



# Crudwell Neighbourhood Plan

## Regulation 14 Draft







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### 1. Purpose of Neighbourhood Plan

When completed, or “made”, this Neighbourhood Plan will form part of the development plan for Crudwell Parish, along with Wiltshire Council’s Core Strategy, adopted in January 2015. When Wiltshire Council’s Housing Site Allocations Plan is adopted, probably in 2019, this will also be part of the development plan.

The development plan is the starting point for decisions on planning applications. The law states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise<sup>1</sup>.

The development plan includes strategic policies and non-strategic policies.

Wiltshire Council’s Core Strategy includes a series of strategic policies that cover the whole of Wiltshire, or large parts of it. The Core Strategy runs up to 2026, so this Neighbourhood Plan does too.

The Crudwell Neighbourhood Plan includes additional non-strategic policies that relate only to Crudwell Parish. These are by definition more detailed than the policies in the Core Strategy.

The ability for local communities to have more of a say in how their community changes and grows was introduced by the Localism Act 2011.

Producing any part of the development plan is an ongoing process. Wiltshire Council is working with Swindon Borough Council to plan for development up to 2036. This work is at an early stage, but when it is more finalised it will be necessary to review this Neighbourhood Plan to deal with the period up to 2036 too.

Equally, a number of issues have arisen during the course of preparing this Neighbourhood Plan that require further work. There is insufficient evidence to include policies on these issues in the Neighbourhood Plan at this stage but, where appropriate, these issues could be dealt with in an early review of this Neighbourhood Plan. These issues are described in the relevant sections of this Plan.

### 2. Submitting Body/Scope of NP

The Crudwell Neighbourhood Plan is produced by Crudwell Parish Council, a “qualifying body” as defined by the Localism Act 2011.

The Parish Council has delegated the process of producing the Neighbourhood Plan to the Crudwell Neighbourhood Plan Steering Group (see Appendix 3).

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<sup>1</sup> Section 38(6) of Planning and Compulsory Purchase Act 2004



The Neighbourhood Plan Steering Group consists of:

- Sian Burke-Murphy (Chair)
- Tristan Stevens (Vice-Chair)
- Claire Buxton
- Mike Credicott
- Roy Lambley
- Mike Smith

Planning advice has been provided throughout by Stuart Miles at Vision Planning.

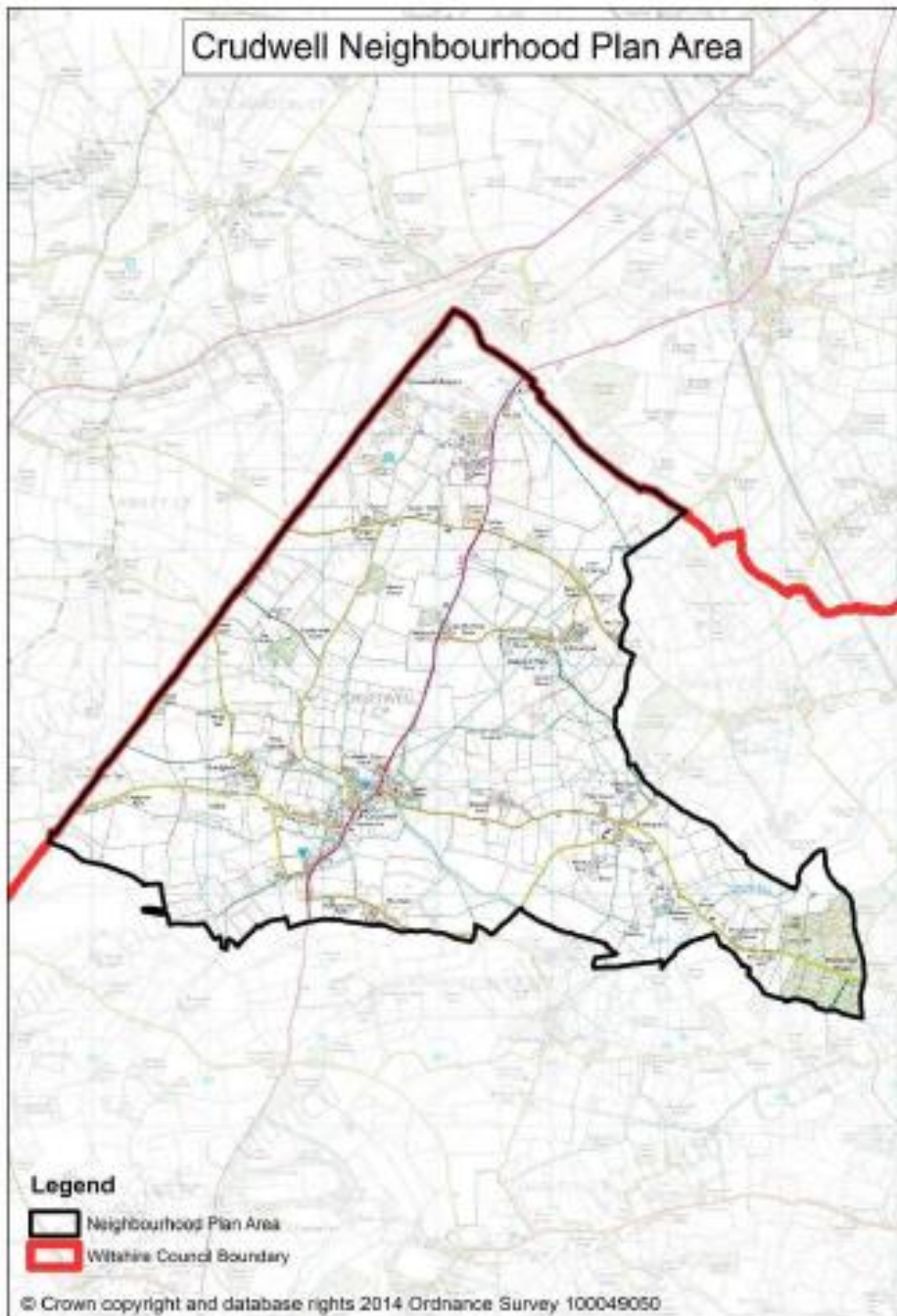
The Crudwell Neighbourhood Plan covers the whole of Crudwell Parish, as shown in Figure 1 overleaf. This is taken from the Designation Report attached at Appendix 4.

Following the initial engagement undertaken in late 2017, the responses were compiled and the responses grouped by topic. This grouping led to four natural groupings of topics which are now the four chapters of the Neighbourhood Plan. These are:

- Development and Design;
- Infrastructure and Transport;
- Environment; and
- Community and Leisure.



**Figure 1: Designated Crudwell Neighbourhood Plan Area**



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

### 3. Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the adopted development plan unless material considerations indicate otherwise.



The current adopted development plan is the Wiltshire Core Strategy 2015.

When this Neighbourhood Plan is made (i.e. it has been through a public examination process and then approved by the local community via a referendum) it will also be part of the development plan.

Wiltshire Council is also producing a Housing Site Allocations Plan. When this is adopted it will also form part of the development plan.

To complete the picture, Wiltshire Council has also produced a Chippenham Site Allocations Plan. This was adopted in May 2017 and also forms part of the development plan, although this does not affect Crudwell Parish.

Neighbourhood Plans must be in general conformity with the strategic policies of the development plan, i.e. Wiltshire's Core Strategy in our case, to avoid two parts of the development plan conflicting. The Wiltshire Core Strategy runs up to 2026. On that basis, this Neighbourhood Plan also runs to 2026.

Wiltshire's Core Strategy is the starting point for the Crudwell Neighbourhood Plan, and then these two documents combined are the starting point for making decisions about planning applications.

When a local planning authority determines a planning application it must also consider "material considerations". These include national planning policy and guidance in the National Planning Policy Framework and the National Planning Practice Guidance, as well as emerging (i.e. drafted but not made or adopted) development plans.

This draft Neighbourhood Plan already has some limited weight in the way planning applications in Crudwell are determined, and this weight increases as it gets closer to the end of the process, when it is made.

## 4. Crudwell Parish Context

Crudwell Parish is situated in the north western corner of Wiltshire. It adjoins Cotswold District in Gloucestershire, as well as adjoining the Cotswold Area of Outstanding Natural Beauty.

The Parish includes the village of Crudwell and the hamlets of Chedglow, Chelworth, Eastcourt, Murcott and West Crudwell.

Crudwell village is situated on the A429 which runs approximately north-south connecting Royal Leamington Spa to the M4 via Cirencester and Malmesbury.

The nearest railway station is at Kemble which connects to Gloucester and Cheltenham via Stroud and to the Great Western mainline (which connects Bristol to London) at Swindon.





The Swill Brook and various smaller tributaries and drainage channels run east-west through Crudwell village and the wider parish and drain into the River Thames in the vicinity of the Cotswold Water Park.

Data from the 2011 Census suggests that:

- Crudwell parish has a larger proportion of children up to age 14 than across the whole of Wiltshire and England, a lower proportion of 16 to 44 year olds, a higher proportion of 45 to 74 year olds, and a lower proportion of people aged 75+.
- A higher proportion of the parish is married (66.5%) than across the whole of Wiltshire (53.6%) and England (46.6%).
- The population of Crudwell parish is generally in good health. 60.7% of the parish is in "very good health", compared with 49.8% in Wiltshire and 47.2% in England.
- A much higher proportion of Crudwell parish lives in a detached house or bungalow (62.9%) than across Wiltshire (35.1%) or England (22.3%).
- A greater proportion of homes are owner occupied in Crudwell Parish (78.8%) than in Wiltshire (67.5%) or England (63.3%).
- The average household size (2.5 people) and number of bedrooms (3.6 bedrooms) is higher in Crudwell Parish than in Wiltshire (2.4 people and 3 bedrooms) or England (2.4 people and 2.7 bedrooms).
- Unemployment rates are lower in Crudwell Parish (1.4% unemployed; 0.8% long term unemployed) than in Wiltshire (1.5% unemployed; 1.1% long term unemployed) and England (2.0% unemployed and 1.7% long term unemployed).
- Crudwell Parish is well educated (46.4% of residents over 16 are educated to level 4 – higher education, and 9.9% have no qualifications) compared with Wiltshire (29.5% level 4; 18.6% no qualifications) and England (27.4% level 4; 22.5% no qualifications).
- A higher proportion of Crudwell's population is a manager, director or senior professional (20.0%) or in a professional occupation (27.5%) than across Wiltshire (12.4% and 16.7% respectively) and England (10.9% and 17.5% respectively).

## 5. Community Engagement

This Neighbourhood Plan is based on significant engagement with the local community as well as objective evidence.

The Community Engagement undertaken to date is summarised in the Consultation Statement.



## 6. Vision

The Vision for the Crudwell Neighbourhood Plan is:

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

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

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

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

## 7. Objectives

The Objectives for the Crudwell Neighbourhood Plan are:

### Development and Design

- To deliver new housing that meets local needs and is community led.
- To ensure that the delivery of new homes is part of an overall plan to enhance infrastructure and community resources appropriately.
- To protect and enhance our natural, built and historic environment, as a rural and agricultural community on the edge of the Cotswolds, by ensuring any new development is appropriately located and of a scale and design sympathetic to its surroundings.

### Infrastructure and Transport

- To deal with flooding and sewage issues, upgrading the systems in order to meet the current and future needs of our community.
- To ensure a free and safe flow of traffic in our community, with any new development contributing towards this objective, and to ensure minimum impact on existing roads system, especially at junctions and in relation to the issue of parking around the primary school.
- To ensure any development encourages sustainable forms of transport and specifically includes adequate and safe routes for walking, cycling and horse riding.
- To nurture and protect Crudwell School.
- To secure faster broadband speeds and better mobile phone coverage in the Parish, especially in the outlying areas and smaller villages.

- To improve local bus services, adopting a more integrated approach to links with Malmesbury, Cirencester and Kemble railway station and with connecting services, to improve commuter connections and local journeys in line with the needs of the community.

## Environment

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

## Community and Leisure

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

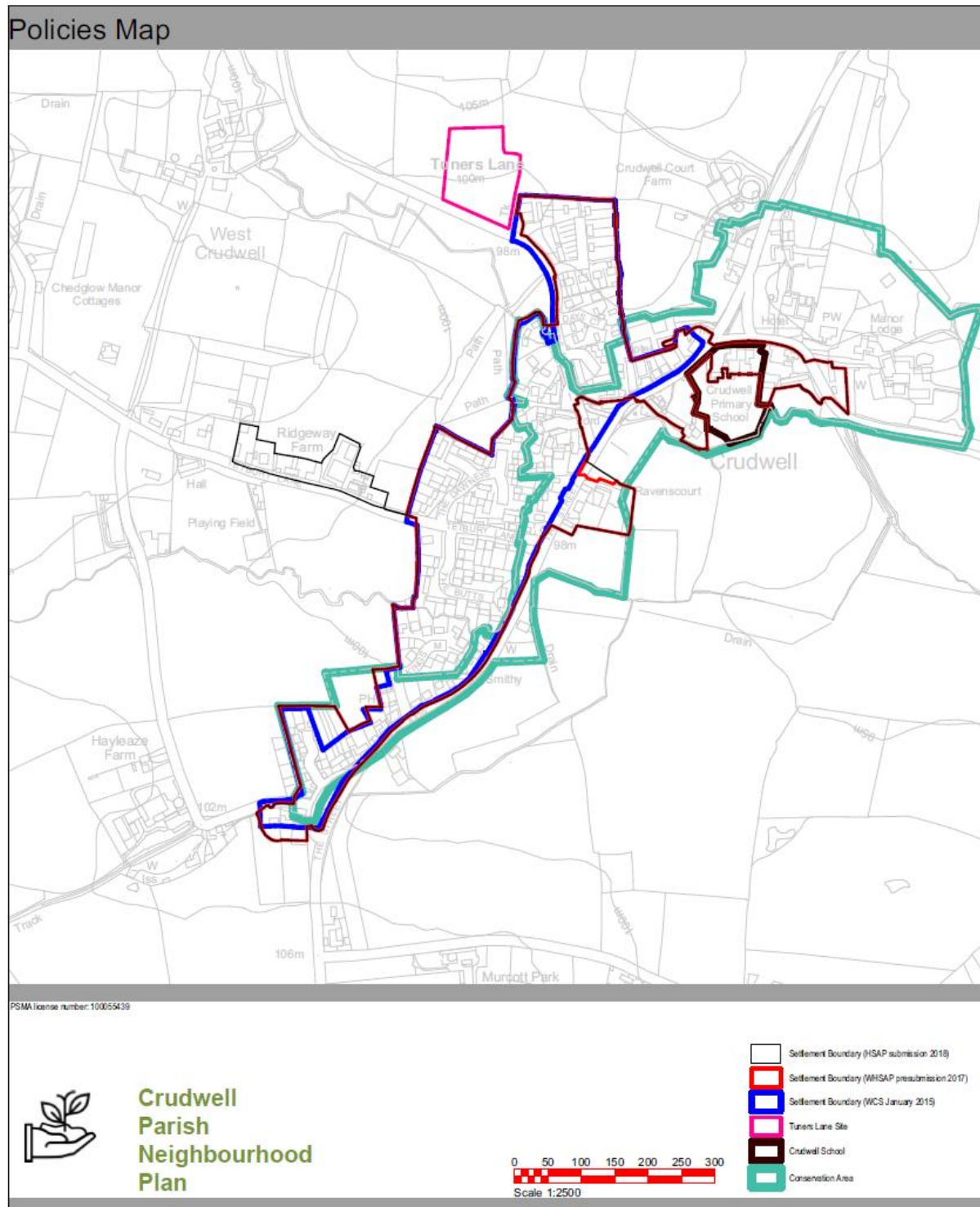
**Photo 1: Crudwell Village Hall, Tetbury Lane**



**Photo 2: All Saints Church, Crudwell**



## 8. Policies Map<sup>2</sup>



<sup>2</sup> Please note that there are three settlement boundaries shown on the above policies map. The "WCS January 2015" version is the current adopted version of Crudwell's settlement boundary from the Wiltshire Core Strategy. Wiltshire Council proposes to amend the adopted boundary through its Housing Site Allocations Plan. "WHSAP pre submission 2017" is that proposed in the pre-submission draft of the Housing Site Allocations Plan in 2017, and "HSAP submission 2018" is as Wiltshire Council now proposes in the latest submission draft of the same plan. The final settlement boundary will be decided by the Inspector considering the Housing Site Allocations Plan.



## 9. Design and Development

### Local Housing Need and Housing Allocation

The Neighbourhood Plan supports the provision of new homes in Crudwell through policies DD1 and DD2.

Wiltshire Core Strategy Policy 13: Spatial Strategy Malmesbury Community Area, defines Crudwell village as a large village.

Wiltshire Core Strategy Policy 1: Settlement Strategy, specifies that “development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.”

The Crudwell Parish Housing Needs Assessment, Vision Planning, March 2018 concludes that Crudwell Parish’s residual housing requirement up to 2026 is 20 to 25 dwellings. This provides eight affordable homes to meet local affordable housing need identified in the 2015 Crudwell Parish Housing Needs Survey Report.

Policy DD1 proposes to meet the Parish’s identified housing need within Crudwell village, at a site at Tuners Lane.

The community’s views gathered so far on this issue are set out in the Consultation Statement.

The technical evidence that resulted in the selection of this site over other potential sites is set out in the Sustainability Appraisal.

In developing this site, the Steering Group considered it to be important to minimise the development’s impact by:

- completing the footpath along Tuners Lane. The provision of a safe footpath from any new homes to the village’s facilities is important locally. The stretch of Tuners Lane without a footpath is approximately 70 metre long and is mainly used for parking. There is sufficient width to enable a footpath, parking and a two way road (see Sustainability Appraisal Table 6.4);
- retaining as much of the hedgerow along the site’s Tuners Lane frontage as possible. The protection of existing hedgerows generally is important in order to retain the village’s character. The protection of the hedgerow along the site’s frontage is important to minimise landscape and visual impacts of developing this site. It may be necessary to remove part of the frontage hedgerow to achieve acceptable visibility to the west from the site’s entrance, but if this is the case, then the hedgerow should be reprovided along the site’s frontage in a location that enables acceptable visibility;
- landscaping the outer (i.e. north and west) boundaries of the site with a new native hedgerow. This is intended to minimise landscape and visual impacts of developing



the site by screening the development from the open countryside to the north and west;

- providing for improved play facilities for older children/teenagers at the village hall site. Wiltshire Council will require a contribution from the developer towards public open space. Consultation so far demonstrates that the local community would like to see improved play facilities in Crudwell for older children and teenagers. It makes sense to provide improved facilities at the village hall site rather than dilute provision by providing an alternative facility at the Tuners Lane site;
- meeting local housing needs in determining the size and type of affordable and open market homes provided on site. The Housing Needs Assessment notes that Crudwell has a lower proportion of smaller households, younger families and elderly residents, and a higher proportion of middle aged families up to younger retirees in owner occupied homes. The implication is that there is a need in Crudwell for more affordable homes that do not necessarily meet the technical definition of affordable, but that are simply smaller or lower cost in some way. The policy aims to deliver a greater proportion of these homes;
- demonstrate that the site's development will not make existing surface water and sewage flooding problems worse by complying with policies IT1 and IT2;
- demonstrate that the design of the site and the proposed dwellings will look appropriate in the Crudwell context by meeting the Design Guide referred to in policy DD3.

### Photos 3 and 4: Tuners Lane, Crudwell



A traffic report produced for the Tuners Lane site landowner (see Sustainability Appraisal Appendix 10) forecasts that, when this site is fully developed, it is likely to generate 16 car journeys in the morning peak hour: 12 journeys from the site and four journeys to the site. This equates to one journey every four minutes. Nevertheless, Wiltshire Highways has suggested that some off site highways works will be required, and this will require further investigation by the landowner.



### Policy DD1: Tuners Lane

A site of 1.3 hectares identified on the policies map is allocated for a residential development of 20 to 25 dwellings.

Development proposals must:

- a) Provide for the completion of the footpath along Tuners Lane from the site to the A429;
- b) Demonstrate that as much of the hedgerow fronting Tuners Lane is retained as is practicable, in relation to both the location of the access and visibility splays. Where any hedgerow is lost as a result of visibility splays, it must be reprovided immediately outside the splay;
- c) Provide a landscaped boundary to the site on its western and northern boundary;
- d) Focus the developer contribution for public open space towards the provision of improved play facilities, particularly for older children/teenagers, at the village hall site;
- e) Take the Parish's housing needs into account in determining the type and size of the open market homes;
- f) Demonstrate compliance with policies IT1 and IT2;
- g) Demonstrate compliance with the Crudwell Design Guide (Policy DD3)

### Windfall Housing

Wiltshire Core Strategy Policy 2 sets a presumption in favour of sustainable development in the village of Crudwell (being a large village). In that regard, policy DD2 sets out how proposals for housing development on windfall sites in Crudwell village (as defined by the settlement boundary on the policies map) will be considered.

The Crudwell Housing Needs Assessment and the Sustainability Appraisal note that Crudwell's population has the following characteristics:

- 1. a larger proportion of children;
- 2. a lower proportion of 16 to 44 year olds;
- 3. a higher proportion of 45 to 74 year olds;
- 4. a lower proportion of people aged 75+;
- 5. a smaller proportion of one person households;
- 6. a greater proportion of one family households, with or without children; and
- 7. a lower proportion of lone parents.

The Housing Needs Assessment also notes that Crudwell's dwelling stock has the following characteristics:

- 8. a larger proportion of detached homes;





9. relatively high house prices compared to south west averages;
10. a greater proportion of owner occupied homes; and
11. a smaller proportion of affordable housing stock.

This suggests a need for smaller, more affordable, perhaps self-built, homes, whether they are “affordable housing” in the technical sense or not, aimed at encouraging young adults and younger families to stay in and come to the village, and also aimed at enabling more elderly residents to stay longer if they want to.

Policy DD2 aims to encourage any new dwellings developed under Wiltshire Council’s windfall housing policy to meet these local needs, as well as to ensure that they meet other locally important issues such as good design and safe access for vehicles and pedestrians.

### Policy DD2: Windfall Housing

**In addition to housing to be delivered by policy DD1, applications for residential developments on windfall sites within the Crudwell village Settlement Boundary identified on the policies map will be supported where such development:**

- a) **Reflects the character and scale of surrounding properties and of the village of Crudwell in terms of scale, form and layout; and**
- b) **Is of a high design quality in accordance with policy DD3; and**
- c) **Provides safe vehicular access to the highway network; and**
- d) **Provides safe pedestrian access to facilities within Crudwell village; and**
- e) **Respects the amenity of neighbours; and**
- f) **Demonstrably meets an identified need for homes in Crudwell, for example:**
  - i. **affordable housing;**
  - ii. **housing for the elderly;**
  - iii. **housing proposed to be developed by people who wish to build or commission their own home (self-build housing);**
  - iv. **holiday accommodation.**

### Design

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

On that basis, all new developments in Crudwell Parish must “fit in”, in terms of their layout and the design of the homes themselves. The Crudwell Design Guide at Appendix 1 describes the distinctive characteristics of local architectural styles, and provides a benchmark against which new development proposals will be judged.

## Policy DD3: Design

Development proposals must be of a design quality that respects the character and distinctive appearance of Crudwell Parish by demonstrating how they meet the Crudwell Design Guide (Appendix 1).

Photos 5 and 6: Crudwell Vernacular Design



## 10. Infrastructure and Transport

### Drainage and Flooding

The Consultation Statement shows that the risk of river, surface water and sewage flooding is a major concern in the Parish.

The Swill Brook runs through the village immediately south of the school, across the A429 at the Post Office Green and then generally south of Tetbury Lane. East of the A429 the Swill Brook is classified as a “main river” by the Environment Agency.

#### Photo 7: Flooding on The Street, Crudwell



Environment Agency mapping shows that land each side of the Swill Brook lies within flood zone 3, which means that, on average, it is likely to flood more than once every 100 years.

Poor maintenance of the drainage network throughout the Parish exacerbates the problem. Villagers clear the Swill Brook each year on a voluntary basis and, whilst

this helps the situation, it is insufficient and not a strategic solution.

In 2007, severe flooding of the Swill Brook resulted in the flooding of 30 properties as well as the A429.

Additionally, in prolonged wet weather, the foul sewer network in the area overflows. This is caused by groundwater ingress when the water table is high, and during periods of river flooding and overland and highway flooding, surface water also enters the foul sewer network through manhole covers and house gullies.

In recent years, Wessex Water has looked to address the sewage overflow problem by reducing the amount of surface and groundwater entering the sewerage network.

In 2016, Wessex Water completed a major scheme to remove a large amount of roof and paved area at the School from the foul sewer network. The scheme included construction of an attenuation pond to reduce the impact of run-off into the Swill Brook. In the past, the school has flooded as a result of overland flows from the highway, and the scheme allows for this floodwater to be diverted into the Swill Brook. The scheme reduces the amount of flow arriving at Ridgeway pumping station and therefore reduces the level of surcharging in the foul drainage system. (See Sustainability Appraisal Appendix 1).



Wessex Water is also currently carrying out extensive CCTV surveys to identify infiltration into the foul sewer network. Any sewers or manholes found to be leaking will be included in the sewer sealing programme to reduce surcharging in the foul sewer network.

Wiltshire Core Strategy Policy 67: Flood Risk, requires “all new development to include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.”

Policies IT1 and IT2 have been developed with the Drainage Engineering team at Wiltshire Council.

Policy IT1 ensures that, when a site is developed, the rate of surface water run-off rate is lower, ideally by 20%, than the existing situation. Policy DD1, which allocates the Tuners Lane site for development, explicitly cross refers to policy IT1 to ensure that the development of this site will improve the current situation.

As Crudwell is sewered, policy IT2 ensures that any development connects to the existing sewer, and that Wessex Water can influence the rate that foul water enters the sewer to ensure that this will not make existing problems worse.

### Policy IT1: Surface Water Drainage

**Proposals for new development must be accompanied by a site specific flood risk assessment, where appropriate, in line with national and local planning policy, and a drainage strategy that demonstrates how flood risk from all sources will be managed without increasing flood risk elsewhere.**

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

**The drainage strategy must be approved by the local planning authority in consultation with the lead local flood authority. In Crudwell this is Wiltshire Council.**

**Surface water drainage disposal will need to follow the disposal hierarchy:**

- 1. surface water is collected for use;**
- 2. discharge into the ground via infiltration;**
- 3. discharge to surface waters (a watercourse or other surface water body);**
- 4. discharge to a surface water sewer.**

**Wessex Water does not have any combined sewers in Crudwell so this is not a fifth option.**

**To minimise the impact of the development, post-development surface water discharges from the site should provide 20% betterment over pre-development**



discharges. If that is not achievable, as a minimum, post-development discharges should not exceed pre-development discharges. The developer should refer to Wiltshire Council guidance for the calculation of discharge rates for different types of developments.

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

The site-specific flood risk assessment and drainage strategy should consider all sources of flooding - fluvial (rivers), surface water (pluvial), ground water, sewers and impounded water bodies (reservoirs and canals) – and take into account the likely impacts of climate change, in line with Environment Agency guidance.

The development may need to acquire third party ownership and riparian owners' permission to reach a suitable discharge point. There is no automatic right to cross third party land or discharge to a watercourse not in ownership of the applicant.

There is also no automatic right to connect to highway drains. In fact, the highway drains in Crudwell are currently at capacity and therefore extensive works are likely to be required for new connections.

**Photo 8: Drainage Overflow, Crudwell**



### Policy IT2: Foul Water Drainage

For the majority of developments, discharge to the public sewer will be the most suitable means of foul drainage. Flow rates to the sewer from the development must be agreed with the sewerage undertaker (Wessex Water). If alternative foul drainage arrangements are proposed (such as septic tanks or cesspit), the applicant explain why this is appropriate.

Should improvements be required to the existing public sewer network to allow the site to be served, the developer should engage with the sewerage undertaker early in the process to allow capacity improvements to be delivered.

## Highway Safety

The Consultation Statement shows that highway safety is a significant concern in the Parish. This relates both to the volume and speed of traffic using the A429, which runs through Crudwell village, and to perceptions about the quality of footpath network linking parts of the village to the village's facilities, and to the school in particular.

The following parts of the highway network have been raised as being of particular concern:

1. Traffic speed and footpath width on The Street (A429) between Kings Meadow and Crudwell School main gate;
2. Traffic speed and lack of footpaths on Tetbury Lane (between Chapel Way and The Street);
3. Lack of safe crossing between The Potting Shed car park and Crudwell School;
4. Lack of safe car parking for Crudwell School and/or Crudwell Church.

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



The third point has now been resolved through the introduction of a 20mph zone during school hours, along with a speed indicator sign, at the northern end of the village.

The Wiltshire Core Strategy identifies the A429 as a Strategic Transport Route (on Figure 4.1) and as part of the Primary Route Network (on Figure 4.1a).

The Core Strategy includes seven policies, numbered 60 to 66, relating to transport. Those that refer specifically to highway safety are:

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

Policy IT3 elaborates on these policies, focussing on the adequacy and safety of footpath links between proposed development and the village's main facilities, and Crudwell Primary School in particular.



### Policy IT<sub>3</sub>: Highway Safety

Proposals for new development must demonstrate how pedestrians from the development will safely access the parish's facilities.

Particular consideration must be given to the adequacy (width, surface quality and lighting) of the footpath network between any new dwellings that have the potential to be occupied by primary school aged children and Crudwell Primary School.

Developer contributions will be sought to upgrade the footpath network between the development site and the village's facilities where this is necessary to make the development acceptable.

### Electronic Communications

#### Broadband

The Consultation Statement shows that the continued improvement in broadband speeds and the provision of better mobile communications coverage is important to Parishioners.

The 2011 Census highlights how people are working differently to a generation ago. Within the parish over 12% of residents work for themselves. As working at home or locally reduces commuting distances it is a more sustainable way of working that is to be encouraged and enabled. Commonly, these businesses are service industries that require access to a computer and a good broadband connection, so it is important to enable this to be provided.

BT is obliged to provide a landline to every household in the UK, and the provision of high speed broadband makes new 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 inadequate connections.

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 has been contracted by Wiltshire Council to deliver a new ultrafast fibre-to-the-premises broadband network to more than 5,500 properties in Wiltshire as part of the Wiltshire Online programme. This will deliver speeds from 50Mbps to 1000Mbps, with work in the Crudwell having commenced, and due to be completed during the first quarter of 2019. This will provide homeowners with the opportunity to purchase fibre-to-the-premises.

PAS 2016:2010 "Next generation access for new build homes – Guide" was produced by the Government in 2010 to encourage high quality internet provision to and within new homes.





It sets a benchmark which should be met, and even exceeded if home and local working is to be enabled.

Wiltshire Core Strategy Policy 3 requires all new development “to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal”, with priority given to “essential infrastructure” which includes “telecommunications facilities, including fibre-optic superfast broadband connectivity services, to serve local communities and the business community”.

Policy IT4 clarifies that the developers must deliver fibre-to-the-premises for any new dwellings or business premises in the parish.

### Policy IT4: Broadband

**All developments involving the provision of new dwellings or business premises must be enabled for fibre to the premises, including ducting, cabinets and cabling, and improvements to local infrastructure where necessary. Internal digital infrastructure within new homes should comply with section 7 of PAS2016:2010.**

### Mobile Communications

Basic mobile communications across the Parish are 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 are also variable with some areas of very good reception, others not so and particularly poor around the Eastcourt area.

In principle, the Neighbourhood Plan supports measures to improve mobile phone coverage, including through the installation of new mobile communications infrastructure. However, we need to ensure that new infrastructure does not cause undue harm to the parish’s landscape and to the character of the parish’s villages and hamlets, so policy IT5 ensures that any new infrastructure is the minimum required (i.e. no more than is necessary), and that applications demonstrate that the proposal will not harm important natural and built assets in the parish.

### Policy IT5: Mobile Communications

**Proposals which seek the improvement and expansion of the electronic communications network, high speed broadband and improved mobile/data coverage will be supported provided that the installation is the minimum required for efficient operation of the network and that there is no harm to the conservation area, listed buildings, the rural and village character, and neighbour’s amenity.**

## 11. Community and Leisure

### Crudwell Primary School

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

#### Photo 11: Crudwell Primary School



The school has 4½ classes, and is now full, with 129 pupils. 58 of these pupils are from outside the school's catchment. Constraints to growth are the number of classrooms, the size of the hall and the amount of safe parking.

As the school currently accommodates 58 children from outside its catchment, it may be possible to accommodate additional children in new dwellings without a need for additional buildings by

reducing the number of out of catchment children over time. This will need further discussion with Wiltshire Council as local education authority.

The Consultation Statement demonstrates how important the school is to the local community, so the most important thing for this Neighbourhood Plan to do is to protect the school from redevelopment to other uses.

Wiltshire Core Policy 49 protects rural services and community facilities to a large extent, but it does set out situations where community facilities can be redeveloped. To redevelop Crudwell Primary School would alter the character of Crudwell Village and the conservation area fundamentally so the Steering Group considers it to be important to provide an additional level of protection for the school site, including the playing fields. Policy CL1 provides that additional protection.

The policy does not restrict the school from developing additional school buildings if it needs to do so to ensure its long term viability but, as the school site (including the playing fields) lies within Crudwell's conservation area we should show this on the policies map, the design of any new educational development would be controlled by Wiltshire Core Strategy Policies 57 and 58, as well as by the Crudwell Design Guide referred to in policy DD3.

## Policy CL1: Crudwell Primary School

The Crudwell Primary School site, as identified on the proposals map, is safeguarded for educational use. Any proposals to redevelop any part of the school site for non-educational uses will be resisted.

## 12. Environment

### Biodiversity

Preserving the natural environment and wildlife in Crudwell is very important to Parishioners. As the Consultation Statement demonstrates, 85% of respondents rated the impact of development on biodiversity as being either extremely or very important.

Wiltshire Core Strategy Policy 50: Biodiversity and Geodiversity, requires development proposals to demonstrate how they would protect features of nature conservation and geological value by retaining, buffering and managing them, and then, where they cannot be retained, how impacts will be mitigated and compensated.

Additionally, Core Policy 50 requires development proposals to seek opportunities for biodiversity enhancement.

### Photo 12: Fields near Crudwell



While much of the Parish does not contain internationally or nationally important habitats, protected species such as bats have been sighted in the parish, and Great Crested Newts have been sighted in the waterways within Crudwell village.

Additionally, more localised biodiversity which is not subject to any particular protection, is nevertheless valued locally, and should be protected and enhanced wherever possible. Consultation responses specifically refer to great crested newts, kingfishers, herons, bats and deer in and near the Swill Brook and other waterways, bats near the church and churchyard, grass snakes and other rare grassland species on various sites around the village.



### Policy ENV1: Biodiversity

Development proposals within Crudwell Parish should consider, assess and address their potential to protect, enhance, and provide additional wildlife habitats and corridors for roosting, nesting and shelter.

### Renewable Energy

The Consultation Statement demonstrates that the local community is keen to encourage the responsible use of renewable energy whilst preserving the rural character of Crudwell, and that standalone renewable energy schemes utilising solar panels will be welcomed, subject to local character considerations.

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

Wiltshire Core Strategy Policy 42: Standalone renewable energy installations, supports proposals for standalone renewable energy schemes subject to satisfactory resolution of all site specific and cumulative effects. The policy specifically states that "Applicants will not be required to justify the overall need for renewable energy development, either in a national or local context."

### Policy ENV2: Renewable Energy

The installation of renewable energy projects and energy efficiency measures on existing housing stock will be supported, provided they do not adversely impact on the character or appearance of the built environment within the parish.

Proposals for renewable and low carbon energy generation will be supported provided that they have an acceptable visual impact on the immediate locality and the wider area and have an acceptable effect on the living conditions of nearby residents, or that any other harmful impact can be satisfactorily mitigated.



## Appendices

### Appendix 1: Crudwell Design Guide





Crudwell Parish

# Design Guide 2018



A guide to new development within the Parish of Crudwell.





# Introduction

If an observer was asked to describe Crudwell, they would probably suggest the parish was characterised by traditional Cotswold stone 18<sup>th</sup> and 19<sup>th</sup> century housing. Yet on closer examination it is clear that the dominant housing stock is post 19<sup>th</sup> century dwellings built of concrete blocks and man made roofing products. Whilst many of the historic structures were originally built to serve commercial, agricultural, educational and religious purposes.

The population increases of the 19<sup>th</sup> and 20<sup>th</sup> century has resulted in the settlement profile outlined above, and is typical of many settlements across the UK, large numbers of new dwellings being built around historic centres, with

commerce moving out to dedicated business parks, and the historic commercial/agricultural buildings converted to further support the demand for housing.





The question then should be - why would one consider Crudwell to be a settlement of historic traditional housing, when that is clearly not the case?



Firstly most of the 20<sup>th</sup> century housing has been carefully implemented, such there is little sense of it, or its scale as you pass through the community, relatively modest estates of typically fewer than 20 houses have been designed with modest frontages to the principle routes through Crudwell. This is very important.

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





The design, layout and materials used in the 20<sup>th</sup> century housing in Crudwell, is generally unfortunate. The demand for housing in this period triggered the growth of house building corporations, building uniform house types across the nation, with scant regard to the local vernacular, our communities 20<sup>th</sup> century housing reflects this period.

The pressure on housing in the 21<sup>st</sup> century, is predicted to be as significant, or more so than that experienced in the 20<sup>th</sup> century, therefore we have to work harder and smarter, if we are to preserve the character of this historic settlement. This design guide has been designed to assist in that endeavour.



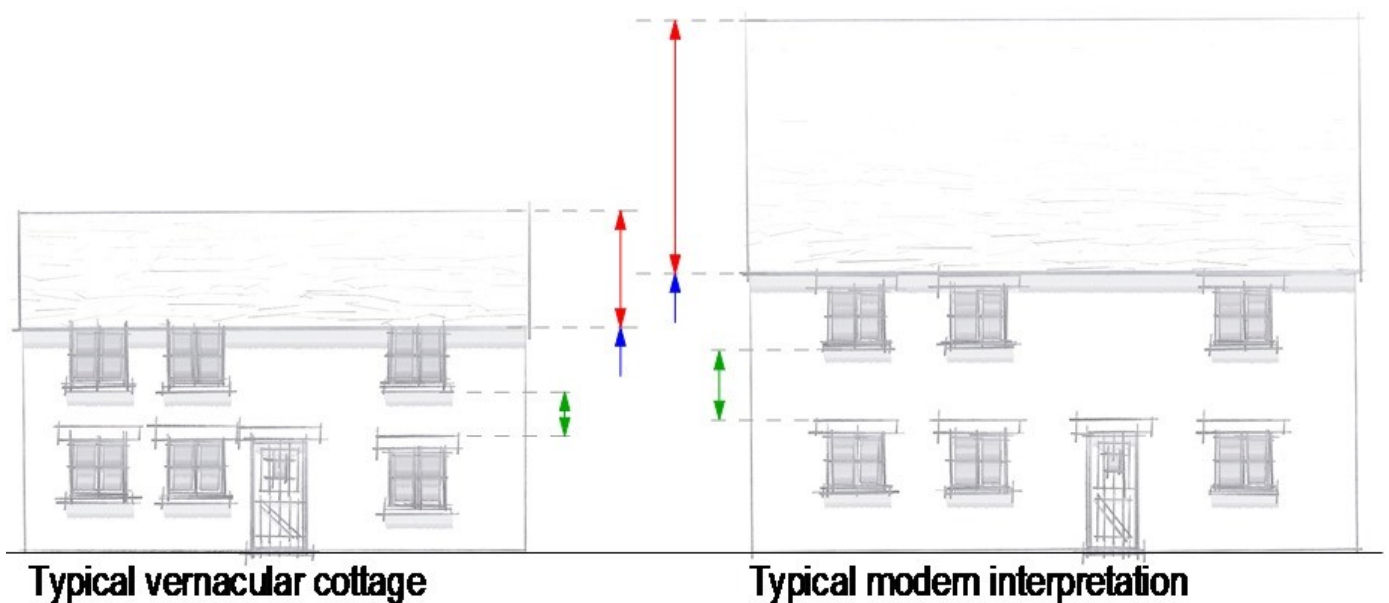
# What is the local Vernacular?

## Massing

Due to the constraints forced upon pre 20<sup>th</sup> century house builders, buildings of this period typically had room sizes of little more than 10ft x 10ft (3m x 3m), cottages were typically formed with two rooms on the ground floor and two on the first (the classic two up two down), with walls of ave. 500mm thick it produced a plan depth of 4m. With ceiling heights of around 2m, the eave height would have been no more than 4m.

Local roof pitches, dictated by the minimum effective pitch of stone states, ranged from 42.5 degrees to 52.5 degrees, so a plan depth of 4m, roof pitch of 45 degrees produces a building that has an eave of 4m and a ridge height of 6m. This 2/3 to 1/3 ratio is critical in recreating the Cotswold vernacular.

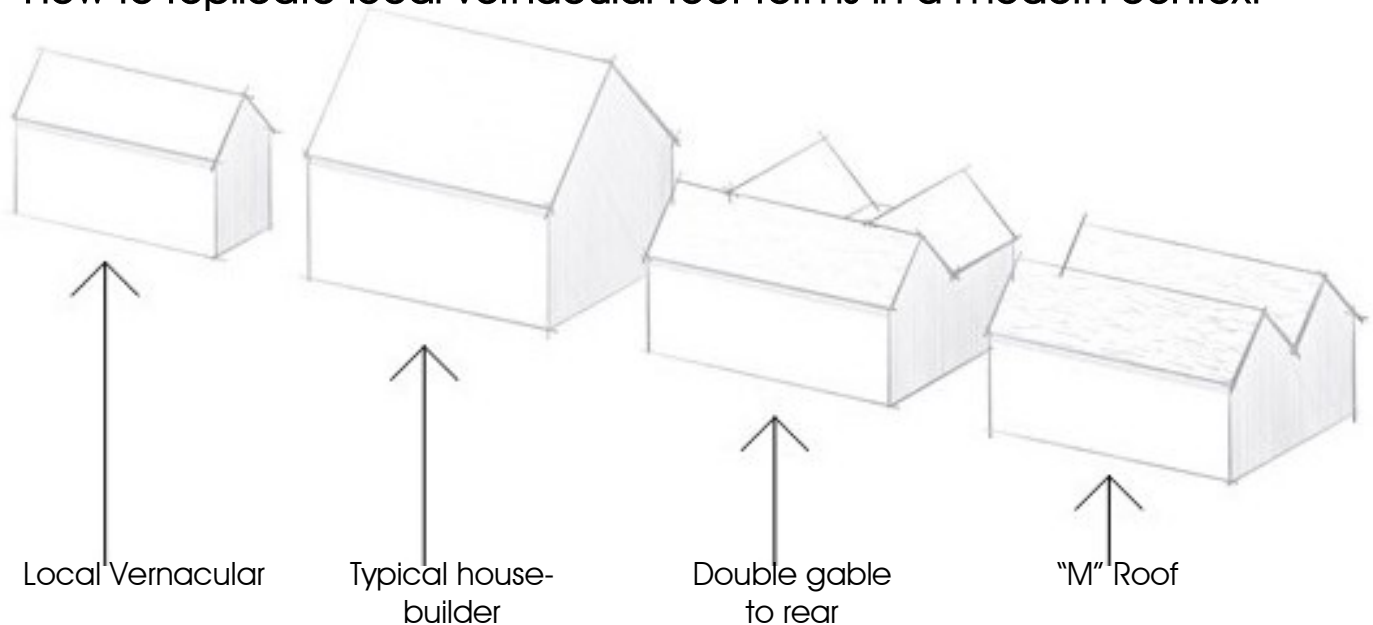
Modern houses enjoy much larger rooms, forcing a much greater plan depth, typically 6 to 8 metres. Therefore roof slopes are up to 4m high, eaves heights have also crept up, typically now 5m. This results in overbearing roof slopes.





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

## How to replicate local vernacular roof forms in a modern context



Because, on average, people are taller than they were ceiling heights have grown and as stated above this results in a raised eave height, it also affects the massing of the external walls, the ratio of glazed area against solid wall is reduced, with windows spaced too far apart, and uncomfortably large areas of walling.

To balance these issues, one has to accept compromises (as we do if we live in historic buildings), first floor rooms may be partially in the roof space, with windows set very low in the rooms, remember this may only apply to elevations that face the public spaces.





# Materials



Vernacular buildings are, by definition, made of locally sourced materials. In the case of the Crudwell this is principally stone and timber. Stone would have been quarried from very close to the site, where it would have been weathered before tooling it ready for use. The local limestone was also used to produce lime for render and limewash.

We are fortunate that many quarries now exist providing stone of varying qualities to the area. Note that machine split Cotswold stone was never a feature of the Cotswold vernacular, we advise looking further than the cheapest quarries. Stone walls should always be laid and pointed in lime mortar and never cement mortar, cement mortar will cause a breakdown of the stone from frost damage.

Render, particularly rough cast, is a feature of the region and is an acceptable material in modest quantities (rear walls for example). Likewise timber cladding, ideally oak, untreated and allowed to go silver grey naturally.

Our traditional stone slates are staggeringly expensive, and again the modern methods of quarrying produces a less than authentic product. Good quality imitation stone slates, are a good alternative and considered acceptable to the community.



# Fenestration

It is often said that the windows are the eyes of a building (does that make the door its nose?), they are without doubt one of the most important features of a building, and regrettably one that is so often gotten wrong.

Traditional windows were of simple design and construction, often made on site with a make shift joinery facility. Modern windows are far more sophisticated, offering a higher performance through multiple rebates, draught proofing, multi sheet glazing, and highly machined elements such as integral cills.

Traditional windows were by comparison leaky, both in terms of air and water. To help reduce their exposure to the elements they were typically set back into the wall by about 4" (100mm).



Modern windows, because of their integral cills are typically set 1 ½" (40mm) from the face of the wall.

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

Traditional windows had a casement fixed in every frame opening, as this made glazing easier, this results in perfectly balanced elevations, whereas modern windows have no casements where the glass is fixed, resulting in unbalanced elevations.



The difference between modern windows and traditional windows is like night and day. One well known commentator is quoted as saying that the plastic window industry has done more damage to Britain's housing stock, than the Luftwaffe did during the second world war.

ing the second world war.

Traditional style windows are readily available, but designed with modern rebating and seals along with double or triple glazing, they just take effort to find (they don't come knocking on your door) good painted hardwood windows of this style will last 4 or 5 times longer than plastic windows, cost little or no more and will enhance the value and appearance of the property.





# Roofs

You may be noticing now that the Cotswold vernacular is about simplicity, and this is never more true than with roofs. Modern houses have fascia boards, soffits, and often barge boards.

These are generally alien to our local style – a simple clean eave



overhang of about 100mm, with the stonework coming up to meet the underside of the tiles, and the same on the verge, this time a 50mm overhang and the tile ends pointed with lime mortar (no undercloak). Just keep it simple.

Traditional roof face connections would have involved “swept”

valleys and leaded or stone tiled hips. These are both incredibly expensive options. Use a tightly cut valley, with a gap of no more than 20mm between tiles. Use square ridge and hip tiles.



# Placement

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

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

To minimise the impact that new housing has on the historic character of Crudwell, new developments should be discrete, with either no or minimal visibility from the principle routes and walkways through the village. The Ridgeway, off Tuners Lane is an excellent example of a recent development that has minimal visual impact on the character of the settlement, yet enjoys a central location.





## New Build

In building new homes for the 21<sup>st</sup> Century, it is important to understand the local vernacular in understanding the key characteristics, it is possible to design modern buildings that reflect and respect the historic buildings in Crudwell. This will always be preferable to building a poor copy. As stated previously, housing development in the 20<sup>th</sup>

century was characterised by large regional or national companies building uniform housing across the country, to designs and site layouts that maximised returns for the contractor. This is all fully understandable. The experience of the



Crudwell residence is that less harm is done to the community, if the scale of each development is restricted in size, we have several developments of around 10 houses, such scale, for any single development, is generally considered appropriate.



# Finally

The local community welcomes new development and we would like to see this vibrant community continue to develop in a manner that preserves, reflects and where possible enhances the historic character of our built environment, we request all developers work with us to ensure we can all be proud of our contributions to this community.









### Appendix 2: Monitoring and Review

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

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

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

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

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

A new Wiltshire Local Plan is currently being prepared, with a plan period up to 2036. It is likely that any revised Crudwell Neighbourhood Plan would also run to 2036.


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

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





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

<b>CRUDWELL PARISH COUNCIL</b>		
<b>Tuesday 4<sup>th</sup> July 2017 Crudwell Village Hall At 6.45 p.m.</b>		
<b>Present: Cllr T Fraser, Cllr P Gilchrist, Cllr J Stanford</b>		
<b>Present: The following members of the public were in attendance: R Lambley, G MacPherson, S Lindsay, M Smith, R Hill, A Smith, A Stewart, M Whelan, G Lawes, M Credicott</b>		
<b>1. Members Declarations of Office and Declarations of Interest</b>		
Members elected unopposed were required to sign Declarations of Acceptance of Office:- Cllr T Fraser, Cllr J Stanford, Cllr P Gilchrist. Declaration of Acceptance of Office forms were duly signed and witnessed by the Clerk.		
Declaration of Interests - Councillors to note obligation to register interests in accordance with the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012. Declarations of Interest to be reviewed/updated within 28 days. Declaration of interest declared for this meeting - Cllr Gilchrist declined to comment on planning (Oatridge Farm application).		
<b>2. Apologies for absence - Cllr C Berry</b>		
<b>3. Election of a Chairman/Vice - Chairman</b>		
Members were invited to submit nominations for the election of the Chairman. It was proposed by Cllr Fraser and seconded by Cllr Stanford that Cllr Gilchrist be elected as Chairman to hold office. Cllr Gilchrist confirmed his agreement to stand.		
<b>Resolution:</b> Election of Cllr P Gilchrist - Chairman	<b>Motion Proposed:</b>	TF Seconded: JS
<b>To receive the Chairman's Declaration of Acceptance of Office.</b>		
Declaration of Acceptance of Office form was duly signed by Cllr P Gilchrist and witnessed by the Clerk.		
<b>Election of Vice-Chairman.</b>		
Members were invited to submit nominations for the election of Vice-Chairman. It was proposed by Cllr P Gilchrist and seconded by Cllr J Stanford that Cllr T Fraser be elected Vice-Chairman to hold office. Cllr Fraser confirmed his agreement to stand.		
<b>Resolution:</b> Election of Cllr T Fraser as Vice- Chairman	<b>Motion Proposed:</b>	PG Seconded: JS
<b>To receive the Vice - Chairman's Declaration of Acceptance of Office.</b>		
Declaration of Acceptance of Office form was duly signed by Cllr T Fraser and witnessed by the Clerk.		
<b>4. To confirm the Minutes of the Council Meeting held on Tues 2<sup>nd</sup> May 2017</b>		
It was resolved that the Minutes from the previous Parish Council meeting held on Tues 2 <sup>nd</sup> May 2017 were approved as a true record and were signed by Chairman Cllr Gilchrist, proposed by JS and seconded by TF.		
 01.08.17		
115		

## Public speaking – Site Allocation Wiltshire Council

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

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

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

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

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

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

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

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

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

*AT*  
ci. 08.17

215



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

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

## 5. Parish Council Vacancies – 6 vacancies

All present to note.

## 6. Matters to Report not included on the agenda

Will be covered through meeting.

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

<b>Balance to 2017</b>	<b>Treasurers Account</b>	<b>£ 14,875.32</b>
<b>Balance to 2017</b>	<b>Business Bank</b>	<b>£ 22,917.65</b>

### 7.1 Income –March 2017

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

### 7.2 Accounts for Payment & Chqs for signature

	For	£ Amount	Chq No
Crudwell Village Hall	Room hire PC meetings	52.80	001203
Melcourt	Playbark	1192.80	001204
IDVerde	Treeworks/grass cutting	1131.31	001205
Zurich Insurance	Insurance 17/18	409.94	001206
Clerk May 2017	Salary and expenses	318.20	001207
E&J Davis	To distribute playbark	150.00	DC
Above payments made in the previous month, by agreement of councillors.			
<b>Payments for authorisation at the Parish Council meeting.</b>			
ICUK	Data transfer charges*	56.28	DD
Willis Bros	Fence repair X 2	166.56	001209
PATA	Payroll 3 months	22.50	001208
Clerk	June	267.24	001210
<b>Total amount to be resolved</b>		<b>£512.58</b>	

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

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

7.4 Insurance documentation to be re-circulated to Councillors.

Clerk to forward

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01.08.17

315





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

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

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

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

**Clerk to add to Ear Marked reserves**

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

**Clerk to contact school and issue certificates**

## 8. Planning

### **Determined:- for information**

Application Number: 17/04161/FUL

Site Location: Longridge Eastcourt Road Crudwell Wiltshire SN16 9ER

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

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

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

Application Number: 17/04412/FUL

Site Location: 10 The Ridgeway Crudwell Wiltshire SN16 9YH

Proposal: Replacement roof to existing side conservatory

Case Officer: Victoria Davis Direct Line: 01249 706673

Registration Date: 19/05/2017

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

### **8.1 Applications**

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

Site Location: Oatridge Farm Eastcourt Malmesbury Wiltshire SN16 9HR

Applicant: Mr T Bostwick

Applicant Address: Oatridge Farm Eastcourt Malmesbury Wiltshire SN16 9HR

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

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

**Application Number: 17/05627/FUL**

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

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

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

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

**Application Number: 17/05603/FUL**

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

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

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

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01.08.17

415



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

**Clerk to forward all comments**

## 8.2 Neighbourhood Plan for Crudwell

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

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

**Clerk to draft for Cllrs input**

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

**Clerk to forward**

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

## 9. Reports on continuing activity and items for decision

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

**Clerk to seek further information**

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

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

**Clerk to liaise with Village Hall for available date.**

## 10. Questions and Issues (Parish Matters)

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

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

Cllr Fraser advised he is meeting with Wiltshire Council drainage engineers regarding the possible moving of the watercourse at The Old Dairy and flood alleviation measures. He would discuss what can be done to assist with Swillbrook at the same time, from both the Parish Council and Wiltshire Council. The drainage channel alongside A429 by Crudwell School was blocked and this has been reported to Wiltshire Council and they have acknowledged receipt.

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

## Items for agenda August 2017

Co-option of new members

*Rob Hunt*

01.08.17.

515





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



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

#### APPLICANT:

Crudwell Parish Council

#### APPLICATION:

Application for the Designation of Crudwell Neighbourhood Area

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

#### DECISION:

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

Signed: 

Alistair Cunningham  
Associate Director  
Economic Development and Planning

Dated: 20.03.2015



## WILTSHIRE COUNCIL

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

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

#### 1. INTRODUCTION

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

#### 2. BACKGROUND

- 2.1 The power to designate a Neighbourhood Area is exercisable under section 61G of the Town and Country Planning Act 1990. Under Regulation 5 (1) of The Neighbourhood Planning (General) Regulations 2012 (which came into force on 6 April 2012) an area application has to include a map which identifies the area to which the application relates, a statement explaining why this area is considered appropriate to be designated as a neighbourhood area and a statement that the body making the application is a relevant body for the purposes of section 61G (2) of the 1990 Act.
- 2.2 Crudwell Parish Council forms the 'relevant body' (for the purposes of section 61G (2) of the Town and Country Planning Act 1990) and submitted an application for the designation of Crudwell Neighbourhood Area. The application is for the whole area of Crudwell Parish to be designated as a Neighbourhood Area for the purposes of Neighbourhood Planning and so satisfies section 61G (3) of the Act. The submission of the application complied with the regulations.
- 2.3 The Crudwell Neighbourhood Plan Team has been set up to prepare the plan and is supported by the Parish Council.

#### 3. PROCEDURE

- 3.1 Under section 61H of the 1990 Act whenever a local planning authority exercises powers under section 61G to designate an area as a neighbourhood area, consideration must be given to whether the authority should designate the area concerned as a business area. The designation of the specified area can only occur if the authority considers that the area is wholly or predominately business in nature [Section 61H (3)].
- 3.2 If the application for the Designation of this Neighbourhood Area is approved, then Regulation 7(1) of the Neighbourhood Planning (General) Regulation 2012 requires the designation to be publicised. If the application is refused, reasons must be given under 61G (9) of the 1990 Act and Regulation 7(2) of the Regulations requires the decision to be publicised.



#### 4. **CONSIDERATION AS TO WHETHER OR NOT TO DESIGNATE**

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

#### 5. **REASONING FOR DESIGNATION**

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

#### 6. **CONCLUSION**

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



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

## 7. DECISION

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

Alistair Cunningham  
Associate Director  
Economic Development and Planning  
Dated: 20.03.2015

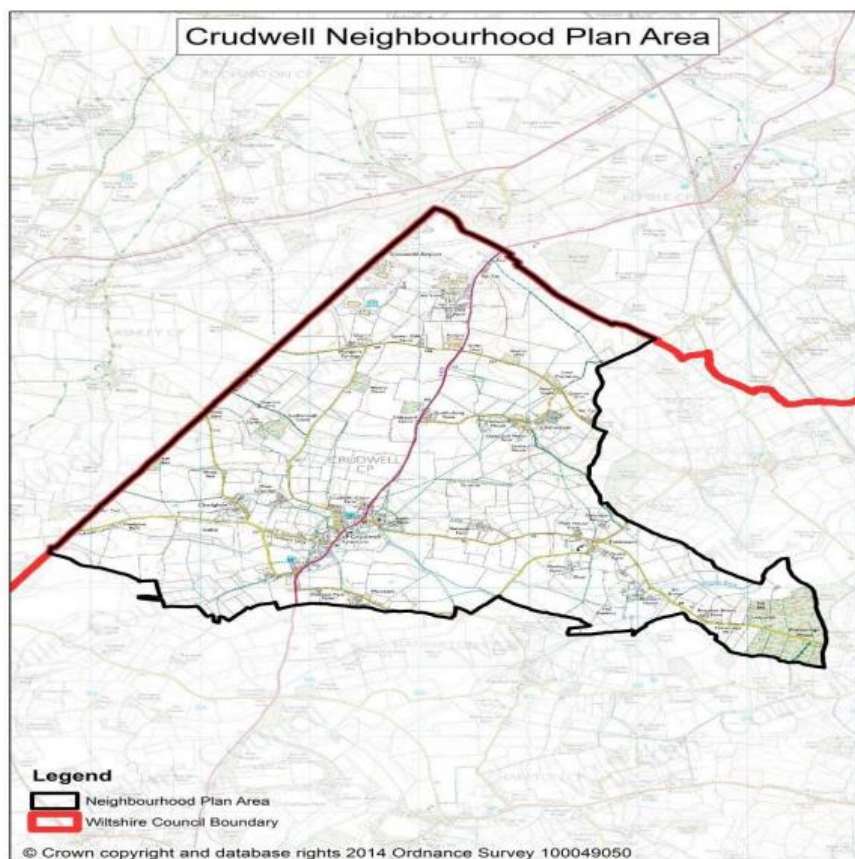


## Wiltshire Council

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

1. I have no private interests to declare in respect of this matter which would prevent me from determining this application.
2. I hereby exercise power under section 61G of the Town and Country Planning Act 1990 (as amended) ("the Act") and all other powers delegated to me to designate the area identified on the map below as the Crudwell Neighbourhood Area for the purposes of section 61G (1) of the Act as I am satisfied that the area is an appropriate area to be designated as a neighbourhood area. I do not designate it as a business area for the purposes of section 61H (1) of the Act as it is not wholly or predominately business in nature.
  - a) Name of neighbourhood area: Crudwell Neighbourhood Area
  - b) Map of neighbourhood area:



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

Signed:

A handwritten signature in black ink, appearing to read 'Alistair Cunningham', written over a faint background of a map or technical drawing.

Alistair Cunningham  
Associate Director  
Economic Development and Planning

Decision published: 20.03.2015



### Non-Statutory Projects

The Neighbourhood Plan can only contain policies which relate to development. This means that planning policies can only be included in the Neighbourhood Plan if they influence the way a planning application (which is an application for development) is determined or the mitigation that is provided alongside the development.

However, during the course of drafting this Neighbourhood Plan, a number of other issues have arisen. The Steering Group felt that it was important to reflect these, even though they do not relate directly to development, and are not part of the statutory Neighbourhood Plan itself.

This is explained by Locality, which produces a Toolkit for Neighbourhood Planners. This includes a guide called "Writing Planning Policies" and this explains that:

"There will be a range of local initiatives which the local community wishes to pursue which fall outside the legal definition of development. This doesn't mean they are not important but a neighbourhood plan is not going to be an effective way of delivering them. You can include them in your plan as projects but they carry no particular status and are not subject to examination or referendum."

Equally, a number of issues have arisen that will take some time to resolve. The priority for this Neighbourhood Plan is to enable the local community to plan for the amount and location of new development in the parish. On that basis, it is important to produce this Neighbourhood Plan quickly.

This means that a number of issues that will take longer to resolve have been left out of this version of the Neighbourhood Plan. However, these issues have not been ignored. They are described below, and can be taken forward in the next version of the Neighbourhood Plan, as described in the Monitoring and Review section.

### Infrastructure and Community Infrastructure Levy

Infrastructure can be provided as part of development through two mechanisms:

- Community Infrastructure Levy (CIL)
- Planning obligations

Planning obligations require the applicant to provide an item of infrastructure or contribute funds towards infrastructure at a particular time. This is done through a legal agreement called a S106 Agreement between the applicant and (normally) Wiltshire Council.

By law, planning obligations must be:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.



The Community Infrastructure Levy is collected by Wiltshire Council to help fund larger infrastructure projects that don't meet the statutory tests for planning obligations. This is collected from many (but not all) developments across Wiltshire, to be spent on a list of infrastructure items in its "Regulation 123 List".

The Regulation 123 list includes projects relating to education, sustainable transport, open space, green infrastructure and the environment, community and cultural, health and social care, emergency services. Almost all of the projects are specified, and none of the specified projects relate directly to Crudwell Parish.

A proportion of CIL resulting from development in Crudwell is given to Crudwell Parish Council, who will then decide what to spend it on. When the Crudwell Neighbourhood Plan is made, this proportion increases from 15% to 25%.

A number of infrastructure items have been mentioned through the Neighbourhood Plan work undertaken so far. Those items that, in principle, the Parish Council's proportion of CIL could be spent on are as follows:

- To investigate mechanisms for delivering a village community hub/shop;
- To help better maintain the existing drainage network to avoid blockages; and
- To fund improvements to the pedestrian environment on Tetbury Lane.

The CIL funds made available to the Parish Council will not be sufficient to fund all of the above infrastructure items, so the Parish Council will work towards achieving those items not funded through CIL through other means.

Additionally, some ideas that came forward are not, realistically, going to be funded by CIL, so the Parish Council will also work towards delivering these through other means. This include:

- To encourage improved bus services with timetabling designed to enable commuting to Cirencester, Malmesbury, Chippenham and to train services at Kemble station;
- To encourage improvements to the school bus service from outlying parts of the parish, and improved links to Malmesbury;
- To investigate opportunities for car sharing, volunteer transport etc.

Finally, improvements to the existing bus shelter were suggested. The Parish Council agreed to fund these improvements on October 2018.

### Self-Build Housing

The delivery of self-build housing (i.e. housing proposed to be developed by people who wish to build or commission their own home) in Crudwell is supported by the local community, and is one way of delivering lower cost housing which meets local community needs without being "affordable" as defined in the NPPF.



In October 2018, Wiltshire's self build register included over 300 households, of which 2 had registered an interest in building in Crudwell.

Wiltshire Core Strategy Policy 2 sets a presumption of all types of housing, including self-build housing, within the village of Crudwell. Draft Policy DD2 amplifies this policy, and specifies that self-build housing is one type of housing for which there is a need in Crudwell.

Wiltshire Core Strategy policy 44: Rural Exceptions Sites supports the delivery of affordable homes<sup>3</sup> "within, adjoining or well related to" a range of settlements including Crudwell village, subject to a number of additional criteria. On that basis, self-build housing can also be delivered on the edge of Crudwell village if it is also "affordable" as defined by the Government.

The next review of this Neighbourhood Plan can take this issue further by considering whether there is a need to promote the delivery of self-build housing, either by allocating a site specifically for self-build housing, or by extending the rural exceptions policy to allow self-build housing that is not strictly affordable.

### Business Development

Wiltshire Core Strategy Policy 34: Additional employment land, sets out the strategic policy requirements for employment developments within the Principal Settlements, Market Towns and Local Service Centres, none of which are found in Crudwell Parish.

Outside these three categories of settlement, Policy 34 sets out criteria which would relate to proposals in Crudwell Parish. These would enable employment developments that:

- i. Support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or
- ii. Are for new and existing rural based business within or adjacent to Crudwell Village (as the only large or small village in the Parish); or
- iii. Are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by Wiltshire Council.

Where they:

- a. Meet sustainable development objectives as set out in Wiltshire Core Strategy policies; and
- b. Are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity; and
- c. Are supported by evidence that they are required to benefit the local economic and social needs; and

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<sup>3</sup> Defined in the National Planning Policy Framework as:

**"Affordable housing:** housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) **Affordable housing for rent...**
- b) **Starter homes...**
- c) **Discounted market sales housing...**
- d) **Other affordable routes to home ownership..."**





- d. Would not undermine the delivery of strategic employment allocations; and
- e. Are supported by adequate infrastructure.

On that basis, business development in Crudwell is supported by the wider development plan.

However, Wiltshire Core Strategy Policy 13 defines three “Principal Employment Areas” in the Malmesbury Community Area, at Malmesbury Business Park, Dyson Site, and Land North of Tetbury Hill. Core Policy 35 explains how these areas will be protected and retained for employment purposes.

The Kemble Business Park in Crudwell Parish is not referred to explicitly, despite its importance to the local community

The next review of this Neighbourhood Plan will consider whether the Kemble Business Park and any other parts of the parish require additional protection to ensure that local employment opportunities remain in the parish.

### Community Facilities and Local Green Spaces

The local community values the range of community facilities available in Crudwell parish, and would want to see changes of use from their current uses avoided

The most valued community facilities were found to be as follows:

- All Saints Church and Graveyard
- Crudwell Primary School
- Post Office Green
- The allotments
- The Mayfield House Hotel
- The Potting Shed Pub
- The Rectory Hotel
- The Sports Field
- The Village Green
- The Village Hall
- The Wheatsheaf Pub

All of these important buildings and green spaces are protected by various policies in the Wiltshire Core Strategy, particularly:

- Core Policy 49: Protection of rural services and community facilities
- Core Policy 52: Green Infrastructure
- Core Policy 40: Hotels, bed and breakfasts, guest houses and conference facilities

Some of the important buildings and green spaces are owned by the Parish Council, which means they can't be redeveloped without the Parish Council's agreement, so this provides additional protection.



Additionally, a number of the valued buildings are listed, which protects them from redevelopment where it would affect their character or appearance.

The table below shows how the above buildings and green spaces are protected.

Buildings	Green Spaces
All Saints Church and Graveyard (listed building and protected by Core Policy 49)	
Crudwell Primary School (protected by Core Policy 49)	
	Post Office Green (protected by Core Policy 52 and owned by the Parish Council)
	The allotments (protected by Core Policy 52)
The Mayfield House Hotel (protected by Core Policies 40 and 49)	
The Potting Shed Pub (listed building and protected by Core Policy 49)	
The Rectory Hotel (listed building and protected by Core Policy 40)	
	The Sports Field (protected by Core Policy 49 and owned by the Parish Council)
	The Village Green (protected by Core Policy 52 and owned by the Parish Council)
The Village Hall (protected by Core Policy 49)	
The Wheatsheaf Pub (protected by Core Policy 49)	

Additional powers are available to local communities to protect community facilities and local green spaces.

Community facilities that are particularly important can be declared as “Assets of Community Value”. This means that, if they are sold, the community has the opportunity to gather the funds together to purchase the facility and keep it in community use.

Important green spaces can be declared as Local Green Spaces, which provides additional protection from redevelopment.

The next review of this Neighbourhood Plan can decide whether any buildings and local green spaces should have this additional protection.

## Community Hub

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.

The local community supports the principle of a new village shop and for a place for the local community to meet and mingle. It might include a post office and coffee shop as well as a village shop, along with business services including a small meeting room and/or a multi-purpose meeting room. It would be important for any new community hub not to harm provision at the village hall however.

The retail element of the hub is likely to be most viable if it fronted the A429 so it could be seen by passing traffic. A central location in the vicinity of the Post Office Green/Tetbury Lane/primary school, near to the existing bus stops, would be most appropriate in terms of encouraging shared journeys.

A centrally located community hub could also potentially provide additional parking for the school.

It will take some time to deliver a community hub in Crudwell village – a site would need to be found, and funding sought for its delivery and ongoing operation – but the Neighbourhood Plan Steering Group will work with the Parish Council and other organisations to look into this further.

Depending on progress with this further research, it is hoped that the next review of the Neighbourhood Plan can include a policy to deliver a community hub in the village.

### Green Network

There is a particular desire locally to protect and enhance existing hedgerows, watercourses and wildlife corridors because these provide essential corridors for many native animals and birds to live in and travel along, and they are part of Crudwell’s rural character.

There is a concern locally that hedgerows will be lost as a result of development, either because they fall within development sites or because development will result in road widening which will require hedgerow removal.

The local community also wishes to be able to safely walk, cycle or ride horses around the Parish.

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.



Wiltshire Core Strategy Policy 52: Green Infrastructure, requires that "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".

The importance of particular local green spaces, and the potential to define them as such, is set out above.

The Steering Group has been advised that the best way to deal with all this is to consider each of these elements as part of a holistic green infrastructure network, and to consider how all the parts inter-link for the benefit of parishioners and wildlife.

This will take some time, so these issues are proposed to be dealt within the next draft of the Crudwell Neighbourhood Plan.

### Crudwell's Setting

Crudwell is a rural parish and the vast majority of land in the parish is agricultural.

It is important to retain this rural character, to maintain the separation between Crudwell village and the parish's hamlets, and to protect particularly valued views.

Wiltshire Core Strategy Policy 57 requires all new developments to demonstrate how the proposal will make a positive contribution to local character so, to a certain extent, Crudwell's character is protected through this policy.

The results of consultation suggest that there may be particular features or views that require specific protection.

The next version of the Neighbourhood Plan can look into this further.

### Public Transport

As Crudwell is not a place of significant employment, any new development is likely to result in an increase in commuter traffic. This has issues for the environment so the provision of a more accessible public transport is imperative.

Crudwell, like many other rural parishes has seen a decline in its public transport connections. Both the nearby Malmesbury and Tetbury rail lines closed in the mid 1960s, leaving Kemble as the nearest station, 5.5 miles from Crudwell village.

Bus services have been similarly affected, with frequencies and destinations reduced. Currently, no bus service from Crudwell stops 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, i.e. Eastcourt, Chedglow and Kemble Business Park have no bus services.





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.

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 drop off and pick up times.

The Infrastructure and Transport Focus Group made a number of recommendations for improvements to the local bus service. The Neighbourhood Plan is not in a position to deliver many of these, but it is important to highlight the issue as items for further consideration.