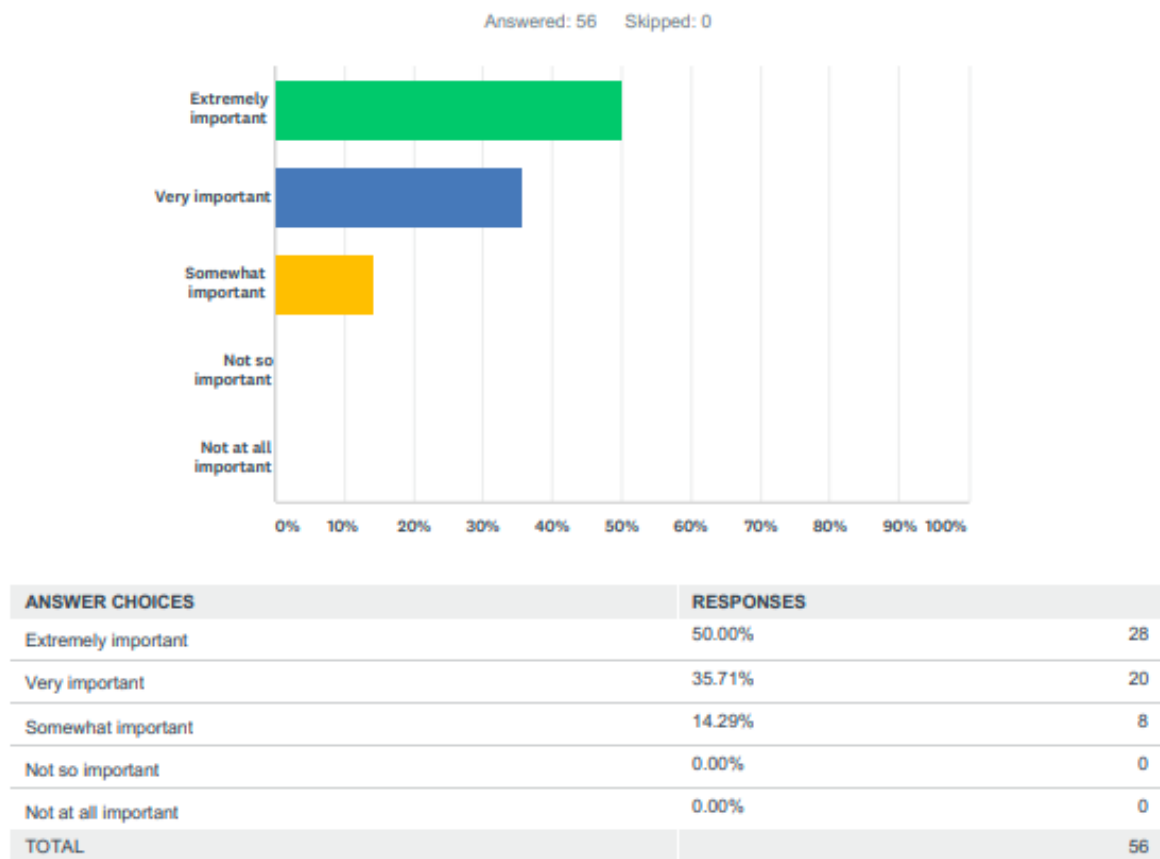
ANSWER CHOICES	RESPONSES	
Extremely important	41.07%	23
Very important	26.79%	15
Somewhat important	26.79%	15
Not so important	3.57%	2
Not at all important	1.79%	1
TOTAL		56

6. If you have any further thoughts or comments on setting a standard for new development in the Parish of Crudwell that reduces carbon emissions please share them here:

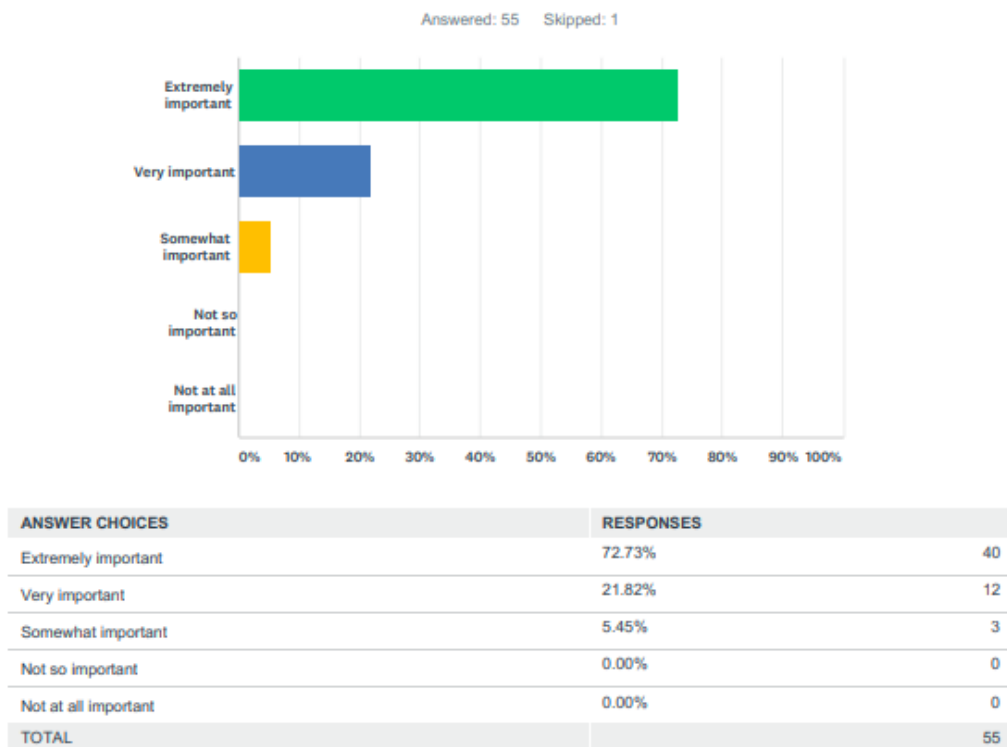
#	RESPONSES	DATE
1	If codes are set because that's what is necessary I think it's outrageous that a code should should be modified adversely because it suits the councils purpose. It seems to me that they just want to build houses and collect more council tax to help their budget.	4/26/2018 7:43 PM
2	It is a balance between a 100% compliance, what that will cost and what we can afford. So probably a gradual improvement.	4/25/2018 4:07 PM
3	Using solar panels on south facing roofs for hot water and electricity	4/23/2018 8:30 PM
4	Cement manufacture is one the major contributors to anthropogenic global warming and as such using more sustainable building materials is vital. In addition, new homes should be built with renewable energy in mind - using passive solar heating and photovoltaic cells. Furthermore, in view of our warmer (and wetter!) future climate it is paramount that effective plans are in place to deal with the increased surface run off generated by the greater levels of impermeable surfaces of housing developments in greenfield sites.	4/22/2018 11:23 AM
5	Q3 - whatever the standard is set at, it should apply equally to both smaller and larger developments. There should be no difference. It is messy and unfair to do otherwise and there may be unintended consequences. 2 - whatever the standard is set at, it should be enforced, regardless if it is set at level 4, 5 or 6. To set a standard, any standard, and not enforce it, makes a mockery of it.	4/20/2018 12:16 AM
6	none	4/19/2018 4:22 PM
7	Nil	4/19/2018 3:43 PM
8	Protecting green spaces is itself a 'green' outcome	4/19/2018 9:35 AM
9	Shocked that a County Council chooses to ignore such an essential element of sustainability, especially in a rural county. Appears that they are not following what they are saying should happen. Even more reason not to have larger developments in rural areas.	4/19/2018 8:33 AM
10	use innovative construction methods such as factory prefabrication to reduce embodied CO2 in new buildings	4/18/2018 8:37 PM



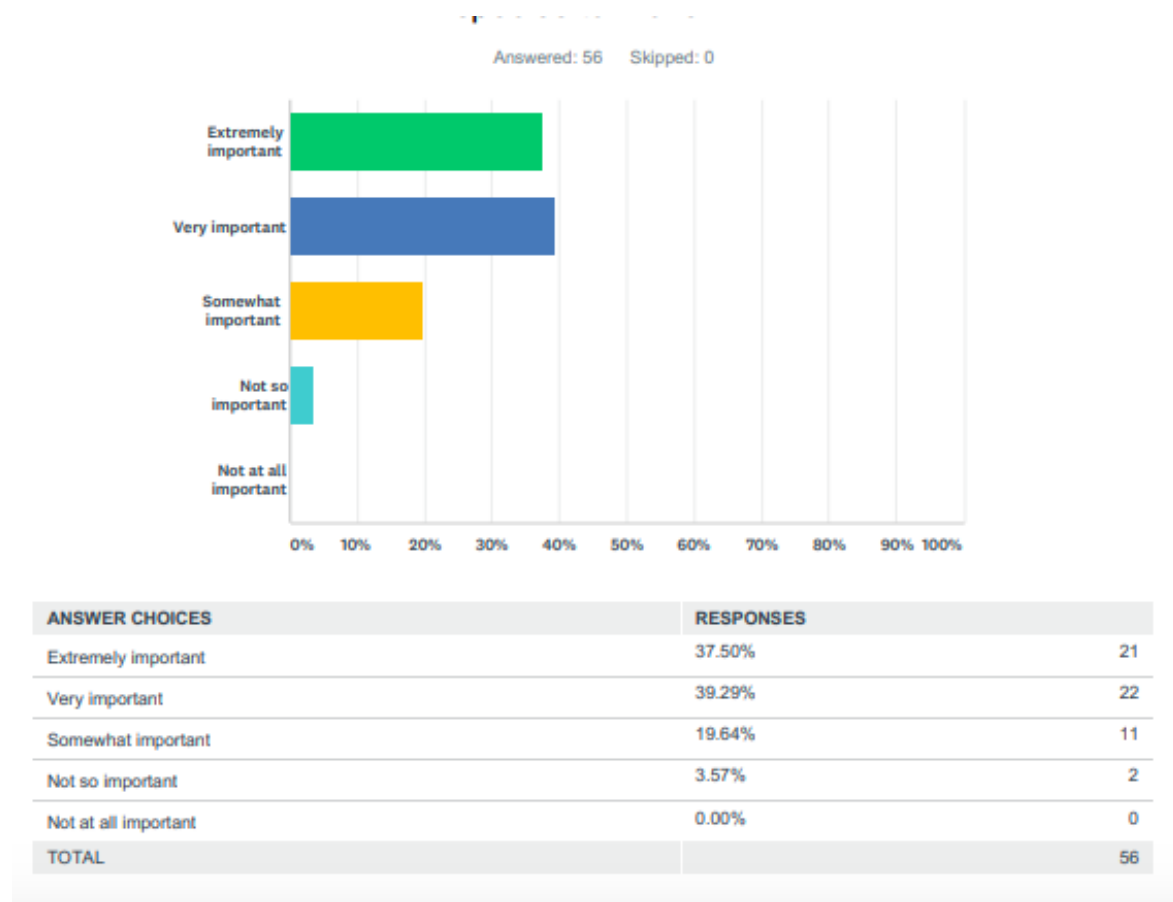
## 7. The impact of any development on our village ecology



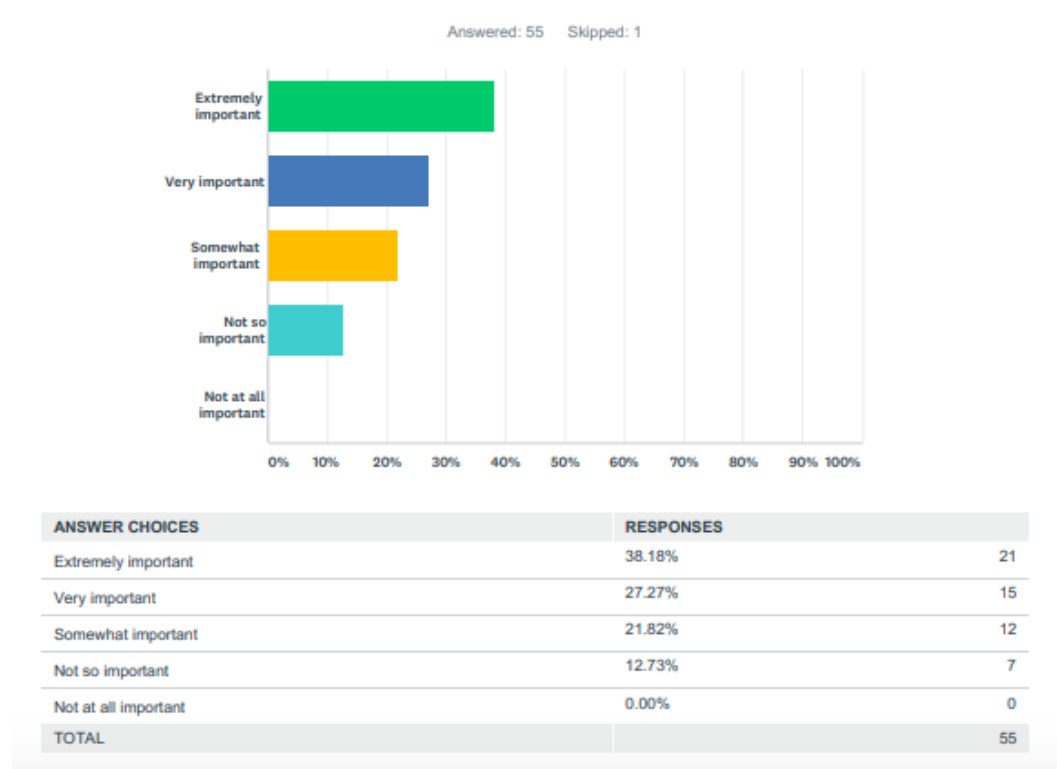
## 8. The maintenance of current ecological habitats such as pastures, hedgerows and water courses



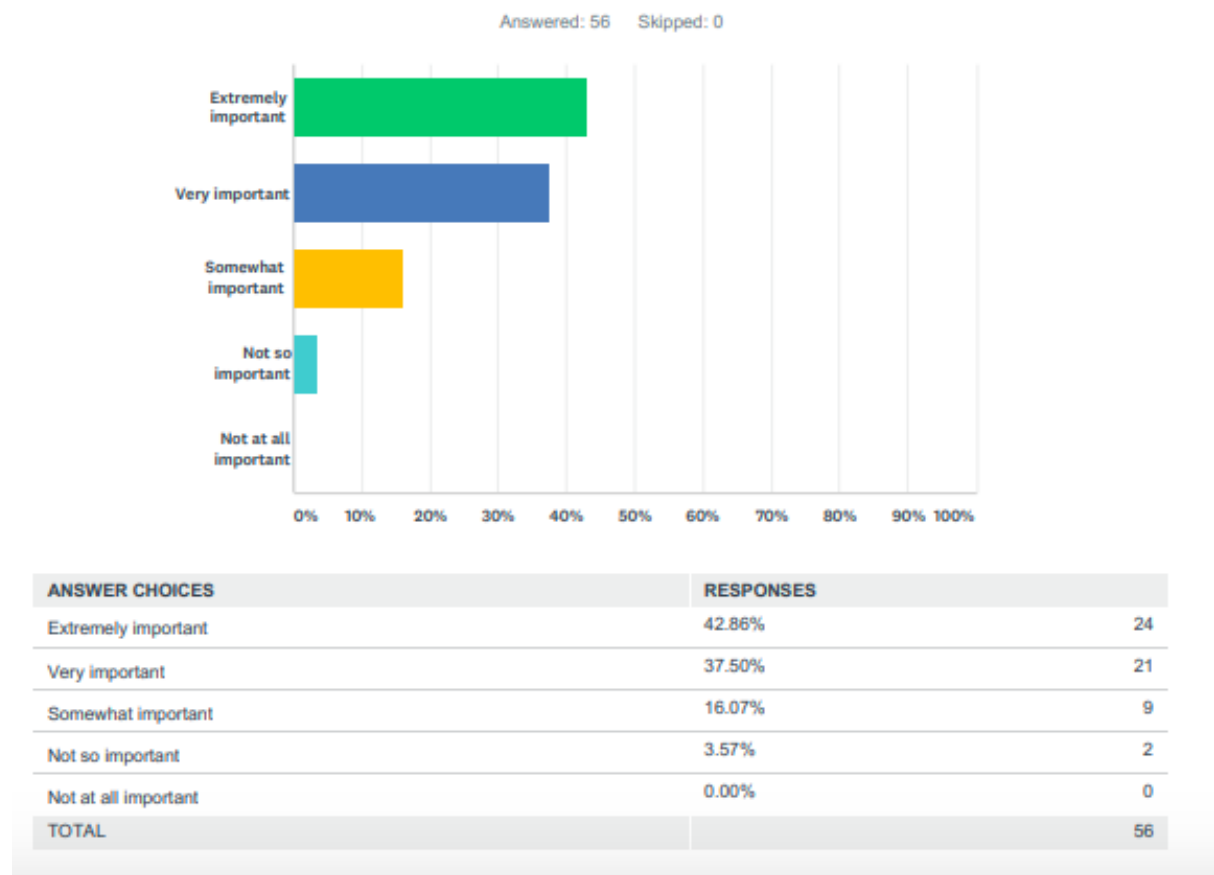
Q9 A positive enhancement of ecological habitats to encourage new species to move in



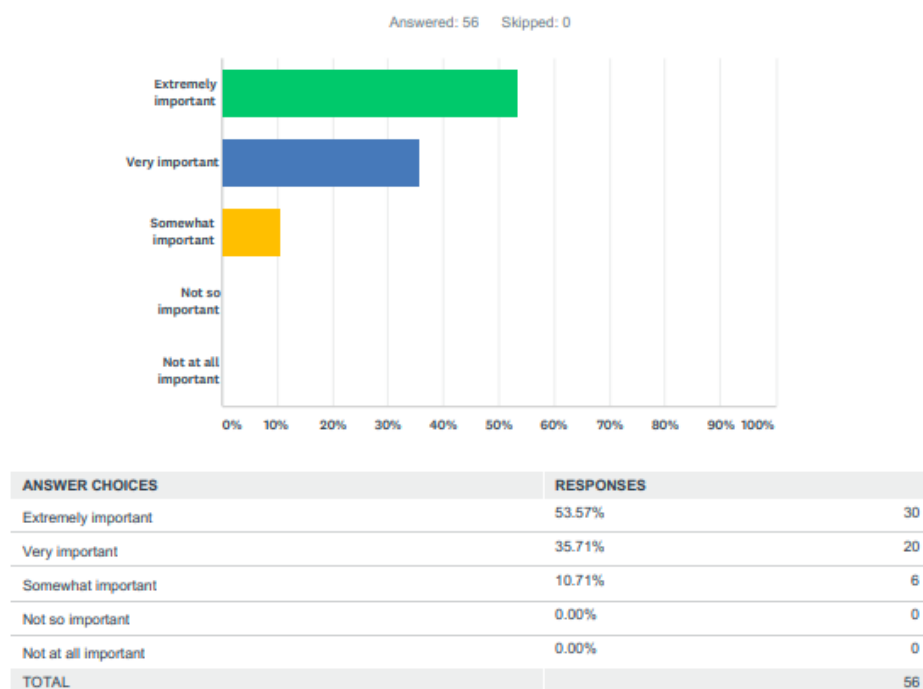
Q10 Providing positive features in build-programmes such as bird and bat boxes



Q11 Ensuring that any development has a net positive impact on biodiversity and/or geodiversity

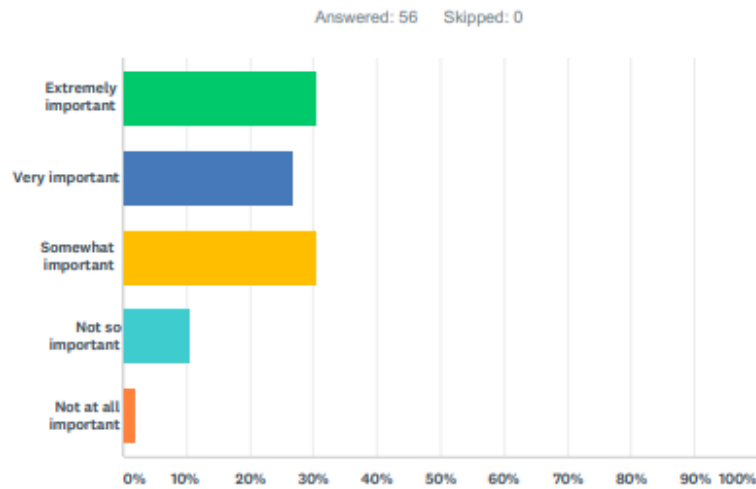


Q12 Where damage to the habitat is unavoidable, compensatory measures should be introduced to ensure that there is no net loss of biodiversity/geodiversity to Crudwell overall



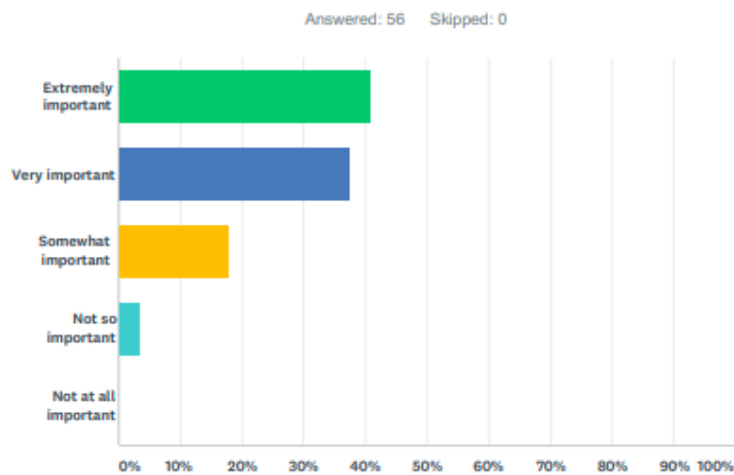
### Q13 Providing more publicly-accessible green/open spaces in Crudwell

#### Q13 Providing more publicly-accessible green/open spaces in Crudwell



ANSWER CHOICES	RESPONSES	
Extremely important	30.36%	17
Very important	26.79%	15
Somewhat important	30.36%	17
Not so important	10.71%	6
Not at all important	1.79%	1
<b>TOTAL</b>		<b>56</b>

### Q14 Ensuring arrangements for the long-term management of biodiversity/geodiversity



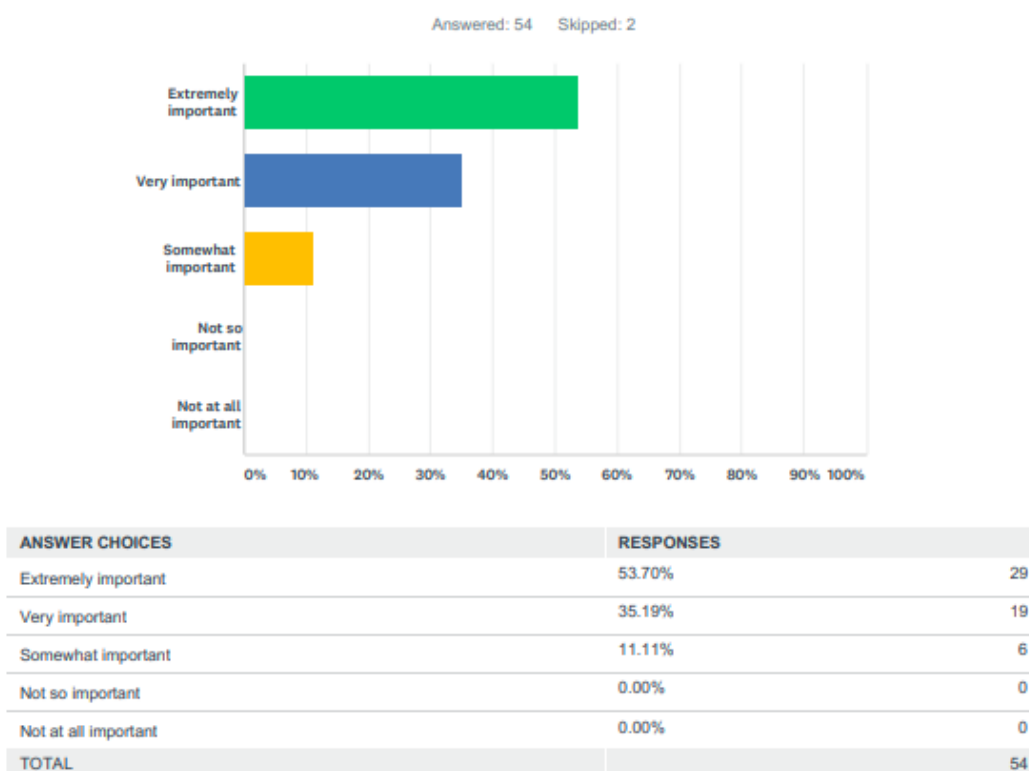
ANSWER CHOICES	RESPONSES	
Extremely important	41.07%	23
Very important	37.50%	21
Somewhat important	17.86%	10
Not so important	3.57%	2
Not at all important	0.00%	0
<b>TOTAL</b>		<b>56</b>

Q15 If you have any additional comments or thoughts on biodiversity and geodiversity and its importance, please enter them in the box below. In particular, please mention any particular sites and/or species you wish to draw to our attention.

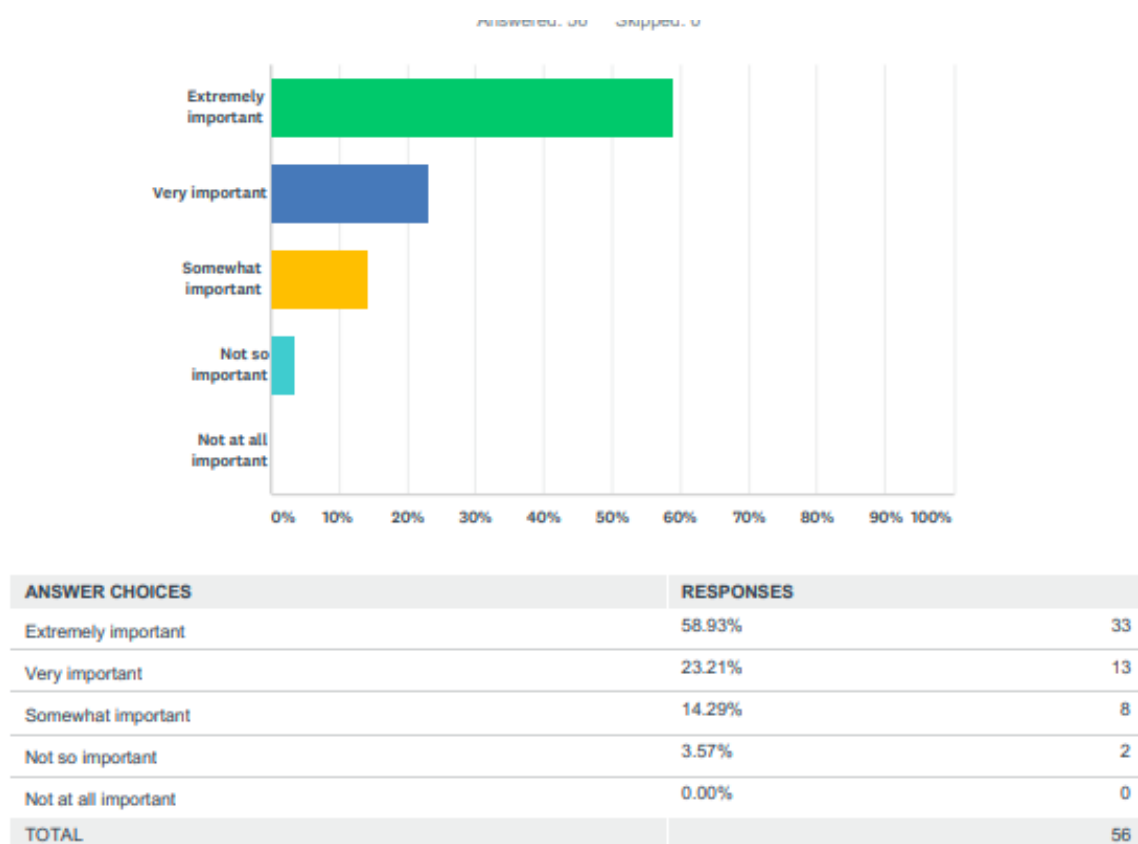
Answered: 13 Skipped: 43

#	RESPONSES	DATE
1	We live in the country, there is plenty of biodiversity and geodiversity on our doorsteps already	5/1/2018 8:20 AM
2	If the proposed building of 40 houses takes place as planned as I understand it then we will lose at least one hedge bordering a field and about 4 trees in the process	4/26/2018 7:43 PM
3	There are potential water meadow habitats in Crudwell next to the river - these should be encouraged and maintained. I've also seen kingfishers, heron, bats and deer by the river - which is a very important habitat and ecological corridor.	4/22/2018 11:23 AM
4	Old Cotswold Stone Walls, as the walls by the new development in Tetbury Lane had crickets living in them. The walls were taken down for the new housing.	4/20/2018 11:57 AM
5	The maintenance / re-establishment of well established old hedgerows is currently overlooked - as in hedge opposite current new development	4/20/2018 11:04 AM
6	It is important we retain and maintain what we already have, now and long term. We already live in and enjoy a good environment. If we can enhance it further by reasonable measures, then great, but this is a desirable bonus not an essential necessity. In some areas it would be a key high priority, but we already have a higher starting base than many. Q13 - we are lucky to have several public open spaces in the village, which it is important to retain. Ensuring any new development is well landscaped, softened and greened is important to how it looks and feels. This is more than just creating more public space.	4/20/2018 12:16 AM
7	Would love something that encouraged walkers around the village. Routes to try are alongside fields which limits access at certain times or along roads without paths. In Calne and Melksham new development has brought wide verges and paths that are in use actively by the community	4/19/2018 10:52 PM
8	nothing specific	4/19/2018 4:22 PM
9	Nil	4/19/2018 3:43 PM
10	Newts and Grass Snakes are in the locality - green fields near the Butts	4/19/2018 2:13 PM
11	The pheasants & deer which commonly nested/ visited the fields to the south of the current development at Ridgeway Farm have been absent in Crudwell since works began.	4/19/2018 8:58 AM
12	With the current Ridgeway Farm development I am shocked to see that the run off drainage into swillbrook has at the moment been left half done. With the additional runoff recently it is impossible to cross the brook next to the allotments, this needs to be sorted, as done putting the field back to an environmentally suitable state. I am very pleased to see that a landowner has felt it is important to ensure areas in the village are made openly accessible to the community and has taken it upon themselves to protect the land ensuring they are custodians of the land and not there to simply profit from it regardless. I am concerned that the Ridgeway development has put solar panels on its north facing rooves, not sure how sensible this is yet they do not appear to have added any positive elements for displaced species to return, ie bat boxes, Owl boxes etc.	4/19/2018 8:33 AM
13	Rare grassland species are in danger. Ridgeway Farm has several species only found in undisturbed pastures.	4/18/2018 8:46 PM

Q16 How important is the impact of any development on the distinctive character of the Parish of Crudwell?

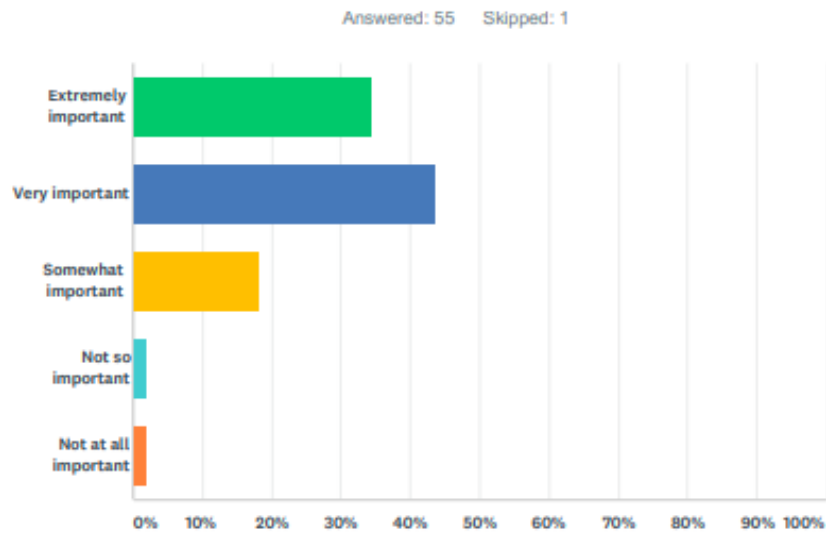


Q17 How important is maintaining locally distinctive patterns and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and water bodies?



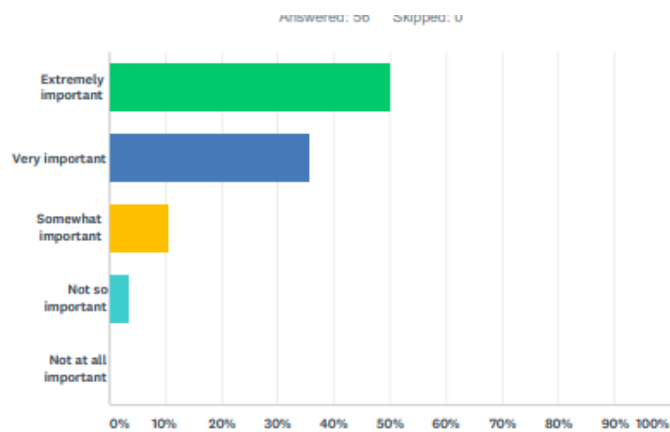


Q18 How important is sensitively enhancing the separate identity of the Parish of Crudwell and the transition between man-made and natural settlements?



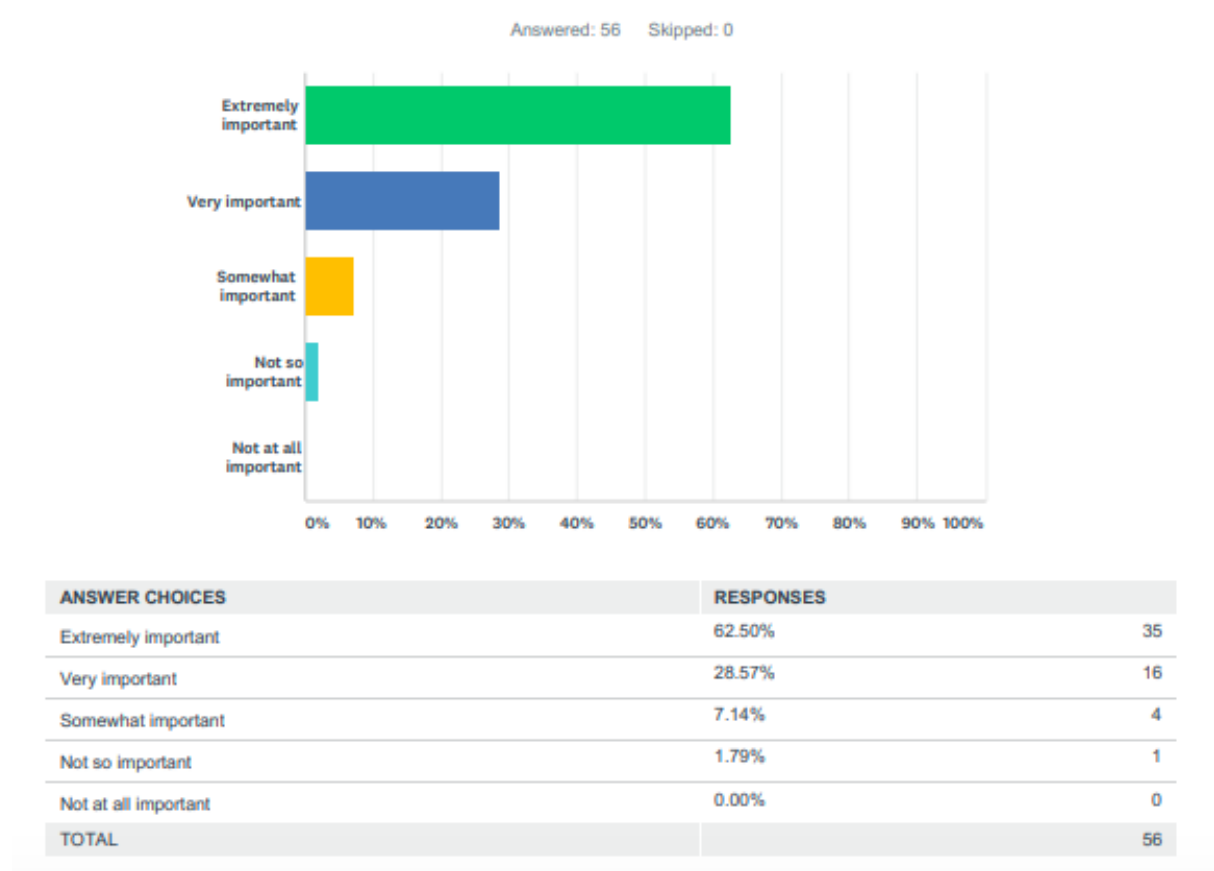
ANSWER CHOICES	RESPONSES	
Extremely important	34.55%	19
Very important	43.64%	24
Somewhat important	18.18%	10
Not so important	1.82%	1
Not at all important	1.82%	1
TOTAL		55

Q19 How important is maintaining visually sensitive skylines, views and visual amenity?

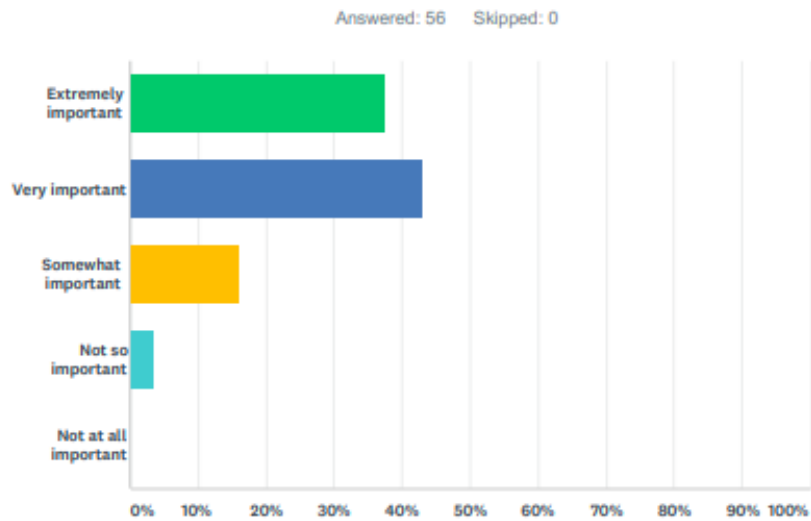


ANSWER CHOICES	RESPONSES	
Extremely important	50.00%	28
Very important	35.71%	20
Somewhat important	10.71%	6
Not so important	3.57%	2
Not at all important	0.00%	0
TOTAL		56

Q20 How important is preserving tranquility and protecting against intrusion from light pollution, noise and motion?

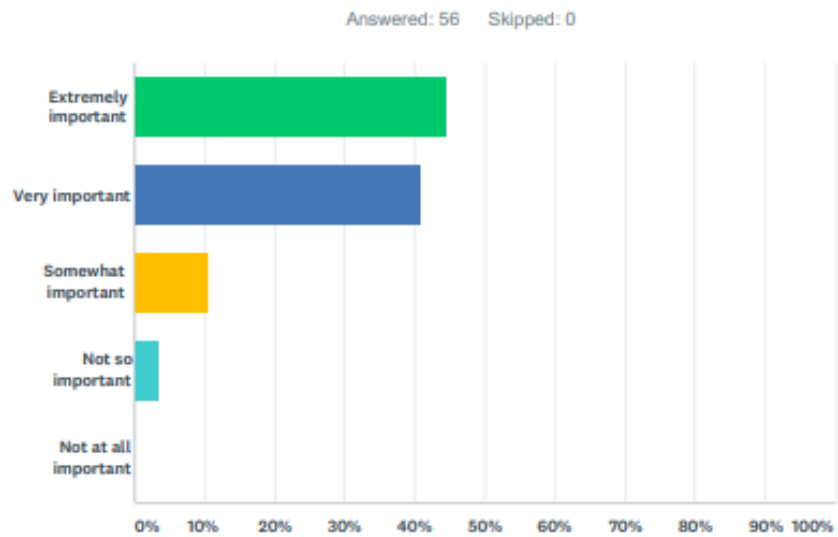


Q21 How important is enhancing landscape functions such as places to live, work, relax and recreate?



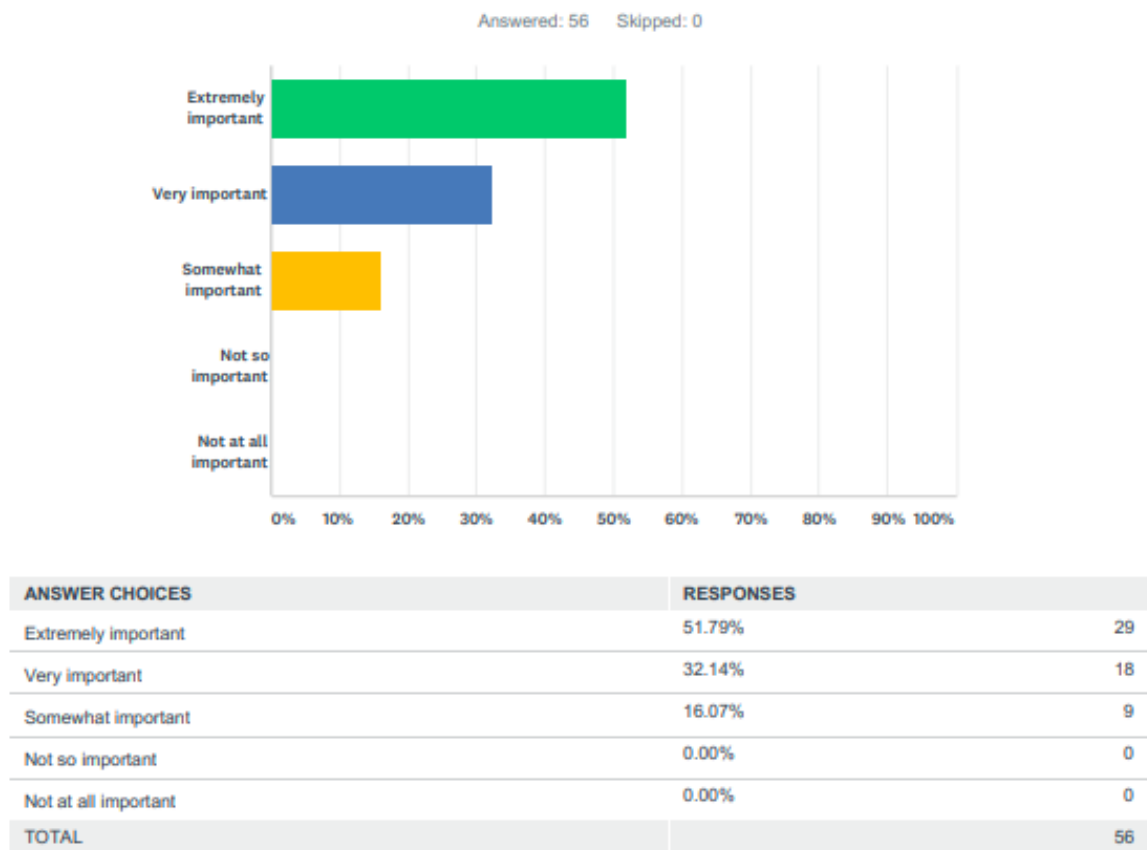
ANSWER CHOICES	RESPONSES	
Extremely important	37.50%	21
Very important	42.86%	24
Somewhat important	16.07%	9
Not so important	3.57%	2
Not at all important	0.00%	0
TOTAL		56

Q22 How important is it, that any development has a net positive impact on the landscape?

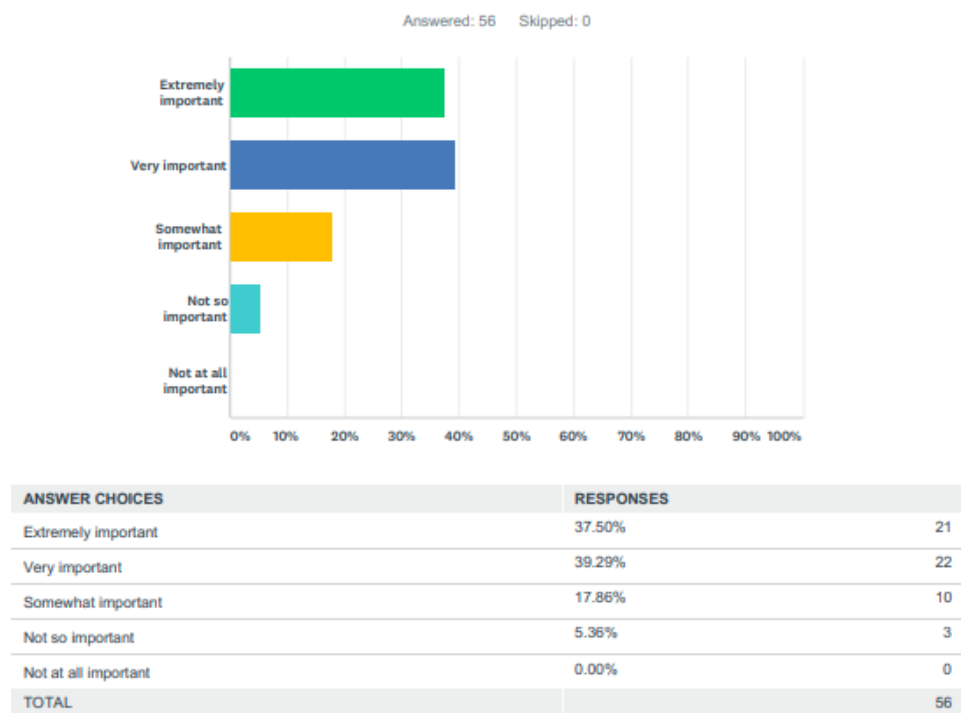


ANSWER CHOICES		RESPONSES	
Extremely important		44.64%	25
Very important		41.07%	23
Somewhat important		10.71%	6
Not so important		3.57%	2
Not at all important		0.00%	0
TOTAL			56

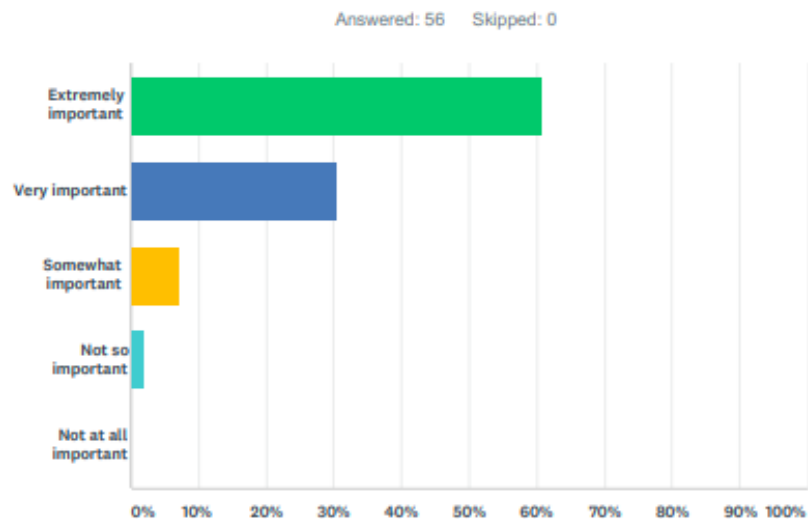
Q23 How important is it to ensure the layout of infrastructures (e.g. roads, paths, lighting and utility services) are blended in with the natural landscape?



Q24 How important is it to integrate visible features such a limestone walling into new landscapes?



Q25 Conserving and enhancing the natural environment



ANSWER CHOICES	RESPONSES	
Extremely important	60.71%	34
Very important	30.36%	17
Somewhat important	7.14%	4
Not so important	1.79%	1
Not at all important	0.00%	0
<b>TOTAL</b>		<b>56</b>

## Summary of results from surveys/engagement

Highest ranking most important' Environment Core Policy areas from Survey (in order)

1. Provide sustainable drainage to manage risk of flooding (Green Infrastructure)
2. Maintain of ecological habitats such as pastures, hedgerows and water courses (Bio/Geo Diversity);
3. Conserve and enhance the natural environment (Green Infrastructure);
4. Maintain locally distinctive patterns and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and water bodies (Landscape);
5. Preserve the existing character of the Parish of Crudwell (Conservation/Historic Environment);
6. Wiltshire Council should enforce and check developers compliance with Core Policy 41 - Sustainable Construction for new residential housing in Crudwell (to achieve Level 4 of the Code for Sustainable Housing, or more..) (Sustainable Housing);
7. No negative impact of a development on the distinctive character of the Parish of Crudwell (Green Infrastructure);
8. where damage to habitat is unavoidable, compensatory measures should be introduced to ensure no net loss of biodiversity/geodiversity to Crudwell overall (Bio/Geo Diversity);
9. Replace any green infrastructure lost as a result of new development (Green Infrastructure);



10. Ensure layout of infrastructure (eg. roads, paths, lighting and utility services) are blended in with the natural landscape (Landscape); and

11. Protect and enhance heritage and the Crudwell Conservation Area (Conservation/Historic Environment).

In addition to the above the following also scored most highly as “Moderately Important” and “Very Important” to Parishioners:

1. Ensure arrangements for the long-term management of Green Infrastructure (Green Infrastructure);

2. Important to maintain visually sensitive skylines, views and visual amenity (Landscape);

3. Important that any development has a net positive impact on the landscape (Landscape)

Responses from the Exhibition engagement with Parishioners on Saturday 5<sup>th</sup> May 2018 at the Village Hall are:

A] Green Spaces

**If you can, please tell us why you think particular green spaces in Crudwell Parish are important or how they could be enhanced.**

<b><i>Number of times mentioned</i></b>	<b><i>Where</i></b>	<b><i>Reasons why/comments</i></b>	<b><i>Ideas for how you would like them enhanced (for example picnic benches, seating, planting to encourage wildlife etc)</i></b>
7	Post office green	Historical  Great space  All these make the village lovely to live in for all the community	Sculpture  Definitely to encourage wildlife and to teach children to value them
8	Village green (opposite school)	Used for Strawberry Fair  Historical	Wildflower area  Leave as it is
7	Church yard/green	Historical	Leave as it is
3	Memorial green	Pretty, quiet place to sit	Leave as it is
7	Village hall playing fields	Good to have areas where kids can run and you know are safe	Additional picnic benches/tables

		For children playing games  In this age of technology, playing fields essential	Leave as it is  Birdwatching hut
4	Allotments	New houses tend to have smaller gardens so allotments important  Essential	
	Any others? <i>(please add below)</i>		
3	School field	This should be protected as outside space very important to development of children	

**Valued green spaces from stars on maps:**

Area	Number of stars	Comments relevant to Development in Crudwell
Field behind the Dawneys	10	Next to Site Proposed for Development
Coachhouse field	2	
Field to left of Athelstan Park (looks like site G)	1	Next to Site Proposed for Development
Field behind the Potting Shed	4	
Potting Shed garden (backing onto Kingsmeadow)	2	
Post office green	2	
Glebeland	10	Next to Site Proposed for Development
Fields next to The Coach House	5	<b><u>Site Proposed for Development</u></b>
Field behind Pear Tree Cottages	2	
Field behind Tuners Lane	2	Next to Site Proposed for Development

**B] Water courses and hedgerows**

**Q - If you can, please tell us about any hedgerows, or watercourses that are important to you or how they could be enhanced:**

<b>Where</b>	<b>Reasons why/comments (for example to protect certain wildlife, maintain rural character etc)</b>	<b>Ideas for how they could be enhanced</b>
All the hedgerows	I love nature and wildlife – it needs to be preserved for the future and part of the 'Cotswold' look.	Farmers need to focus on not destroying the hedges especially at wrong times of the year, and the verges (ditto).
Between settlements	Create wildlife corridors.	Encourage housebuilders/farmers to manage sensitively.

<b>WATERCOURSES</b>	<b>No. of stars</b>	<b>Notes</b>
Swill Brook to any of the possible Development Sites (both east and west of Crudwell)	6	Swill Brook does not run immediately next to any of the possible Development Sites
Stream that runs parallel to Tetbury Lane and which then runs into and between the fields between The Coach House and Pear Tree Cottages, also in Sam Blanch field (also runs between The Butts and Kingsmeadow)	2	This stream is a flood risk area according to Wiltshire Council and runs next to one of the Sites offered for development. The Site is the field next to the Coach House.

**C1 Footpaths – Description and number of stars placed on enlarged maps and arial photos indicated the importance of the Footpath**

<b><u>Footpath Location description</u></b>	<b><u>Number of Stars</u></b>
Tuners Lane (nr allotments) to Chedglow passing through West Crudwell drive	<u>7</u>
Field behind the Dawneys which also backs onto houses on Tuners Lane	<u>5</u>
Chelworth to Crudwell footpaths x2	<u>5</u>

From Bus stop towards road from Crudwell to Eastcourt and then onto Murcott	<u>4</u>
At end of houses on Tuners Lane heading North into fields and back onto Tuners Lane	<u>4</u>
Chelworth to Eastcourt Road passing behind the Church and Rectory Hotel	<u>4</u>
Chelworth to Eastcourt passing between Malt House Farm and Oatridge Farm	<u>3</u>
Manor House Farm in Chedglow to Fosse Way	<u>3</u>
Tetbury Lane unbroken footpath/pavement required	<u>2</u>
Rommel Lane to Wheatsheaf pub	<u>2</u>
Tuners Lane to Fosseway	<u>1</u>
<u>Murcott to Peartree Cottages</u>	<u>1</u>
<u>Creation of Cycle Paths in Crudwell would be very appreciated as none currently exist</u>	<u>2</u>

#### E] Historic Buildings and Conservation Area Policy

If you can, please tell us more about any historic buildings that are important in the Parish or how they could be enhanced:

<b><u>Building</u></b>	<b><u>Reasons why/comments</u></b>	<b><u>Ideas for how they could be enhanced</u></b>
<u>All Saints Church</u>	<u>The church dates back to Saxon times, so is historically significant both locally and nationally. The row of houses opposite complement the church.</u>	<u>Make better use of the space around the church for the local community.</u>
<u>Crudwell Primary School &amp; Old School House</u>	<u>Historically significant</u>	
<u>The Rectory &amp; its associated properties</u>	<u>Historically significant</u>	
<u>Other sites or historic features of Crudwell, suggested by nomination or by "stars" on the map</u>		

<u>Toll House</u>	<u>Historically significant</u>	<u>The buildings listed here appear to be the 19<sup>th</sup> Century or older buildings, with links to the previous and now limited rural activities of the village (farmsteads or the support of agricultural and equestrian activities) and the buildings that supported wider village life (church, school, pub, stores and facilities).</u>
<u>Ye Olde Forge</u>	<u>Link with agriculture &amp; equestrian life</u>	
<u>The Old Rectory</u>	<u>Village heritage</u>	
<u>Pettifers Barn</u>	<u>Historical link with village life</u>	
<u>Dry stone walling</u>	<u>Feature of Crudwell village</u>	
<u>Cottages alongside the swillbrook</u>	<u>1 star</u>	
<u>Malt House</u>	<u>1 star</u>	
<u>The Wheatsheaf &amp; Vine House</u>	<u>1 star</u>	
<u>Murcott Farm</u>	<u>1 star</u>	
<u>Crudwell Court Farm</u>	<u>2 stars</u>	

#### D] Visually sensitive skylines and amenity in Crudwell

**What visually sensitive skylines and areas of visual amenity in the Parish of Crudwell do you find important and want the Neighbourhood Plan to protect and maintain?**

Parishioner's placed stickers on enlarged Ordnance Survey Maps and arial photos of Crudwell which indicated the following views:

- Protect existing rural skyline in the Parish of Crudwell
- **Green spaces break up density of a skyline**
- Provide localised green spaces for people to enjoy
- Shapeshifting
- Don't develop rural skylines into urbanised skylines
- Preserve the identity of Crudwell village
- What is the character that makes up the identity - Its a village not a town
- Skyline of Crudwell from any vantage point reflects its varied past - organic development - we don't want this overtaken by large scale building devoid of definition/character etc in the rooflines, inappropriate stonework.
- Crudwell is primarily known for its limestone vernacular architecture, and the buildings here reflect the various occupations, religions and social culture of its inhabitants
- Protect favourite views - don't let buildings rise higher than buildings next door to them

Long distance views of Crudwell church should be protected and should limit the design of new buildings along viewing corridors

**Don't want solid backdrops to areas or buildings we want tapered peaks, undulating low rise rooflines**

Skyline of green spaces, hedgerows and fields on either side of the highway Chedglow from Crudwell  
Note: no 1 and 2 manor farmhouse all listed and barn (not ANOB or conservation area)

If green areas between houses in Crudwell and the rest of the house in the Parish have houses built on them then in danger of a rural village becoming a town - want to maintain village not create a modern small town.

Don't want skyline to be dominated by insensitive building - must be done with the vernacular in mind.

Open field agricultural Views need to be preserved = e.g. Fields to the right of Tetbury Lane south of Chedglow and the fields that currently exist but are offered as potential sites for development between the existing buildings/houses on the Primary School to Crudwell Garage side of the main highway through Crudwell

Skyline = e.g. rooflines on rising ground west of view points i.e. lovely rooflines seen from Crudwell walking to Chedglow

Crudwell's low rise and low rooftop skyline is an essential part of the character and appearance of the village and is an asset that it is important to protect

Open views from the highways and pathways in and out Crudwell we want to save existing - open vistas, existing trees, existing low rise buildings

Limestone walls and roof tiles as building materials have a visible presence in Crudwell and the surrounding area, they are a unifying characteristic of this area in particular.

Furthermore, rooflines are characteristically low and irregular with a number of buildings protected under the listed building act.

There are a number of wooded or hedgerow areas breaking up the horizon between the earth and the sky, providing visual interest.

Within this area there are significant skylines between Crudwell and Chedglow. The skylines protect the rural feeling of both Crudwell and Chedglow. Maintaining this as an open skyline will protect the individual characteristics of the hamlet that is Chedglow and the village that is Crudwell.

It will also protect an open green space which is part of the characteristic of both Crudwell and Chedglow and allows open and interesting views for footpath users.

No of stickers place on the following locations expressing importance of maintaining existing skyline and visual amenity:

10 - East of The Street (A429) Gives the village a sense of openness

5 - Glebe field and surrounding area

This area includes Crudwell Primary School a historically significant listed building integral to the characteristic vernacular skyline. The school is surrounded to the south by green spaces with a notably irregular skyline which is characteristic of the village. The skyline can be seen from both footpaths in this area.

5 - East of The Street and north of Murcott Park Farm

4 - Between the Dawneys and Tuners Lane

4 - Fields lying south of Tetbury Lane between Rommel Lane and The Street

3 Field lying east of Tuners Lane and west of the Street behind The Potting Shed

1 - Field lying north of and adjacent to Hayleaze Farm and Rommel Lane



2 – Field lying opposite the approach down Tetbury Lane onto the junction to turn onto The Street (A429)

Crudwell skylines should not be ruined by poor planning and density

Conserve the open and undeveloped character of the skyline

Do not create a new hard urban edge outside the context of the existing settlement

Skylines are integral to the use of local footpaths providing enormous amenity value, including aesthetic, historic, recreation and health and wellbeing.

Skylines in a small rural village are easily accessible via footpaths providing convenient access to both young and older people. This is particularly important for older people who may be unable to travel distances ...

Keep Chedglow and Crudwell apart - development would morph them and the hamlet skyline of Chadglow would be lost

**The lowest point is the south east and the highest to the north. However, the area is flat and fairly open making the perimeters of the village visually sensitive**

SKYLINE	ORDER	COMMENT	
North of Tetbury Lane between Crudwell and Chedglow	1 (11)	Limestone walls and roof tiles as building materials have a visible presence in Crudwell and the surrounding area, they are a unifying characteristic of this area in particular. Furthermore, rooflines are characteristically low and irregular with a number of buildings protected under the listed building act.	
		There are a number of wooded areas breaking up the horizon between the earth and the sky providing visual interest.	
		Within this area there are significant skylines between Crudwell and Chedglow. The skylines protect the rural feeling of both Crudwell and Chedglow. Maintaining this as an open skyline will protect the individual characteristics of the hamlet that is Chedglow and the village that is Crudwell. It will also protect an open green space which is part of the characteristic of both Crudwell and Chedglow, and allows open and interesting views for footpath users.	

F] Sustainable Housing Design – voted by order of importance

1<sup>st</sup> - Recycling of household and garden water

2<sup>nd</sup> – Sites that have South facing slope for front of house to face are preferred for development; windows located at a height that allows lower winter sun to heat house; and planting green roof for biodiversity and insulation

3<sup>rd</sup> – solar panels for energy

### **EFG Recommendations to Steering Group for potential Environment related Neighbourhood Plan policies**

3. Do not permit and/or reject any development anywhere next to or near the 2 key water courses in Crudwell i.e. Swill Brook (which is not next to proposed Sites offered for development) and the stream/water way that runs parallel to Tetbury Lane and Sam Blanch field and under the A429 into The Coach House field (opposite Tetbury Lane) and forms part of the flood risk plain. Flood risk is extremely sensitive for all engaged Parishioners.

Specific examples of important and treasured locations in Crudwell Parish are given by Parishioners as set out in Paragraph D above.

5. Keep historic buildings: Church, Rectory and School and village triangle green from being further developed unless development significantly away from and has lower eaves/standing than the existing C19th part of the buildings.

6. Ensure new houses in Crudwell have are all designed to recycle water from household and garden.

7. All new development of houses in Crudwell should comply with or exceed Level 4 of the Code for Sustainable Housing as set out in Core Policy No 41. This should be checked for developer compliance by Wiltshire Council where development is in Crudwell Parish.

8. Propose the creation of a Crudwell Conservation Area (CCA) narrative as an appendix to the NP. This document would include:

- Date of creation of CCA and any updates to its coverage (factual).
  - A brief history of the area, outlining the historical precedents (religious, name derivation, local activity) so as to set a baseline (factual).
  - A summary of the buildings, areas and features that characterise the area (gleaned from the surveys and exhibitions).
  - A list of the significant historic buildings located within the area and what makes them representative of the area (factual and based on survey/exhibition responses).
  - The issues that the local population wish the Council to pay special attention to, and to take notice of, when considering planning applications within the CCA (survey results).
  - How the CCA could be enhanced and developed. This will ensure the narrative is a balanced document allowing sensitive development, rather than imposing a blanket ban (survey and subjective).
- A map showing the existing CCA (factual).

Biodiversity is also key - it would be great if the value of water meadow areas like Crudwell were restored and managed for their ecological value. Overdevelopment of housing with associated 'land take' / fragmentation of habitats and destruction.

Manage traffic and noise pollution resulting from increased traffic associated with new developments.

**Water courses (rivers, drainage channels in local fields etc) should be properly managed both for flood alleviation as well as for pollution.**

Biodiversity is also key - it would be great if the value of water meadow areas like Crudwell were restored and managed for their ecological value. Overdevelopment of housing with associated 'land take' / fragmentation of habitats and destruction of habitats is a concern.

Define the nature of our Conservation area and protect it.

Policy 1: Protect Green Spaces, Agricultural Environment, fresh air, low light pollution.

Green spaces play an important role in giving Crudwell its rural character, amenity, and biodiversity value. The links between the natural and built environments are especially important because of the benefits from green corridors passing through and providing important habitat and a range of other green functions, including recreation and flood control.

There are key open spaces that are used for dog walking (such as fields behind the Dawneys, Coach House & Pear Tree Cottages and the Glebeland) and that also provide walking routes avoiding the busy A429.

The shared open spaces are also used for a number of long established village events such as the Strawberry Fair, 24 hr bike ride and May Fair.

Engagement shows that green spaces are important to people in the parish. The following green spaces scored highest (between 5-10 mentions on paper), as well as featuring highly in conversations at the exhibition:

- Village hall playing field
- Village green
- Post office green
- Glebeland
- Churchyard/ green
- Field behind the Dawneys
- Field behind the Coach House

Feedback has shown that each of the below shared assets/open spaces **enhances the social well-being and social interest of the local community** (and therefore should be protected and enhance:

Parishioners spoke of the importance of green spaces for keeping the rural character of Crudwell and for activities for all ages including walking their dog, children playing, sport and community events.

## **Conclusions and recommendations**

### **Suggested policy 1: preserving open green spaces**

*Development that results in the loss of the above open spaces or that results in any harm to their character, accessibility or appearance, general. quality or amenity value will be resisted unless equivalent or better replacement open space is provided elsewhere.*

**Suggested policy 2: Designated green open space** This plan designates the following areas as Local Green Space 1. The village hall playing field 2. The village green (opposite the school)

## **Hedgerows & Watercourses**

### **Suggested policy 3: Preserving hedgerows**

All development in the Parish should protect, and where possible enhance the biodiversity, ecology and amenity value of existing hedgerows. Development proposals should be accompanied by a survey that establishes the health and longevity of any affected hedgerows and a management plan to demonstrate how they will be maintained.

### **Watercourses**

Two key water courses in Crudwell have been identified:

1. Swill Brook (which is not next to proposed Sites offered for development)
2. the stream/water way that runs parallel to Tetbury Lane and along field bordering Tuners Lane and under the A429 into The Coach House field (opposite Tetbury Lane) and **forms part of the flood risk plain. (?) Is this true?**

Flood risk is extremely sensitive for all engaged Parishioners and as recent history has proven, the maintenance of watercourses in the village is crucial to protect existing housing and thoroughfares— as is protecting (or adequate replacement for) existing flood plains.

### **Suggested policy 4 for preserving watercourses:**

All development in the Parish should protect, and where possible enhance the biodiversity, ecology and amenity value of existing watercourses –including rivers, brooks, ditches or culverts (excluding public sewers). Specifically Swill brook and the water way running parallel to Tuners Lane and under the A429.

Development proposals should be accompanied by a survey that establishes the health and longevity of any affected watercourses and a management plan to demonstrate how they will be maintained.”

**Any development within 8m of an existing river, brook, ditch or culvert should be consented by the Environment Agency?**

In addition, we recommend the village plan should specify how the brook should be maintained to help maintain its health and also to alleviate flooding.

### **Carbon footprint**

**Minimise the Carbon Footprint of the Parish:** As the village develops in the future not only should the developments and improvements themselves be designed to minimise the carbon footprint but those developments should encourage further improvements by changing the habits of people who live and work in the Parish.

#### **1. Cycling, walking & riding**

Better access to cycle tracks, bridleways and footpaths will all contribute to reducing the environmental impact of the Parish – as well as adding value and enjoyment to everyday village life.

Feedback from community engagement has emphasised the wish to be able to safely walk, cycle or ride horses around the Parish. Particular emphasis will therefore be placed on the local implementation of Wiltshire Core Strategy Policy CP52 which says: “Development shall make provision for the retention and enhancement of Wiltshire’s green infrastructure network, and shall ensure that suitable links to the network are provided and maintained.” 126. This policy incorporates those elements of WCS CP 52 which are directed at preserving or enhancing the public footpath component of green infrastructure.

**Suggest policy to support proposals for hedgerow pathways, cycleways and bridlepaths?**

In particular, where a development results in the line of a path passing through the development or seeks to divert the path through the development, the developer will be required to give priority to compensating or mitigating measures whereby the path is re-routed through open countryside or a new local path is established in open countryside.

### **Renewable energy & recycling**

We should encourage the responsible use of renewable energy whilst preserving the rural character of Crudwell. Standalone renewable energy schemes utilising solar panels will be welcomed, subject to local character considerations.

Proposals for development should encourage re-cycling, minimisation of the carbon footprint and the increased use of renewable energy within the Parish. Proposals for wind turbines, biomass generators, anaerobic digestion plants and other energy from waste technologies will only be supported where they have an acceptable impact on landscape, particularly in and around the Conservation Area and valued greenspaces identified and where they have an acceptable impact on the following: visual amenity; habitats and biodiversity; the historic environment; residential amenity, including noise, odour and safety; and agricultural land/soil.

### **Protecting the rural landscape**

Wherever possible, development should deliver enhancements to the landscape character.

Suggested policy 5 Protecting the rural landscape *Proposals for new development must respect the pastoral (or rural?) setting of the Parish and accordingly must assess and address, with mitigation where appropriate, the need to:*

- i) *retain and enhance the important visual separations between the village of Crudwell and its hamlets;*
- ii) *retain and not detract from the dominance of the natural features that provide the setting for these settlements, such as the conservation area and around the SSS1 to SE of Parish;*
- iii) *retain the tranquillity of the rural landscape in particular where public footpaths allow access for recreation; and*
- iv) *not diminish the significant views across open countryside shown below (add detail from survey).*