



Crudwell Neighbourhood Plan 2020-2038

Regulation 14 Draft



February 2026





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Foreword

The Crudwell Neighbourhood Plan is a very important document which helps to ensure that any future development in Crudwell Parish is at a scale, design and reflects the wishes of its residents and protects the things that make it such a wonderful place to live.

It is essential that the village has a current Neighbourhood Plan to help prevent unwanted and unsuitable large development which would be unsustainable.

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

This draft document has a number of questions in boxes which we ask that you review and respond to if you wish to, your comments will be reviewed in compiling the final version of the Neighbourhood Plan.

The document has been developed with the help of a small number of parishioners who have volunteered their time, energy, and thought in its development and production, and have so helped Crudwell's future be determined by those that know and love it best.

Roy Hamilton-Lambley: Chair, Crudwell Neighbourhood Plan Steering Group and Crudwell Parish Council



1. Purpose of Neighbourhood Plan

- 1.1 When completed, or “made”, this Neighbourhood Plan will form part of the development plan for Crudwell Parish, along with the current Local Plan prepared by Wiltshire Council. When the Wiltshire Local Plan 2020-2038 is adopted, this will be part of the development plan. Until then, the Wiltshire Core Strategy is part of the development plan.
- 1.2 The development plan is the starting point for decisions on planning applications. The law states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise¹.
- 1.3 The development plan includes strategic policies and non-strategic policies.
- 1.4 Wiltshire Council’s Core Strategy/Local Plan include a series of strategic policies that cover the whole of Wiltshire, or large parts of it.
- 1.5 The Crudwell Neighbourhood Plan includes additional non-strategic policies that relate only to Crudwell Parish. These are by definition more detailed than the policies in the Core Strategy/Local Plan.
- 1.6 The ability for local communities to have more of a say in how their community changes and grows was introduced by the Localism Act 2011.
- 1.7 Producing any part of the development plan is an ongoing process. The original Crudwell Neighbourhood Plan was based on the Wiltshire Core Strategy, which ran to 2026. The Core Strategy will be replaced by the Wiltshire Local Plan, which runs to 2038, so this Neighbourhood Plan runs to 2038 too. Both the Local Plan and this Neighbourhood Plan will eventually need to be replaced again, to cover later periods.

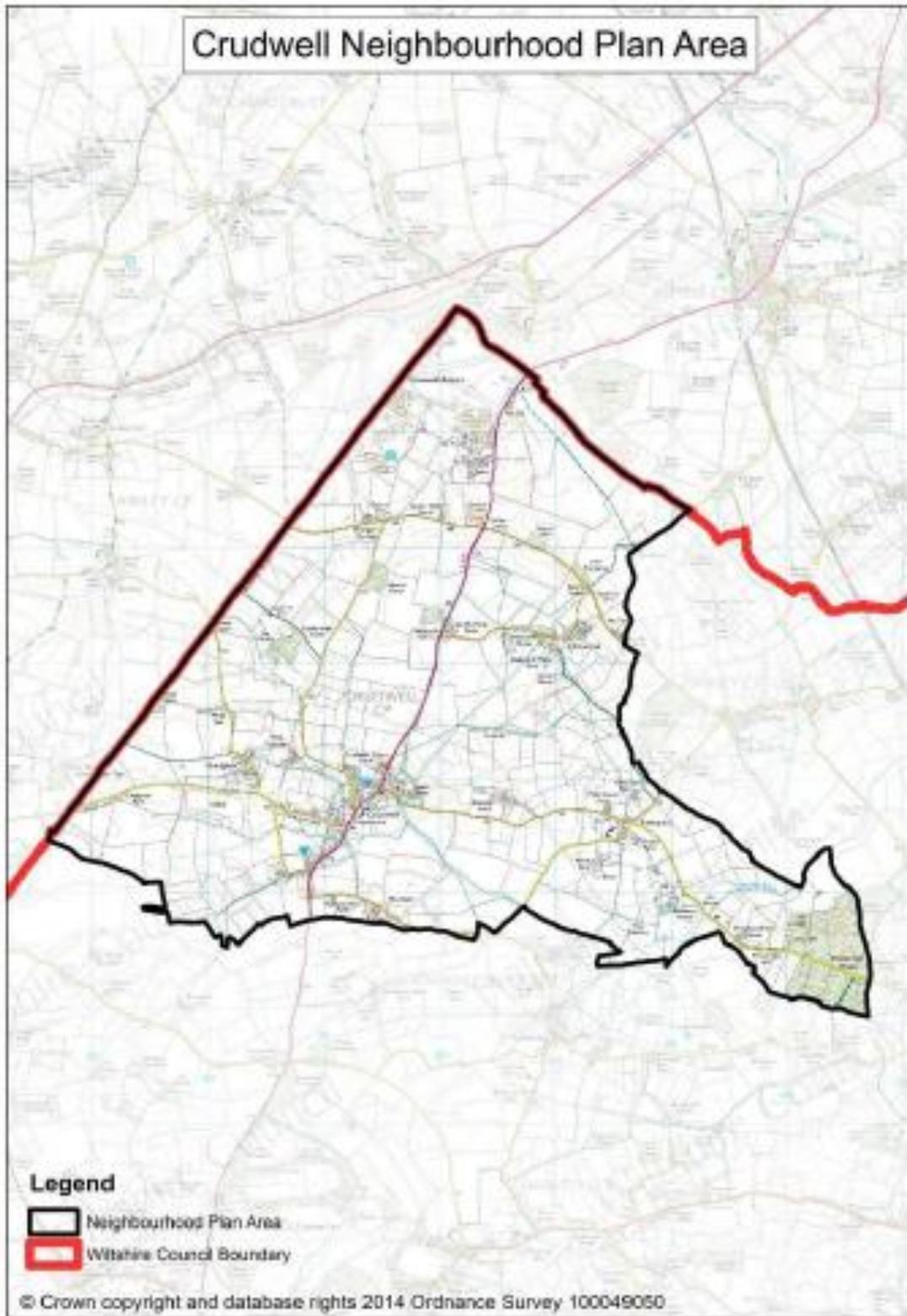
¹ Section 38(6) of Planning and Compulsory Purchase Act 2004



2. Submitting Body/Scope of NP

- 2.1 The Crudwell Neighbourhood Plan is produced by Crudwell Parish Council, a “qualifying body” as defined by the Localism Act 2011.
- 2.2 The Parish Council delegated the process of producing the current Neighbourhood Plan to the Crudwell Neighbourhood Plan Steering Group, and has agreed to do the same for the new Neighbourhood Plan (see Appendix 3).
- 2.3 The Neighbourhood Plan Steering Group consists of:
- Roy Hamilton-Lambley (Chair)
 - Steve Butcher (Vice Chair)
 - Claire Buxton
 - Mike Credicott
 - Helena Lovell
 - Tristan Stevens
- 2.4 Much of the detailed work has been delegated to a Working Group as follows:
- Steve Butcher
 - Oliver Hughes
 - Helena Evanson-Goddard
 - Roy Hamilton-Lambley
- 2.5 Planning advice has been provided throughout by Stuart Miles at Vision Planning.
- 2.6 The Crudwell Neighbourhood Plan covers the whole of Crudwell Parish, as shown in Figure 1 overleaf. This is taken from the Designation Report attached at Appendix 4.
- 2.7 The new Neighbourhood Plan is proposed to follow the structure of the current Neighbourhood Plan, so it includes the following four chapters:
- Development and Design;
 - Infrastructure and Transport;
 - Environment; and
 - Community and Leisure.
- 2.8 The objectives of the Neighbourhood Plan, as set out in Section 7, have emerged from these four topic areas.

Figure 1: Designated Crudwell Neighbourhood Area



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



3. Planning Policy Context

- 3.1 Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, between them, require local planning authorities (which in our case is Wiltshire Council) to determine planning applications in accordance with the adopted development plan, unless material considerations indicate otherwise.
- 3.2 The most important adopted development plan documents affecting Crudwell are the Wiltshire Core Strategy and the Crudwell Neighbourhood Plan 2019-2026.
- 3.3 Both of these development plan documents have a plan period that runs up to 2026.
- 3.4 Wiltshire Council is working on its update of the Core Strategy now, and the replacement plan will be called the Wiltshire Local Plan. This is planned to run up to 2038.
- 3.5 Therefore, this new Crudwell Neighbourhood Plan is also planned to run up to 2038.
- 3.6 When this new 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, replacing the Crudwell Neighbourhood Plan 2019-2026.
- 3.7 Like the Core Strategy, the draft of the emerging Wiltshire Local Plan now being considered at examination defines Crudwell as a Large Village. It also sets a housing requirement for Crudwell, which is explained further in section 9.
- 3.8 Wiltshire's emerging Local Plan is the starting point for the new Crudwell Neighbourhood Plan. Then, when these two documents are adopted (or "made" for the Neighbourhood Plan), they will become the starting point for making decisions about planning applications.
- 3.9 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 (including National Decision Making Policies) and the National Planning Practice Guidance, as well as emerging (i.e. drafted but not made or adopted) development plans. This Neighbourhood Plan has been drafted in accordance with the latest National Planning Policy Framework, released in December 2024, and associated National Planning Practice Guidance.



4. The Basic Conditions

- 4.1 As described above, before this Neighbourhood Plan can be “made”, it needs to be examined and then be supported at a referendum.
- 4.2 One of the Neighbourhood Plan Examiner’s main roles is to assess the Neighbourhood Plan against a series of “basic conditions”. The basic conditions relevant to this Neighbourhood Plan are below:
- a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).
 - d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.
 - e. the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
 - f. the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
 - g. prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).
- 4.3 In meeting these conditions, Wiltshire Council needed to determine, via a screening assessment, whether the Neighbourhood Plan needs to be informed by a *Strategic Environmental Assessment* and a *Habitat Regulations Assessment*.
- 4.4 Wiltshire Council concluded that the Crudwell Neighbourhood Plan did need a *Strategic Environmental Assessment*, but not a *Habitat Regulations Assessment*. The screening assessments are in the separate *Evidence Base* document².
- 4.5 The Neighbourhood Plan needs to be informed by evidence and public consultation. The *Strategic Environmental Assessment*³ forms a significant part of the evidence base behind this draft Neighbourhood Plan. Other evidence, including papers prepared by members of the Working Group, has also been used to inform this

² Evidence Base, documents 1 and 2

³ Evidence Base, document 3



Neighbourhood Plan. This evidence is compiled in a separate *Evidence Base*, and is cross referenced throughout this document.

- 4.6 Public consultation undertaken to date is summarised in the accompanying *Consultation Statement*, which will be updated as this Neighbourhood Plan progresses.



5. Crudwell Parish Context

- 5.1 Crudwell Parish is situated in the north western corner of Wiltshire. It adjoins Cotswold District in Gloucestershire, as well as adjoining the Cotswold National Landscape (formerly the Cotswold Area of Outstanding Natural Beauty, or AONB).
- 5.2 The Parish includes the village of Crudwell and the hamlets of Chedglow, Chelworth, Eastcourt, Murcott and West Crudwell. The village of Crudwell is identified as a Large Village in the Wiltshire Core Strategy and the emerging Wiltshire Local Plan, whereas the other hamlets are outside defined Settlements, so are considered in much the same way as the open countryside in planning terms, where development is much more restricted. On that basis, the Neighbourhood Plan's primary focus is on the village of Crudwell.
- 5.3 Crudwell village is situated on the A429 which runs approximately north-south connecting Royal Leamington Spa to the M4 via Cirencester and Malmesbury, before becoming the A350 and heading to the south coast at Poole.
- 5.4 The distance between Crudwell and outlying villages is small, but it has open countryside from all approaches. This, along with the hedgerow, fields and changing pattern of settlement, give the village a rural and agricultural character.
- 5.5 Many of the village's facilities are clustered in the north eastern corner of Crudwell, around All Saints' Church. This is the oldest part of the village and, as well as the Church, it includes the primary school, the Potting Shed public house and the Rectory Hotel. Slightly to the south west lies Pettifers Hotel and the post office Green.
- 5.6 Green spaces throughout the village include the village green (opposite the school) which is used for annual village events, the post office green by the Swillbrook, the community memorial garden next to the bridge and the playing fields at the village hall.
- 5.7 Further south along the A429 lies the Wheatsheaf Inn, which doubles as the village's post office, and a little further south again is the Murcott Farm Shop, which opened in 2025.
- 5.8 Crudwell's village hall is somewhat separate from the rest of the village's facilities, towards the western end of Tetbury Lane.



- 5.9 Highway safety, and particularly the safety of pedestrians and cyclists travelling to these facilities, is particularly important to the local community.
- 5.10 Connections to the wider community, and to employment, are also important to the local community. Bus stops are located on the A429, and the nearest railway station is at Kemble, which connects to Gloucester and Cheltenham via Stroud and to the Great Western mainline (which connects Bristol to London) at Swindon. Public transport connections between Crudwell and Kemble, and also to Malmesbury, the nearest Market Town as defined by the Core Strategy, are considered to be inadequate to provide a realistic travel option for commuters.
- 5.11 Crudwell's conservation area, shown on the Policies Map in section 8, is focused on the oldest part of Crudwell at the village's northern end, and then stretches southwards along the A429. The majority of Crudwell's listed buildings are here, and are a mix of 18th and 19th Century styles, mostly built using locally quarried limestone and some ashlar. Many of the historic structures here were originally built to serve commercial, agricultural, educational and religious purposes.
- 5.12 The Swill Brook and various smaller tributaries and drainage channels run east-west through Crudwell village and the wider parish and drain into the River Thames in the vicinity of the Cotswold Water Park. Flooding from the Swill Brook is a major concern for the local community, and in severe rainfall events surface water gets into the foul sewer system and results in sewage leaking from the sewer onto the highway. This has resulted in significant concerns about new development from the local community.
- 5.13 In terms of Crudwell parish's demographic profile, data from the 2021 Census suggests that:
- Crudwell parish has a similar proportion of children up to the age of 14 (18.7%) as the whole of Wiltshire (17.9%) and England (18.6%), a lower proportion of 16 to 64 year olds (56.3%) compared with Wiltshire (60.3%) and England (63.0%), and a higher proportion of people aged 65 and over (25.0%) compared with Wiltshire (21.9%) and England (18.4%).
 - The population of Crudwell parish is generally in good health. 60.1% of the parish's population is in "very good health", compared with 49.5% in Wiltshire and 41.0% in England, whereas only 2.4% of the parish's population is in "bad health" or "very bad health", compared with 4.2% in Wiltshire and 6.2% in England.

- A greater proportion of homes are owner occupied in Crudwell Parish (79.7%) than in Wiltshire (68.0%) or England (62.3%), and a lower proportion are social rented (5.5%) than in Wiltshire (14.5%) and England (17.1%) and a lower proportion are private rented/ rent free (14.8%) than in Wiltshire (17.4%) and England (20.6%).
- Unemployment rates are lower in Crudwell Parish (1.3% economically active and unemployed) than in Wiltshire (2.3%) and England (3.5%).
- A higher proportion of Crudwell's population is a manager, director or senior professional (23.7%) or in a professional occupation (24.9%) than across Wiltshire (14.5%% and 18.6% respectively) and England (12.9% and 20.3% respectively).





- 5.14 This analysis suggests that Crudwell's population is generally healthy and wealthy, but with a higher proportion of retirees and a lower proportion of working age adults than across Wiltshire and England generally. This implies that some people are moving away from Crudwell to work, and then moving to Crudwell to retire.
- 5.15 This may well be a function of the relatively poor public transport links, but it may also be a function of the low availability of rented accommodation (both social and private), and this is an important factor in the Neighbourhood Plan's housing strategy.



6. Community Engagement

- 6.1 This Neighbourhood Plan is based on significant engagement with the local community, as well as objective evidence.
- 6.2 The engagement includes that undertaken for the current Neighbourhood Plan, as well as new evidence undertaken for this new Neighbourhood Plan, and is detailed in the *Consultation Statement* produced and submitted in support of the Neighbourhood Plan.



7. Vision

- 7.1 The Vision for the Crudwell Neighbourhood Plan set out below distils the local community's views about how Crudwell should change in the period up to 2038. The Consultation Statement explains how this was developed and agreed by the local community.

"In 2038, the Parish of Crudwell will remain a vibrant, inclusive, rural community, which is home to residents of all generations.

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

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

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

Question 1

The draft Vision above is similar to that in the current Neighbourhood Plan.

Does it still suffice, or should it be amended further, and if so, how?



8. Objectives

- 8.1 The Objectives for the Crudwell Neighbourhood Plan set out below stem from the Vision and context set out above. The *Consultation Statement* explains how these were agreed by the local community via a March 2023 survey.
- 8.2 The objectives stem from the local community's desire to ensure that new development meets local needs, particularly to provide for local people who cannot afford to stay, and that the new development is well designed, safely accessed, meets the needs it generates, improves the flooding situation and enables homeworking.
- 8.3 Beyond that, the objectives aim to protect and conserve all that is attractive about the parish today, including the range of local facilities, the conservation area and the rural setting.

Development and Design

- To deliver new housing that meets local needs and is community led.
- To encourage meeting the needs of self-build applicants.
- To seek to ensure that new developments are well designed and meet the requirements of the Crudwell Design Guidance and Codes.
- To seek to ensure that the delivery of new homes is part of an overall plan to enhance infrastructure and community resources appropriately.

Infrastructure and Transport

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

Environment

- To protect and enhance our natural, built and historic environment, as a rural and agricultural community on the edge of the Cotswolds, by ensuring any new development is appropriately located and of a scale and design sympathetic to its surroundings.
- To protect and maintain our green spaces and recreational open spaces.
- To protect our Conservation area.
- To improve promotion and enablement of recycling and waste reduction.
- To explore and exploit opportunities for green build standards and renewable energy in new developments.

Community and Leisure

- To maintain, protect and enhance existing community facilities, especially the 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 and protecting existing businesses, in keeping with our growing community.
- To improve recreation facilities and opportunities for young children and teenagers.

Question 2

The draft Objectives above are similar to those in the current Neighbourhood Plan.

Is this good enough, or should the Objectives be amended in any way?

If so, how?

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

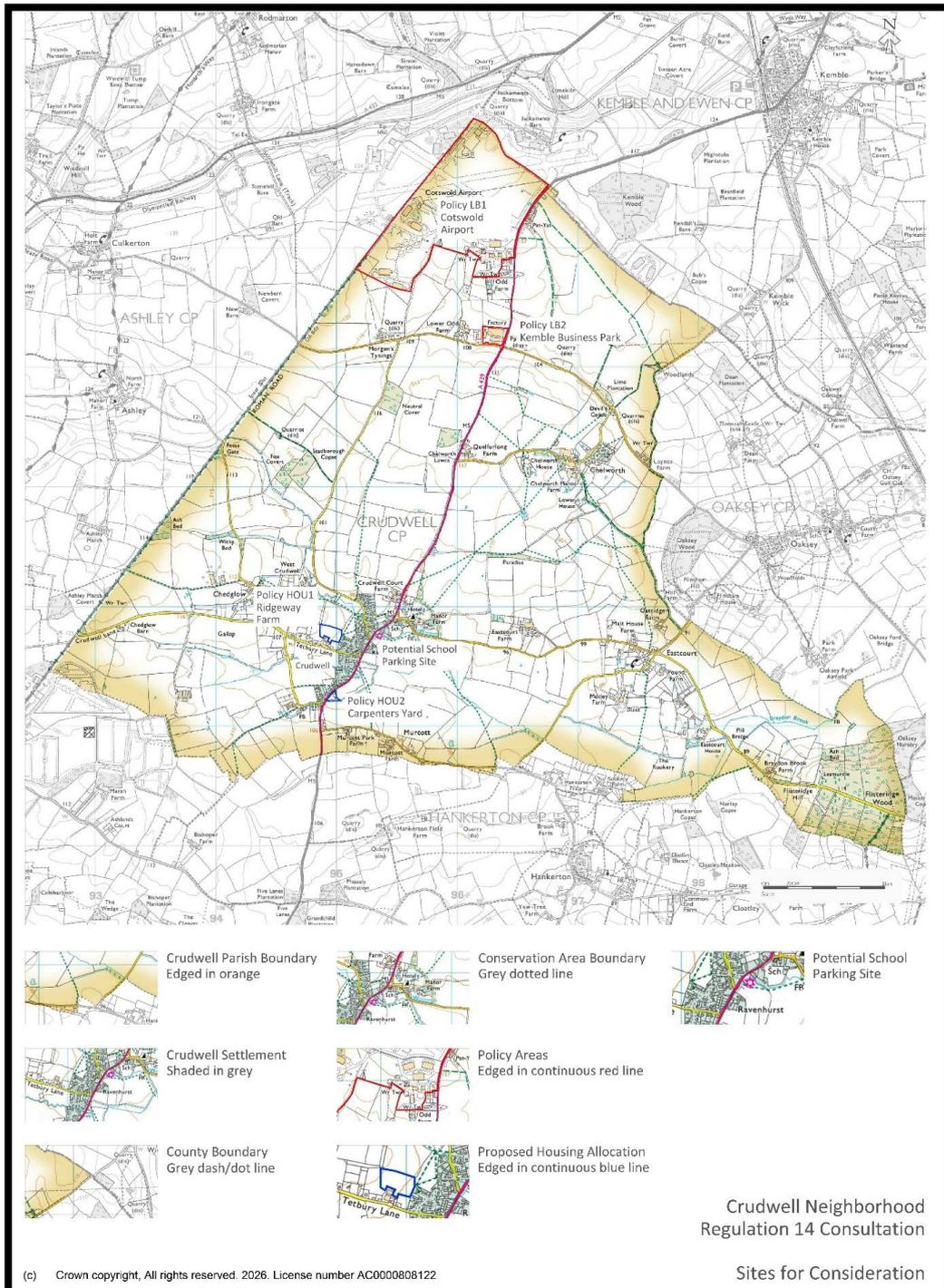


Photo 2: Bike ride



9. Policies Map

- 9.1 This Neighbourhood Plan includes a number of policies, some of which are “spatial”, i.e. they can be shown on a map.
- 9.2 The *Policies Map* shows the location of these spatial policies.





10. Design and Development

Local Housing Need and Housing Allocations

- 10.1 The National Planning Policy Framework requires Wiltshire Council to specify the number of dwellings that should be delivered through the new Crudwell Neighbourhood Plan.
- 10.2 The draft Wiltshire Local Plan sets this housing growth figure at 39 dwellings between 2020 and 2038.
- 10.3 As at March 2022, 28 of these homes were already either built or committed. This includes the 25 dwellings at Tuners Lane ([Application reference PL/2023/09595](#)), allocated in the current Neighbourhood Plan.
- 10.4 That leaves a residual requirement of 11 dwellings to be delivered in Crudwell up to 2038.
- 10.5 The draft Local Plan notes that it expects Neighbourhood Plans to meet these requirements "*in full*".
- 10.6 However, this requirement is based on Wiltshire Council delivering 36,740 new homes between 2020 and 2038, at an average annual rate of 2,041 per year.
- 10.7 In December 2024, the Government increased the number of homes to be delivered across the country, as part of its drive to deliver 1.5 million homes before the next election. Wiltshire's annual requirement increased to 3,525 dwellings as a result, i.e. an increase of 73%.
- 10.8 This new housing requirement is being debated in the Wiltshire Local Plan examination, but there is a reasonable chance that Wiltshire's housing requirement will increase as a result of that examination, and potentially increase significantly. This has been acknowledged by the Local Plan Examiners⁴.
- 10.9 If Wiltshire's housing requirement were to increase by 73%, and then Crudwell's requirement was also to increase by 73%, then Crudwell's requirement would increase to 67 homes, of which 28 are built or committed, leaving a residual requirement of 39 dwellings.

⁴ Evidence Base, document 4



- 10.10 As explained in the *Consultation Statement*, the March 2023 consultation undertaken for the Neighbourhood Plan suggests that the local community is willing to accept a higher number of homes being built in Crudwell, but the community would prefer these to deliver affordable and/or self-build housing, and to be on brownfield sites.
- 10.11 Policy 76 of the submission draft Wiltshire Local Plan requires the provision of at least 40% (net) affordable housing on sites of ten or more dwellings or with an area of 0.5 hectares or more.
- 10.12 Policy 80 of the draft Wiltshire Local Plan requires 5% of dwellings on sites of 20 or more dwellings to be made available as serviced plots for self and custom build.
- 10.13 Several sites have been proposed as potential housing allocations, and the discussions held with landowners and developers so far have been on the basis that, if the Crudwell Neighbourhood Plan is to deliver more than the 11 dwellings required by the current draft Local Plan, then the developments need to go beyond the minimum affordable housing and self-build requirements set out in the draft Local Plan.

Question 3

Do you agree that the Crudwell Neighbourhood Plan should allocate land for more than the minimum 11 dwellings if this delivers more affordable housing or self-build housing?

If you answered yes to the above question, would you prefer more affordable housing or self build housing?

Whatever your answer, could you please explain why you responded as you did?

- 10.14 During the preparation of this Neighbourhood Plan, five potential housing sites have been suggested by landowners or developers. These are:
- Ridgeway Farm, Tetbury Lane, Crudwell
 - South of Tetbury Lane, Crudwell
 - Carpenters' Yard, Crudwell



- The Coach House, Crudwell
- West of A429, Quelfurlong

10.15 Ridgeway Farm and Carpenters Yard are the preferred housing sites, and the *Strategic Environmental Assessment*⁵ and *Housing Site Allocations* paper⁶ explain why, in detail.

10.16 On that basis, the draft Neighbourhood Plan includes policies proposing to allocate these two sites for residential development – policies HOU1 and HOU2.

Ridgeway Farm Housing Allocation

10.17 Policy HOU1 proposes to allocate the Ridgeway Farm site for up to 24 new homes, with 50% being affordable.

Policy HOU1: Ridgeway Farm

A site of 1.84 hectares identified on Figure 2 and on the policies map is allocated for a residential development of up to 24 dwellings, 50% of which will be affordable.

Development of the Ridgeway Farm site should:

- a) Ensure that residents of the site can access Crudwell's facilities safely on foot and by bicycle. Consideration should be given to improving the environment for pedestrians on Tetbury Lane, between The Butts and the A429, as well as enabling access towards the school via footpath CRU09.
- b) Protect the natural environment, encourage biodiversity and protect green spaces and the rural feel of Crudwell. In particular, retain and enhance existing landscaping on the site's northern boundary with native species to ensure that the site is well screened from the conservation area and areas to the north.
- c) Provide an equipped children's play space on site.
- d) The mix of housing types and sizes should meet identified local needs, including for self and custom build housing.
- e) Ensure that the site does not flood from any source of flooding and that the surface water drainage scheme provides betterment over existing run off rates and

⁵ Evidence Base, document 3

⁶ Evidence Base, document 5

volumes, without increasing flood risk elsewhere. Incorporate sustainable drainage systems that provide multifunctional benefits (water quantity, water quality, amenity and biodiversity).

- f) Ensure that the design is in keeping with Crudwell’s character, in accordance with the Crudwell Design Guidance and Codes. This site is particularly well suited to the barn style development promoted in the Design Guidance and Codes.
- g) Incorporate green/sustainable technologies into the design of the development and of individual dwellings. This could include orientation and design to enable passive heating and cooling, heating via ground or air source heat pumps, rainwater harvesting, grey water recycling, solar water heating, pV panels, electric car charging and/or high U-value insulation.

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

Figure 2: Ridgeway Farm Residential Site Allocation

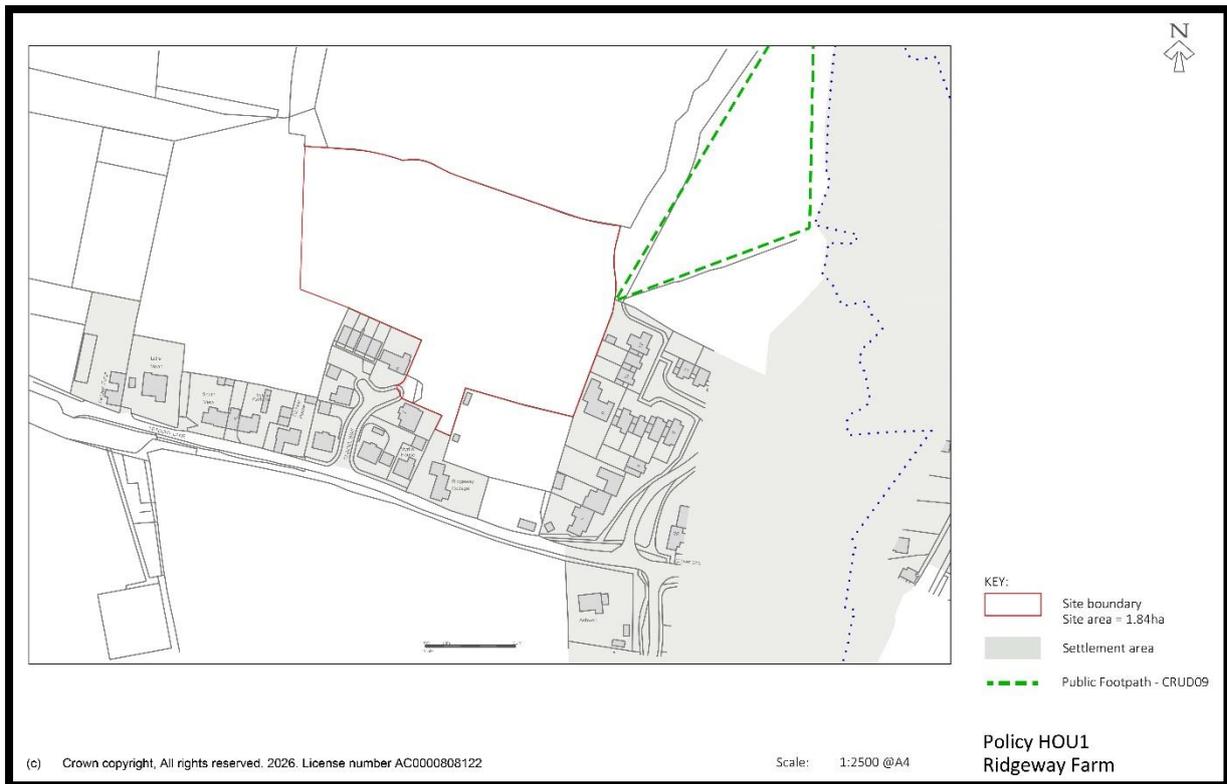


Photo 3: Ridgeway Farm site, Tetbury Lane



10.18 In developing this site, it will be important to minimise the development's impact and to ensure that it meets the needs that it generates.

10.19 The following information provides further details in respect of the requirements of policy DD1.

Ensure that residents of the site can access Crudwell's facilities safely on foot and by bicycle. Consideration should be given to improving the environment for pedestrians on Tetbury Lane, between The Butts and the A429, as well as enabling access towards the school via footpath CRU09.

10.20 This responds to the following neighbourhood plan objectives:

- To seek to ensure that the delivery of new homes is part of an overall plan to enhance infrastructure and community resources appropriately.
- To seek to ensure a free and safe flow of traffic in our community, with any new development contributing towards this objective, and to ensure minimum impact on the existing road network, especially at junctions and in relation to the issue of parking around the primary school.
- To seek to ensure any development helps to encourage sustainable forms of transport and specifically includes adequate and safe routes for walking, cycling and horse riding.



- 10.21 These issues were examined by Cole Easdon Consultants when the Ridgeway Farm site was considered for allocation in the current Neighbourhood Plan, and their report⁷ is still relevant.
- 10.22 Residents of the Ridgeway Farm development should be encouraged to walk or cycle to facilities within Crudwell and beyond, rather than to drive.
- 10.23 Walking to most of Crudwell's facilities will involve either walking along Tetbury Lane, or via footpath CRU09 towards the north-east.
- 10.24 The site's development must provide a link to footpath CRU09, but this is likely to be less popular as a walking route during the dark and wet winter months, so an alternative should be provided, utilising Tetbury Lane.
- 10.25 Tetbury Lane is narrow towards its eastern end, nearest to the A429, and there are only limited stretches of footway beyond The Butts. Applicants should consider how to improve the environment for pedestrians and cyclists along this stretch of Tetbury Lane.
- 10.26 Between the site and the village hall to the west, Tetbury Lane is only a single lane road and, again, there is no footway. Applicants should consider how to improve the environment for pedestrians and cyclists along this stretch of Tetbury Lane too. Ideally, a new footway would be delivered, but there should be no significant loss of hedgerows to achieve this.

Protect the natural environment, encourage biodiversity and protect green spaces and the rural feel of Crudwell. In particular, retain and enhance existing landscaping on the site's northern boundary with native species to ensure that the site is well screened from the conservation area and areas to the north.

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

⁷ Evidence Base, document 6



- 10.28 The Ridgeway Farm site is visible from areas to the north of the site, including from Tuners Lane and footpath CRU09, and from the Conservation Area.
- 10.29 The *Strategic Environmental Assessment*⁸ assessed the heritage impacts of each potential housing site under the *Historic Environment* heading, and concluded that impacts would potentially be minor negative. It will therefore be important for the design the development to be in keeping with Crudwell's character, and for it to be carefully screened from wider views.
- 10.30 The design of the scheme is dealt with later, but in terms of screening, it will be particularly important to provide native vegetated screening on the site's northern boundary.

Provide an equipped children's play area on site.

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

⁸ Evidence Base, document 3



The mix of housing types and sizes should meet identified local needs, including self and custom build housing.

10.35 This responds to the following neighbourhood plan objectives:

- To deliver new housing that meets local needs and is community led.
- To encourage meeting the needs of self-build applicants.

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

10.37 As the site is allocated for up to 24 dwellings, then Policy 8o of the Wiltshire Local Plan would require 5% of the dwellings (i.e. 1 to 2 plots) on the site to be self-build plots.

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

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

10.39 This responds to the following neighbourhood plan objectives:

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

10.40 Policy DAF1 notes that all development, including that on the Ridgeway Farm site, should provide a 20% betterment in surface water discharge over current pre-development rates.

10.41 The most likely solution to deliver surface water run-off betterment is via a Sustainable Drainage System (SuDS), which would store surface water that results



from heavy rainfall on site in a detention pond, before releasing this to the Swill Brook at a lower rate than currently. In some cases, these detention ponds can take up a large land area, so the developer and Community Liaison Group will work together to determine how best to deliver the dwellings required along with the SuDS.

Ensure that the design is in keeping with Crudwell's character, in accordance with the Crudwell Design Guidance and Codes. This site is particularly well suited to the barn style development promoted in the Design Guidance and Codes.

10.42 This responds to the following neighbourhood plan objectives:

- To seek to ensure that new developments are well designed and meet the requirements of the Crudwell Design Guidance and Codes.
- To protect and enhance our natural, built and historic environment, as a rural and agricultural community on the edge of the Cotswolds, by ensuring any new development is appropriately located and of a scale and design sympathetic to its surroundings.
- To protect our Conservation area.

10.43 The Parish Council will seek to work with the developer through the Community Liaison Group with the aim of ensuring that the proposals result in a development that respects the attractive and distinctive character of Crudwell, as set out in the Crudwell Design Guidance and Codes.

10.44 The Design Guidance and Codes notes that barn style housing is appropriate in some circumstances. Given the site's visibility from the north, and that the site is near to the location of the former farm yard, this site is particularly suitable for this type of built form.

Incorporate green/sustainable technologies into the design of the development and of individual dwellings. This could include orientation and design to enable passive heating and cooling, heating via ground or air source heat pumps, rainwater harvesting, grey water recycling, solar water heating, pV panels, electric car charging and/or high U-value insulation.

10.45 This responds to the following neighbourhood plan objectives:

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



- 10.46 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.
- 10.47 Policy 85 of the draft Wiltshire Local Plan requires a zero carbon in operation standard, with the remaining energy demand then supplied through onsite renewables.
- 10.48 The *Consultation Statement* demonstrates that the incorporation of green technologies into new dwellings is an important factor in achieving community support for the new development, so this is required by policy DD1.
- 10.49 The developer will be expected to work with the Community Liaison Group to determine what measures should be incorporated into the design of the development and of individual dwellings.
- 10.50 In relation to the Community Liaison Group, if the sum total of the Community Liaison Group's requirements make the scheme unviable or undeliverable, then the developer will be provided with the opportunity to explain this to the Parish Council/ Parish Council nominees, so that agreement can be reached about where compromises might be made.

Question 4

Do you agree that the Crudwell Neighbourhood Plan should allocate land at Ridgeway Farm for residential development?

Do you have any comments about the proposed number of homes, the proportion of affordable homes, or any of the other criteria included in the draft policy?

Carpenters' Yard Housing Allocation

- 10.51 Policy HOU2 proposes to allocate the Carpenters' Yard site for up to 16 new homes, with 50% being affordable.



- 10.52 The Carpenters' Yard site is previously developed land, or brownfield land, and national planning policy favours the development of previously developed land over greenfield land, generally.
- 10.53 We understand that the Carpenters' Yard site will become available early enough for housing to be delivered during the Neighbourhood Plan period.

Policy HOU2: Carpenters' Yard

A site of 0.47 hectares identified on Figure 3 and on the policies map is allocated for a residential development of up to 16 dwellings, 50% of which will be affordable.

Development of the Carpenters' Yard site should:

- a) Ensure that residents of the site can access Crudwell's facilities safely on foot and by bicycle. Consideration should be given to the provision of a pedestrian crossing across the A429.
- b) Protect the natural environment, encourage biodiversity and protect green spaces and the rural feel of Crudwell. In particular, retain and enhance existing landscaping on the site's eastern and southern boundaries with native species to ensure that the site is well screened from the conservation area and surrounding areas.
- c) The mix of housing types and sizes should meet identified local needs, including for self and custom build housing.
- d) Ensure that the developed part of the site does not flood from any source of flooding and that the surface water drainage scheme provides betterment over existing run off rates and volumes, without increasing flood risk elsewhere. Incorporate sustainable drainage systems that provide multifunctional benefits (water quantity, water quality, amenity and biodiversity).
- e) Ensure that the design is in keeping with Crudwell's character, in accordance with the Crudwell Design Guidance and Codes. This site is particularly well suited to the barn style development promoted in the Design Guidance and Codes.
- f) Incorporate green/sustainable technologies into the design of the development and of individual dwellings. This could include orientation and design to enable passive heating and cooling, heating via ground or air source heat pumps,

rainwater harvesting, grey water recycling, solar water heating, pV panels, electric car charging and/or high U-value insulation.

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

Photo 4: Ridgeway Farm site, Tetbury Lane



10.54 As the criteria in policy HOU2 are generally the same as for policy HOU1, much of paragraphs 10.18 to 10.50 applies to HOU2 too, with the exception of the following criterion.

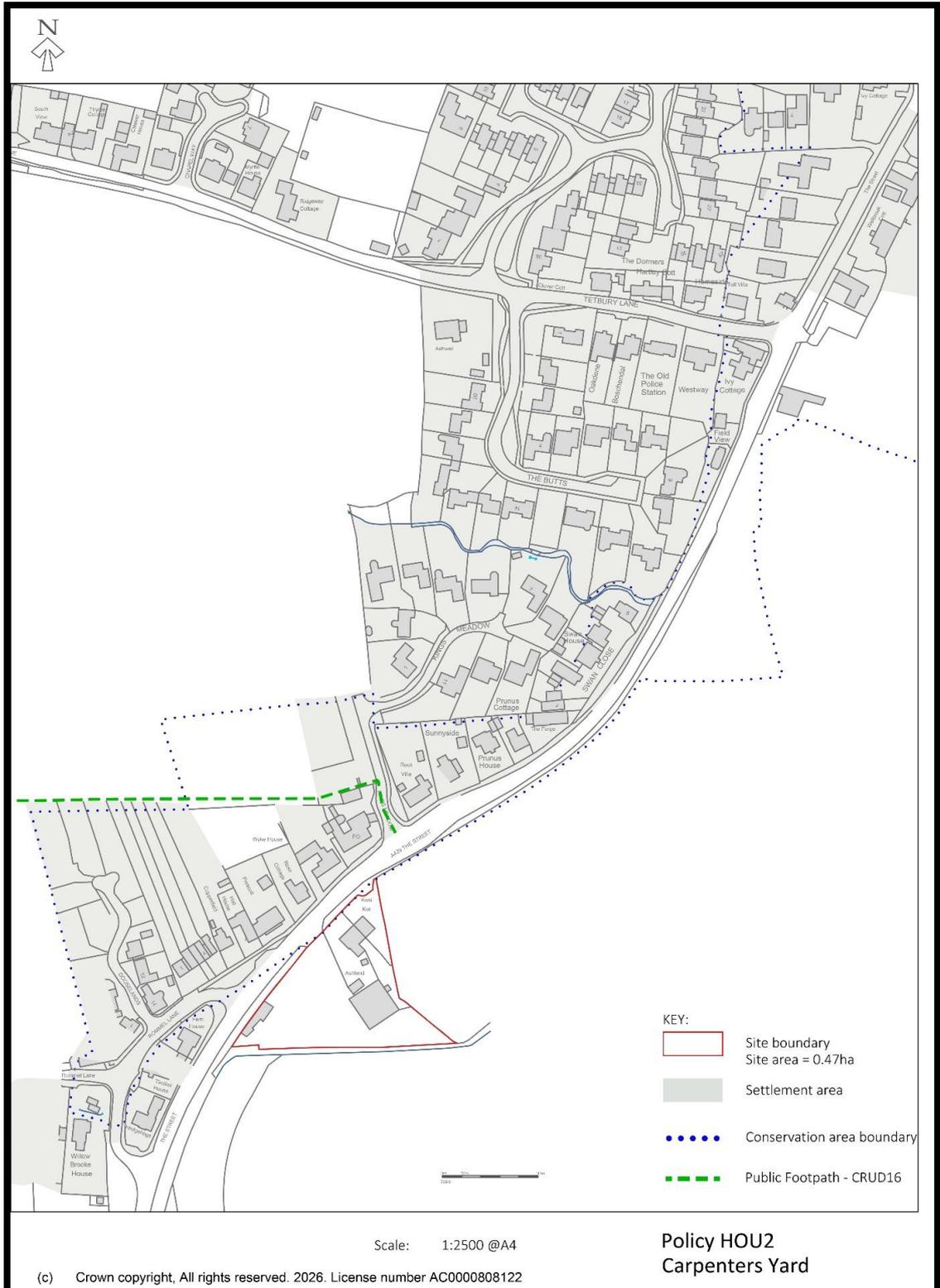
Ensure that residents of the site can access Crudwell's facilities safely on foot and by bicycle. Consideration should be given to the provision of a pedestrian crossing across the A429.

10.55 This responds to the following neighbourhood plan objectives:

- To seek to ensure that the delivery of new homes is part of an overall plan to enhance infrastructure and community resources appropriately.
- To seek to ensure a free and safe flow of traffic in our community, with any new development contributing towards this objective, and to ensure minimum impact on the existing road network, especially at junctions and in relation to the issue of parking around the primary school.



Figure 3: Carpenters' Yard Residential Site Allocation





- To seek to ensure any development helps to encourage sustainable forms of transport and specifically includes adequate and safe routes for walking, cycling and horse riding.

10.56 Residents of the Carpenter’s Yard development should be encouraged to walk or cycle to facilities within Crudwell and beyond, rather than to drive.

10.57 Walking to most of Crudwell’s facilities will involve crossing the A429, so the applicant will need to consider how to ensure that this happens safely, in discussion with the Community Liaison Group and Wiltshire Highways.

10.58 An existing bus stop is located on the same side of the A429 as the site, to the north east of the site. The bus stop is served by a footway. Any development of Carpenter’s Yard will need to extend this footway to the site, to ensure that resident’s of the site can walk to the bus stop safely.

Protect the natural environment, encourage biodiversity and protect green spaces and the rural feel of Crudwell. In particular, retain and enhance existing landscaping on the site’s eastern and southern boundaries with native species to ensure that the site is well screened from the conservation area and surrounding areas.

10.59 This responds to the following neighbourhood plan objectives:

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

10.60 The Carpenters Yard site is adjacent to the Conservation Area and is visible when approached on the A429 in either direction.

10.61 The *Strategic Environmental Assessment*⁹ assessed the heritage impacts of each potential housing site under the *Historic Environment* heading, and concluded that impacts would potentially be minor negative. It will therefore be important for the design the development to be in keeping with Crudwell’s character, and for it to be carefully screened from wider views where necessary.

Ensure that the developed part of the site does not flood from any source of flooding and that the surface water drainage scheme provides betterment over

⁹ Evidence Base, document 3



existing run off rates and volumes, without increasing flood risk elsewhere. Incorporate sustainable drainage systems that provide multifunctional benefits (water quantity, water quality, amenity and biodiversity).

- 10.62 The southern portion of the Carpenters' Yard site is within Flood Zone 2, with a very narrow strip, closest to the brook, being within Flood Zone 3. The applicant will need to resolve this flooding issue, potentially by avoiding built development in the area, for development to be acceptable.
- 10.63 Whichever solution the applicant chooses, they will need to ensure that the development does not exacerbate flooding elsewhere, and delivers a betterment in terms of surface water run-off.

Question 5

Do you agree that the Crudwell Neighbourhood Plan should allocate land at Carpenter's Yard for residential development?

Do you have any comments about the proposed number of homes, the proportion of affordable homes, or any of the other criteria included in the draft policy?

Local Business

Cotswold Airport

- 10.64 Most of Cotswold Airport lies within Cotswold District, and Kemble & Ewen Parish.
- 10.65 The remainder lies within Wiltshire, and Crudwell Parish.
- 10.66 As explained in the Cotswold Airport Paper¹⁰, the Kemble & Ewen Neighbourhood Plan and Cotswold District Council Local Plan both include policies that support the airport's continued use for employment and enable appropriate expansion of those uses. The Kemble & Ewen Neighbourhood Plan policy goes further to ensure that the local environment and amenity is protected.
- 10.67 There is no equivalent policy covering the part of the airport that lies within Wiltshire/Crudwell. Core Policies 35 and 13 protect some areas, defined as Principal

¹⁰ Evidence Base, document 7



Employment Areas, and these are generally repeated in policy 65 if the draft Local Plan, but Cotswold Airport is not one of these protected areas.

10.68 Therefore, the Crudwell Neighbourhood Plan proposes to include a policy protecting the airport – policy LB1, set out below.

Policy LB1: Cotswold Airport

Changes of use of existing buildings and any new development within the areas at Cotswold Airport identified on Figure 4 below will be supported provided they are for employment related issues and are compatible with the use of the land as an airport and provided that the impact on the residential amenity and local environment is met when assessed against the following:

- a) Impact on the local community and others, including by way of noise, visual amenity, traffic generation, odours, and air pollution; and
- b) Impact on designated natural and built environment assets, the AONB and the local landscape.

To reduce traffic impacts and support sustainable development, all development proposals which are likely to have significant transport implications should be supported by a travel plan to seek, as far as possible, that movements by private car are reduced.

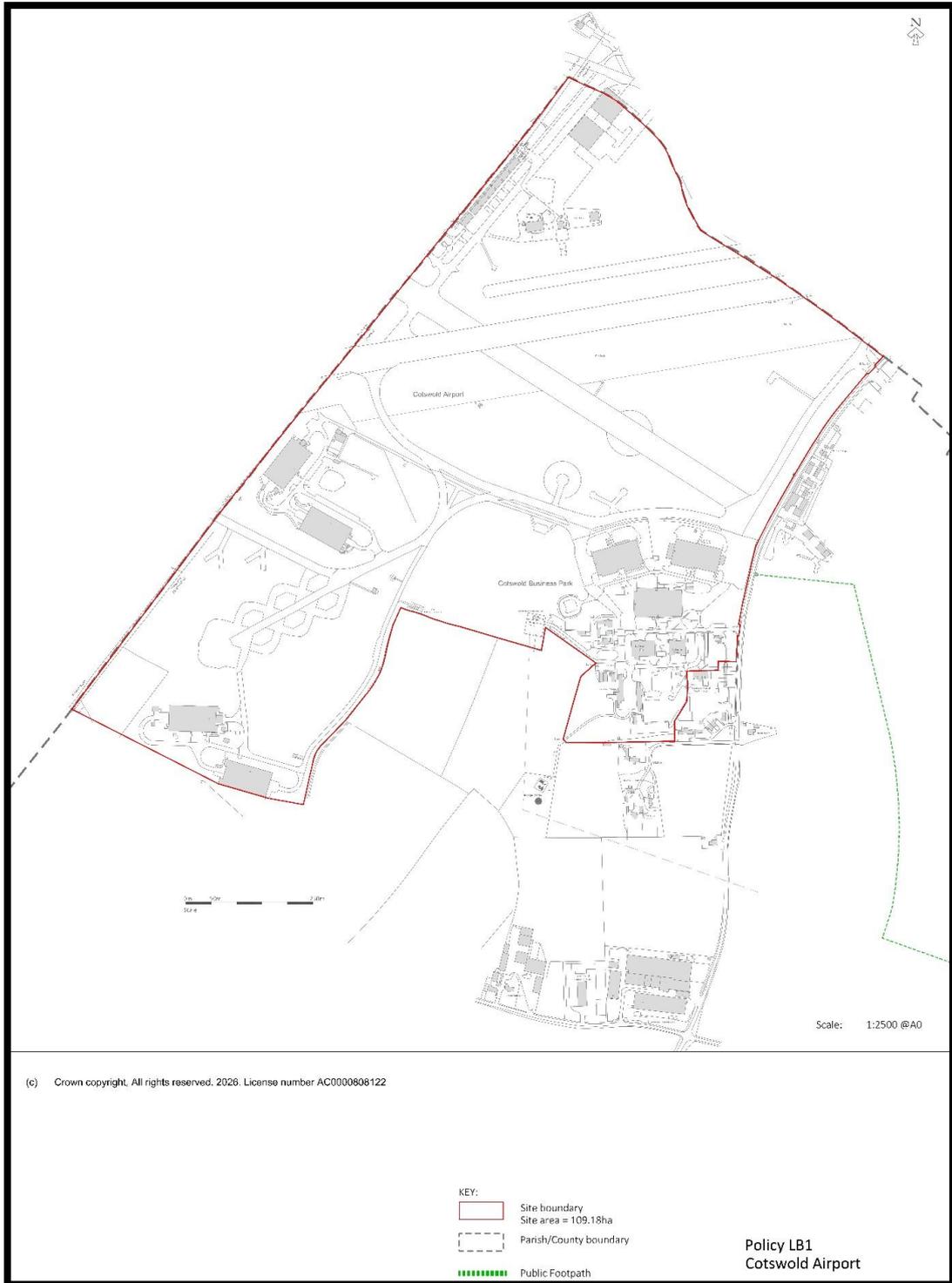
Where negative impacts are identified after assessing proposals in relation to Policy CA1 these should be mitigated where possible. Where significant negative impacts cannot be satisfactorily mitigated, planning permission should be refused.

10.69 Policy LB1 responds to the following Neighbourhood Plan objectives:

- To maintain, protect and enhance existing community facilities, especially the 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 and protecting existing businesses, in keeping with our growing community.



Figure 4: Cotswold Airport policy area





Question 6

Do you agree that the Crudwell Neighbourhood Plan should protect the Crudwell part of Cotswold Airport for employment and airport related uses?

Do you have any other comments about the draft policy?

Kemble Business Park

- 10.70 The *Kemble Business Park Paper*¹¹ and the *Consultation Statement* explain that Crudwell residents support smaller local businesses being located in Crudwell, with larger businesses at Kemble Business Park.
- 10.71 Core Policies 35 and 13 of the Wiltshire Core Strategy protect some employment sites, and generally the same areas are proposed to be protected in the draft Local Plan, via policy 65. However, Kemble Business Park is not one of the protected areas.
- 10.72 Therefore, policy LB2 below aims to protect the Kemble Business Park from redevelopment, so that larger businesses can continue to be located within Crudwell Parish.

Policy LB2: Kemble Business Park

Proposals that maintain and, where possible, enhance the provision of employment in the Kemble Business Park identified on Figure 5 below will be supported.

Proposals for change of use or redevelopment of the Kemble Business Park which would result in the loss of employment use, will only be supported if they demonstrate the following:

- a) **The premises or site is no longer required for employment use in terms of need or demand, by the premises or site having been marketed for a period of not less than one year for employment use and no occupier has been found. Full details relating to the marketing must accompany any proposal.**

¹¹ Evidence Base, document 8

- b) That the alternative use proposed will be a positive contribution to the sustainability of Crudwell.

Figure 5: Kemble Business Park policy area



10.73 Policy LB2 responds to the following Neighbourhood Plan objectives:

- To maintain, protect and enhance existing community facilities, especially the 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 and protecting existing businesses, in keeping with our growing community.

Question 7

Do you agree that the Crudwell Neighbourhood Plan should protect Kemble Business Park for employment?

Do you have any other comments about the draft policy?

A Community Hub and Local Businesses

10.74 The *Community Hub and Local Business Needs Paper*¹² and the *Consultation Statement* explain that Crudwell residents supported the development of a shop and café. The opening of the Murcott Farm Shop means that there is no need for the Neighbourhood Plan to help to achieve this.

Design and the Design Guidance and Codes

10.75 Core Policy 57 of the Wiltshire Core Strategy promotes high quality design in new developments, and this principle is proposed to be maintained in the draft Local Plan, via policy 98.

10.76 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.

10.77 The photographs below give an indication of Crudwell vernacular design.

Photos 5 and 6: Crudwell Vernacular Design



¹² Evidence Base, document 9



- 10.78 The current Neighbourhood Plan includes a Design Guide to guide and support the delivery of high quality design that respects the area's local vernacular. The new Neighbourhood Plan is proposed to include a *Design Guidance and Codes* document instead. This is included at Appendix 1 to this draft Neighbourhood Plan.
- 10.79 The *Design Guidance and Codes* document is more prescriptive than the current Design Guidance. It explains on page 23 that a design code is mandatory and is expressed with the word **MUST**, whereas design guidance sets out design expectations, and is expressed with either **SHOULD** or **COULD**.
- 10.80 As the current Design Guide is only design guidance, none of its requirements can be mandatory, and this is why the new Neighbourhood Plan should include design codes as well as design guidance.
- 10.81 Policy DC1 below reflects the distinction between design guidance and codes set out in the document.

Policy DC1: Design

Development proposals must be of a design quality that respects the character and distinctive appearance of Crudwell Parish, having regard to the Crudwell Design Guidance and Codes document (Appendix 1). Design codes are mandatory requirements for design issues; design guidance set out aspirations for design that is expected to be delivered.

- 10.82 Policy DC1 responds to the following Neighbourhood Plan objectives:
- To seek to ensure that new developments are well designed and meet the requirements of the Crudwell Design Guidance and Codes.



- To deal with flooding and sewage issues, and to seek the upgrade of the systems in order to meet the current and future needs of our community.
- To seek to ensure a free and safe flow of traffic in our community, with any new development contributing towards this objective, and to ensure minimum impact on the existing road network, especially at junctions and in relation to the issue of parking around the primary school.
- To protect and enhance our natural, built and historic environment, as a rural and agricultural community on the edge of the Cotswolds, by ensuring any new development is appropriately located and of a scale and design sympathetic to its surroundings.
- To protect and maintain our green spaces and recreational open spaces.
- To protect our Conservation area.
- To improve promotion and enablement of recycling and waste reduction.
- To explore and exploit opportunities for green build standards and renewable energy in new developments.

Question 8

Do you agree that the Crudwell Neighbourhood Plan should include design guidance and design codes?

Do you have any other comments about the draft policy or the Design Guidance and Codes document at appendix 1?



11. Environment

Local Green Spaces

- 11.1 The Non Statutory Projects part of the current Neighbourhood Plan explained that the Neighbourhood Plan can designate some of the parish's green spaces and Local Green Spaces, to provide additional protection, and said that the next review of the Neighbourhood Plan would consider whether any green spaces should have this additional protection.
- 11.2 The outcome of that review is set out in the *Local Green Spaces Paper*¹³. Essentially, the review concludes that there is no need for the Neighbourhood Plan to identify any Local Green Spaces, because the green spaces that are most valued by the community are already protected, generally by being publicly/community owned.

Question 9

Do you agree with the conclusions of the *Local Green Spaces Paper*¹⁴, that important green spaces in the Parish are adequately protected, so there is no need to designate any Local Green Spaces?

Green Network

- 11.3 The Non Statutory Projects part of the current Neighbourhood Plan noted a local desire to protect and enhance existing hedgerows, watercourses and wildlife corridors because these provide essential corridors for many native animals and birds to line in and travel along, and they are part of Crudwell's rural character. There was a concern that some of these valuable features would be lost as a result of development.
- 11.4 The Non Statutory Projects document explained that this issue needed to be dealt with as part of a holistic green infrastructure network. As this would take time, the Non Statutory Projects document said it would be reviewed as part of the next Neighbourhood Plan.

¹³ Evidence Base, document 10

¹⁴ Evidence Base, document 10



- 11.5 The Green Network Paper¹⁵ concludes that there is no need for policies to protect or develop a green network, because these elements can be protected by Neighbourhood Plan allocation policies, and because hedgerows and important trees elsewhere are protected already, so there is not a significant risk that these will be lost.

Question 10

Do you agree with the conclusions of the [Green Network](#) paper, that hedgerows and trees are adequately protected, so there is no need for a green network policy in the Neighbourhood Plan?

¹⁵ Evidence Base, document 11

12. Infrastructure and Transport

Drainage and Flooding

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

Photo 7: Flooding on A429 near School



Photo 8: Flooding on A429



- 12.3 Environment Agency mapping shows that land each side of the Swill Brook lies within flood zone 3, which means that, on average, it is likely to flood more than once every 100 years.
- 12.4 The Ridgeway Farm housing site lies within flood zone 1, which means it is expected to flood from rivers less than once every 1,000 years. Surface water flooding is a more regular occurrence, and paragraphs 10.40 and 10.41 explain how this is to be dealt with, incorporating SuDS which will hold water on site, and then release it to the wider drainage network at a slower rate than currently.

- 12.5 Part of the Carpenters' Yard site is within Flood Zones 2 and 3. Paragraphs 10.62 and 10.63 explain the consequences of this for development.
- 12.6 In developments more generally, surface water disposal will need to reflect the often high groundwater levels and the fact that the area's geology means that soakaways and infiltration are often not technically feasible.
- 12.7 Where SuDS is preferred to deal with surface water in new developments, this would need to provide for at least 1 metre freeboard above the top level of groundwater taking into account seasonal variations¹⁶, and to follow guidance from CIRIA and Wiltshire Council's Groundwater Strategy¹⁷.
- 12.8 Poor maintenance of the drainage network throughout the Parish exacerbates the problem. The Parish Council will engage contractors to remove weed and silt as required.
- 12.9 In 2007, severe flooding of the Swill Brook resulted in the flooding of 30 properties as well as the A429.
- 12.10 Additionally, in prolonged wet weather, the foul sewer network in the area overflows. This is caused by groundwater ingress when the water table is high, and during periods of river flooding and overland and highway flooding, surface water also enters the foul sewer network through manhole covers and house gullies.

Photo 9: Drainage Overflow, Crudwell



¹⁶ Developer's guidance note: Surface water soakaways, Wiltshire Council, December 2018

¹⁷ Wiltshire Council Groundwater Management Strategy 2016, Wiltshire Council, October 2015



- 12.11 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. Relevant correspondence with Wessex Water explaining this is included in the *Evidence Base*¹⁸.
- 12.12 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.
- 12.13 Wessex Water also carried out extensive CCTV surveys to identify infiltration into the foul sewer network, with any sewers or manholes found to be leaking included in the sewer sealing programme to reduce surcharging in the foul sewer network.
- 12.14 The above measures worked to an extent, but issues remain after heavy rain, so the Parish Council encouraged the formation of and strongly supports the Flood Action Group.
- 12.15 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."*
- 12.16 Policy 95 of the draft Local Plan proposes similar. This requires *"All new development, including where appropriate retrofitting proposals, will include measures to reduce the rate of rainwater run-off and incorporate sustainable drainage systems (SuDS). All major development should achieve a 20% betterment on greenfield runoff rates whereby runoff is managed as close to the source as possible..."*
- 12.17 The current Neighbourhood Plan includes a policy – IT1 – which refers to Surface Water and Foul Water Drainage.
- 12.18 This policy is proposed to be retained in the new Neighbourhood Plan, although it has been simplified, and renumbered DAF1.

¹⁸ Evidence Base, document 12



Policy DAF1: Surface Water and Foul Water Drainage

Proposals for development in areas at risk of flooding must be accompanied by a site-specific flood risk assessment and drainage strategy that demonstrates how flood risk from all sources will be managed without increasing flood risk elsewhere.

The flood risk assessment and drainage strategy should:

- a. consider all sources of flooding;
- b. take into account the likely effects of climate change;
- c. where necessary, assess the impact of flow rates from the site on the whole catchment, and consider on-site and off-site measures to prevent any increase in flood risk within the site's drainage catchment.

To minimise the impact of the development, post-development surface water discharges from the site should:

- i. for greenfield sites, provide 20% betterment over greenfield runoff rates;
- ii. for previously developed sites, be as close as reasonably practicable to greenfield runoff rates.

Major development and development in areas at risk of flooding should incorporate SuDS (Sustainable Drainage System), unless there is clear evidence that this would be inappropriate, and these should provide multifunctional benefits (water quantity, water quality, amenity and biodiversity).

Surface water drainage strategies should be developed in accordance with the surface water disposal hierarchy – 1st reuse, 2nd infiltration, 3rd watercourse/surface water body, 4th surface water sewer, 5th combined sewer.

12.19 Policy DAF1 reflects the previous policy IT1, which was developed based on advice from the Drainage Engineering team at Wiltshire Council.

12.20 The policy seeks to ensure that, when a site is developed, the rate of surface water run-off rate is lower, ideally by 20%, than the existing situation. The development of the Ridgeway Farm site should improve the current situation.

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

12.22 Policy DAF1 will enable the following neighbourhood plan objectives to be met:

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



Question 11

Do you agree that the Neighbourhood Plan should include a policy relating to flooding and drainage?

Do you have any comments about the wording of the policy?

Highway Safety

- 12.23 The Parish Council recognises that highway safety is a significant concern in the Parish. Whilst this Neighbourhood Plan has no control over Highway Authority matters, the Parish Council will seek to encourage improvements to highway safety throughout the Neighbourhood Area.
- 12.24 The Core Strategy promotes highway safety through a number of policies, particularly Core Policy 60, and this is proposed to continue through policy 70 of the draft Local Plan.
- 12.25 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 1 and 11: Traffic near the Primary School and Maypole Dancing



- 12.26 Points 1 and 4 are proposed to be at least partly resolved via the proposed new school car park and pedestrian access explained at paragraphs 13.14 to 13.20.
- 12.27 Point 2 is difficult to resolve, but the Parish Council has requested that the reduced speed limit through the village is extended to the south of Murcott Lane, and that the limit is reduced to 20mph.
- 12.28 Point 3 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.



12.29 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).

12.30 The Core Strategy includes seven policies, CP60 to CP66, 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 HS1: Highway Safety

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

12.31 Policy HS1 encourages improvements to the public rights of way network, to encourage safe movement for pedestrians and cyclists.

12.32 Policy HS1 will enable the following neighbourhood plan objectives to be met:

- To seek to ensure a free and safe flow of traffic in our community, with any new development contributing towards this objective, and to ensure minimum impact on the existing road network, especially at junctions and in relation to the issue of parking around the primary school.
- To seek to ensure that any development helps to encourage sustainable forms of transport and specifically includes adequate and safe routes for walking, cycling and horse riding.

Question 12

Do you agree that the Neighbourhood Plan should include a policy relating to the maintenance and enhancement of public rights of way?

Do you have any comments about the wording of the policy?

13. Community and Leisure

Crudwell Primary School

- 13.1 Crudwell Primary School is a voluntary-aided Church of England school, under the Wiltshire Local Education Authority (LEA). It was judged as Good in the last full Ofsted inspection in March 2017, and Outstanding for personal development, behaviour and welfare. In September 2022, Ofsted concluded that "*Crudwell Church of England Primary School continued to be a good school.*"
- 13.2 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 12: Crudwell Primary School



- 13.3 The school has 5 classes with 119 pupils on roll. The school is currently slightly over capacity¹⁹, although approximately 50% of pupils at the school live outside the village, with the majority of those coming from Malmesbury or Tetbury. Constraints to growth of the school are the number of classrooms, the size of the hall and the amount of safe parking.
- 13.4 The proposed allocation of land at Ridgeway Farm and Carpenters' Yard for housing (Policies DD1 and DD2) specify that the two sites will deliver up to 40 additional dwellings.
- 13.5 Wiltshire Council's Planning Obligations Supplementary Planning Document specifies that the Council assumes that 0.31 primary aged pupils are generated per

¹⁹ [Crudwell CofE Primary School - GOV.UK](https://www.gov.uk/government/organisations/crudwell-cofe-primary-school)



dwelling, with 1 bedroom dwellings discounted entirely, and social housing discounted by 30%.

- 13.6 At this stage, the dwelling mix at each housing allocation is not known, but these figures imply that a maximum of 13 additional primary aged children would need to be accommodated at the school as a result of the two housing allocations, with these new children replacing children from outside Crudwell over time.
- 13.7 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.
- 13.8 The school's Governors fear that changes to the way primary education is provided nationally, including academisation, may lead to pressure for the school to close and be redeveloped.
- 13.9 Wiltshire Core Strategy Policy 49: Protection of rural services and community facilities, provides a level of protection for existing rural services and community facilities, although it also considers scenarios whereby community facilities can be redeveloped. The same is the case in the draft Local Plan, policy 81.
- 13.10 The Reasoned Justification at paragraph 6.71 of the Core Strategy notes that "Rural facilities and services are those that benefit the local community such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship."
- 13.11 Policy CL1, as was, is proposed to be retained, and numbered CPS1.

Policy CPS1: Crudwell Primary School

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

- 13.12 The policy does not restrict the school from developing additional school buildings if it needs to do so. It is noted that any such changes should conserve the character and appearance of the Conservation Area.
- 13.13 Policy CPS1 will enable the following neighbourhood plan objectives to be met:
- To nurture and protect Crudwell School.
 - To maintain, protect and enhance existing community facilities, especially the school, church, local businesses, village hall and open spaces.



Question 13

Do you agree that the Neighbourhood Plan should include a policy protecting Crudwell Primary School?

Do you have any comments about the wording of the policy?

School Parking

- 13.14 The local community has expressed a desire for additional parking for the school.
- 13.15 As set out in the *School Parking Paper*²⁰, the Diocese of Bristol previously offered land on the Glebe, south of the school (as shown on the Policies Map) to the community for school parking, and since then, the Parish Council has been discussing with the school and the school governors, All Saints Church and the Diocese of Bristol with a view to progressing this. However, the terms of any land agreement are not yet resolved, so it is not certain that the site will ultimately be available to the community.
- 13.16 Nevertheless, work to design the parking area has continued, as summarised below, in the hope that land ownership matters can be resolved as this Neighbourhood Plan progresses. If that is successful, then a policy will be included at a later stage of the Neighbourhood Plan. To enable that to happen, the proposal is referred to in the *Strategic Environmental Assessment*²¹.
- 13.17 Given ownership boundaries, access to the school parking area would need to be via the existing “Old Post Office” bus stop and layby on The Street, just south of the Swill Brook. Wiltshire Highways have expressed concerns about the interaction between this proposed access and buses stopped at the bus stop, particularly the Cirencester to Malmesbury route 93 bus that stops here at 08:45. It is hoped that these concerns can be overcome through the next stages of the Neighbourhood Plan.
- 13.18 Much of the proposed school car park lies within Flood Zones 2 and 3. However, car parks are defined in national planning policy as “less vulnerable” in terms of flood risk ([National Planning Policy Framework - Annex 3: Flood risk vulnerability](#))

²⁰ Evidence Base, document 13

²¹ Evidence Base, document 3



[classification - Guidance - GOV.UK](#)), which means that parking is not incompatible with the Flood Zone. The parking will need to be designed to respond to this risk, however.

- 13.19 Access to the school will be available from the eastern end of the car park, via a new pedestrian bridge from footpath CRUD7 across the Swill Brook into the rear of the school grounds. This is to be funded by Community Infrastructure Levy (CIL) receipts and/or Wiltshire Council Local Highway and Footway Improvement Group (LHFIG) funding. This alternative access will avoid some children needing to walk along the narrow footway along the A429 to access the school.
- 13.20 Footpath CRUD7 would need to be diverted through the proposed car park.

Question 14

Do you agree with the proposal to provide additional school parking south of the primary school, if it can be delivered?

Do you have any other comments about the proposal?



Appendices

Appendix 1: Crudwell Design Guidance and Codes

Crudwell

Design Guidance and Codes

Final Report

July 2025

Quality information

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2	14.04.2025	Second Draft	Simona Palmieri	Associate Urban Designer
1	04.04.2025	Crudwell Neighbourhood Plan Steering Group review	Roy Lambley	Chairman
0	20.03.2025	First Draft	Simona Palmieri	Associate Urban Designer

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Introduction

01

1. Introduction

The aim of the Neighbourhood Plan Design Guidance and Codes document is to empower the local community to influence the design and character of the Crudwell Neighbourhood Area and to help deliver suitable, sustainable development that meets the needs of local people.

1.1 Background and purpose

Through the Ministry for Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been appointed to provide design support to the Crudwell Neighbourhood Plan Steering Group by preparing this Design Guidance and Codes.

The purpose of this document is to gather information on the opportunities and issues faced in the delivery of quality design in the context of the neighbourhood. The aims of the document are to:

- Positively influence the character and design of new development within the Neighbourhood Area;
- Set out clear analysis of the local context, focusing on topics where improvement is most needed; and
- Benchmark how these opportunities should be delivered, such that they are factored into considerations at site procurement, and the downstream design response.

The report cannot influence the quantum, location or type of development; other tools in the Neighbourhood Plan and Local Plan can cover these.

Consultants AECOM prepared this report between January 2025 and April 2025, in conjunction with key members of the Neighbourhood Plan Steering Group (NPSG).

1.2 Area of study

The Crudwell Neighbourhood Area (NA) was designated in March 2015 and follows the Crudwell Parish boundary. The NA is within the unitary authority area of Wiltshire and borders Cotswold District to the north and west. The area encompasses the village of Crudwell and the hamlets of Chedglow, Chelworth, Eastcourt, Murcott and West Crudwell. Crudwell is identified as a Large Village in the Wiltshire Core Strategy, whilst the hamlets are outside the defined limits of development. Therefore the Neighbourhood Plan and this Design Guidance and Codes report focus on Crudwell village.

Wider connections to the village include the nearest train station at Kemble which serves the South Western Railway on the London Paddington to Cheltenham Spa trainline. There are limited public transport options in the village and most journeys are made by car. The nearest towns to the village are Tetbury, 8 km and 12-minute drive west, and Malmesbury, 7 km and 8-minute drive south. The larger, market town of Cirencester is 14.5 km and a 17-minute drive north-east and the major town of Swindon is 30 km and 35-minute drive east. The village lies on the A429 which connects south directly to the M4 at junction 17.

Additionally, Cotswold Airport is located on the northern boundary of the NA. The airport is used for private flights and general aviation flights to destinations in Britain and Ireland.



Key

- Neighbourhood Area boundary
- Road network
- Built up areas
- Railway line
- Railway station
- Water bodies

Figure 01: Map showing Crudwell NA and its surrounding area (source: ArcGIS).



1.3 The planning context

National planning policy and design guidance

National Planning Policy & Guidance (NPPF) (revised December 2024)

MHCLG

“The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans can provide for housing and other development in a sustainable manner. Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective.”

Paragraph 131 states that: *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”*

National Design Guide (2021)

MHCLG

The National Design Guide (NDG) sets the 10 characteristics of a well-designed place and demonstrates what good design is in practice. It supports the ambitions of the NPPF and the creation of high-quality places.

National Model Design Code (2021)

MHCLG

The National Model Design Code (NMDC) sets a baseline standard of quality and practice. The NMDC provides detailed guidance on the production of design codes and the outlining of character areas. It expands on 10 characteristics of good design set out in the NDG.

Manual for Streets (2007)

Department for Transport

Development is expected to respond positively to the Manual for Streets (MfS), the Government’s guidance on how to design, construct, adopt and maintain new and existing residential streets.

Building for a Healthy Life (2020)

Homes England

Building for a Healthy Life (BHL) is the Government-endorsed industry standard for well-designed homes and neighbourhoods. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed design.

Future Homes Standard (2025)

MHCLG

The Future Homes Standard will require new build homes to be future-proofed with low carbon heating and world-leading levels of energy efficiency; it will be introduced by 2025.

County-wide and neighbourhood-wide planning documents

Wiltshire Core Strategy (2015)

Wiltshire Council

This plan outlines strategic policies for development across Wiltshire up to 2026 along with the Wiltshire Housing Site Allocations Plan, adopted in February 2020. It serves as a framework for decision-making on planning applications and includes policies on housing, economic growth, and environmental protection.

Wiltshire Design Guide (2024)

Wiltshire Council

This document aims to support the Wiltshire Core Strategy by providing a comprehensive guide to support the delivery of high-quality design. It draws from the 10 characteristics of design as recognised in the National Design Guide and was produced primarily to address major housing and mixed-use developments. Additionally, three 'golden threads' inform the main themes of the design guide: health, wellbeing and community; sustainability and climate resilience; and the right homes in the right places.

Supporting documents (Wiltshire Council):

- North Wiltshire Landscape Character Assessment (2004)
- A Green & Blue Infrastructure Strategy for Wiltshire (2022)

1.4 Neighbourhood Plan vision and relationship to design quality

The overarching aim of this document is to protect and enhance the character of Crudwell in line with the Neighbourhood Plan vision. The draft vision to be included in the Reg 14 draft Neighbourhood Plan is included below:

The National Planning Policy Framework (December 2024) states... *"design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics"*.

The focus of the guidance and coding prepared in this document is based on the elements of design quality and characteristics that have been identified based on the diagnostics, the site visit, discussions with the Neighbourhood Plan Steering Group and feedback from the engagement event with local residents.

Crudwell Vision:

"In 2040, the Parish of Crudwell will remain a vibrant, inclusive, rural community, which is home to residents of all generations.

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

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

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

1.5 How to use this document

This document will be used differently by different people in the planning and development process, as summarised in the adjacent table.

A valuable way codes and guidance can be used is as part of a process of co-design and involvement that seeks to understand and takes account of local preferences for design quality. As such the codes and guidance can help to facilitate conversations to help align expectations, aid understanding, and identify key local issues.

The resulting design codes and guidance can then set out how to adequately respond to these issues in future development.

Design codes and guidance alone will not automatically secure quality design outcomes, but they will help to prevent poor outcomes by creating a rigorous process that establishes expectations for design quality.

Potential users	How they will use the design guidance and codes
Applicants, developers, & landowners	As a guide to the community's and the Local Planning Authority's expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The guidance and codes should be discussed with applicants during any pre application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the guidance and codes are complied with.
Community groups & local residents	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory Consultees	As a reference point when commenting on planning applications.

1.6 Process and engagement

This document has resulted from a collaborative effort between the Crudwell Neighbourhood Plan Steering Group and AECOM, incorporating the initial views of residents. The design coding process follows the steps set out on this page.



Figure 02: A brief chronological breakdown of the key elements and milestones used throughout the duration of the production of this document.

1.7 Summary of engagement

On 22nd April 2025, a community engagement session was held in Crudwell to seek views and opinions of the local residents concerning design related matters across different parts of Crudwell, together with content within the Crudwell Design Codes that they would like to see covered. An online platform was also set up for residents to express their views.

Residents were prompted to consider the following design themes:

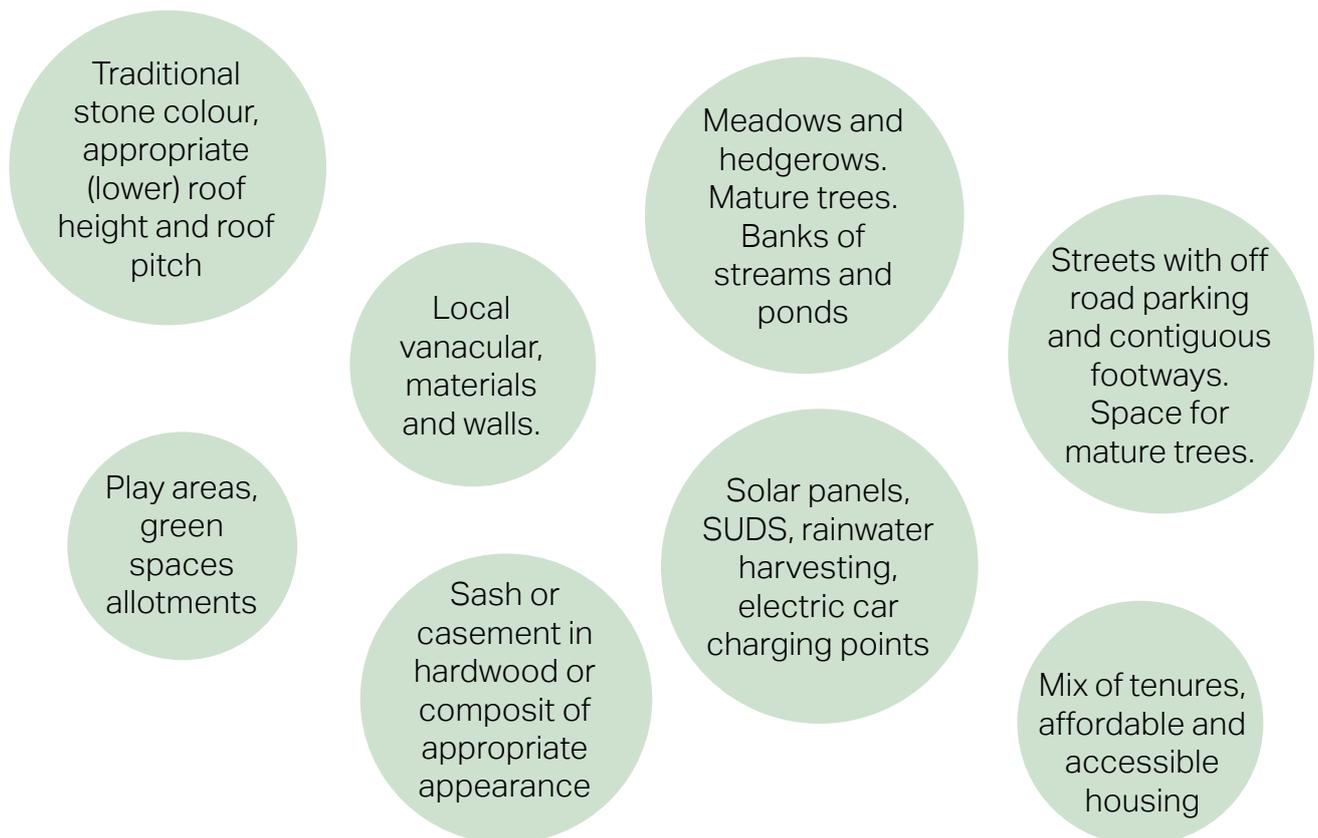
- *Built Form*
- *Public Realm*

- *Business Park*
- *Sustainability*
- *Conservation Area*

16 residents participated in the events in person and 4 uploaded their answers online. The most significant comments are summarised in the bubble diagram below.

In summary, residents expressed a preference for retaining the character of Crudwell’s built environment and for incorporating sustainable elements that respect the local vernacular.

What people would like to see in Crudwell





**Neighbourhood Area
context analysis**

02

2. Neighbourhood Area context analysis

This section outlines the broad physical, historic and contextual characteristics of the Neighbourhood Area.

2.1 Access and movement

2.1.1 Road network

The A429 is the main road which runs north-south through the NA and through Crudwell village. The A429 connects south to the M4 and also provides access to nearby towns and villages including Corston and Malmesbury. North, the A road leads into the neighbouring parish of the Cotswold and connects to Kemble and Cirencester. Secondary roads in the NA primarily form east-west connections along rural roads. Within the village, with the exception of the A road, roads are rural in character with little to no road markings.

2.1.2 Public transport

Public transport in Crudwell is very limited. There are 3 bus services, the 93, 93A and C62 which run from Malmesbury to Cirencester and Yate to Cirencester. The nearest train station is about 6.5 km (7-minutes drive) away from Crudwell village centre in Kemble.

2.1.3 Pedestrian and cycling

There is a good network of public rights of way in the NA with both footpaths and bridleways connecting from the village into the surrounding countryside. Walking routes into the countryside are highly valued by residents.



Figure 03: The Street, A429, through the village of Crudwell.



Figure 04: Footpath leading from the village into the surrounding countryside.

Key

-  Neighbourhood Area boundary
-  A Road
-  B Road
-  Bridleway
-  Public Rights of Way
-  Water bodies

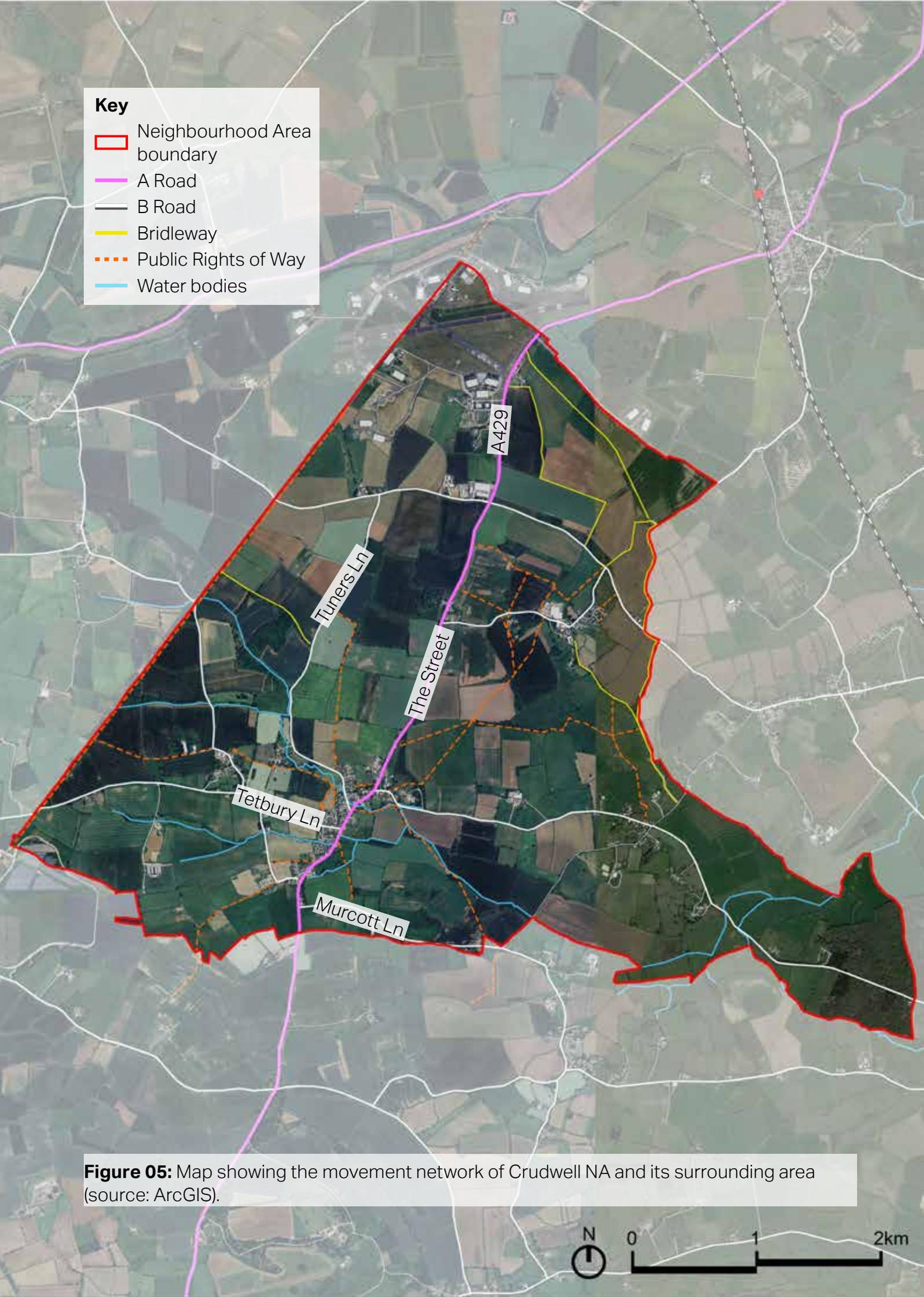


Figure 05: Map showing the movement network of Crudwell NA and its surrounding area (source: ArcGIS).



2.2 Heritage

2.2.1 History and heritage assets

The oldest part of Crudwell village is in the north-eastern corner, where All Saints' Church, the primary school, and the Rectory Hotel sit, as well as the Village Green.

There is a total of 42 Listed buildings in the NA with 19 within Crudwell village. These lie within the Conservation Area which covers a large amount of the village stretching from the north to south along the Street. The oldest part of the village is in the north eastern corner. Here, there are significant listed buildings including:

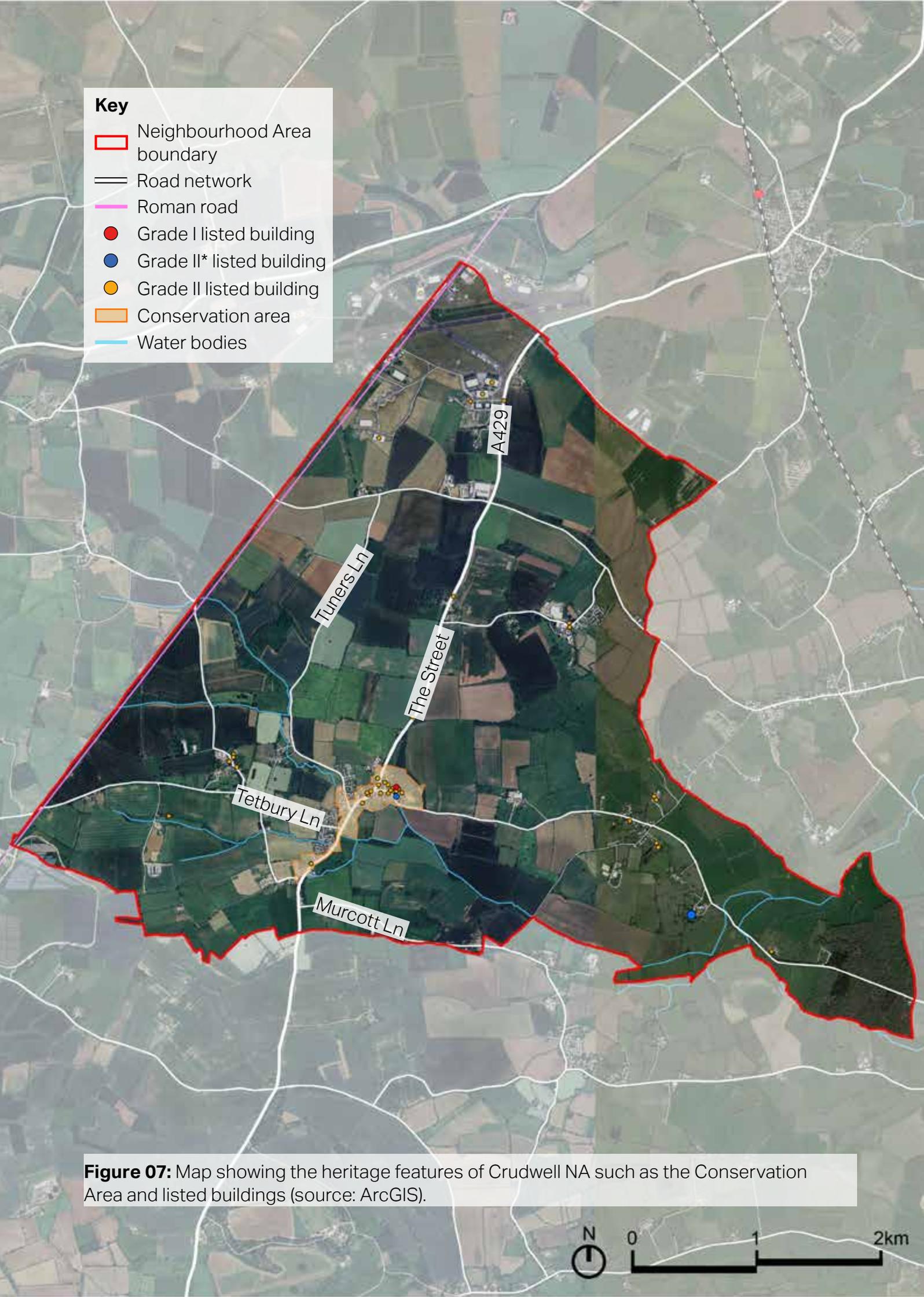
- Grade I Listed Church of All Saints
- Grade II* Listed barn to the south west of Manor Farmhouse
- Grade II Listed Manor Farmhouse
- Grade II Listed Crudwell House
- Grade II Listed School House and School Cottage
- Grade II Listed Crudwell Court (Rectory Hotel)

Another heritage asset in the NA is the Roman Road which runs along the western boundary and is now a Byway.

Key

- Road network
- Grade I listed building
- Grade II* listed building
- Grade II listed building
- Conservation Area
- Water bodies





Key

-  Neighbourhood Area boundary
-  Road network
-  Roman road
-  Grade I listed building
-  Grade II* listed building
-  Grade II listed building
-  Conservation area
-  Water bodies

Figure 07: Map showing the heritage features of Crudwell NA such as the Conservation Area and listed buildings (source: ArcGIS).



2.3 Landscape and local facilities

2.3.1 Landscape features

Crudwell lies in the National Character Area 107 Cotswolds. In the North Wiltshire Landscape Character Assessment the NA lies in the Character type: Lowland Limestone (Forest Marble) Farmland and character area: Sherston Dipslope Lowland. Key characteristics of the landscape include:

- Gently, undulating lowland farmland underlain by limestone;
- Open landscape with broad low hills and shallow river valleys;
- Broad panoramas and distant views;
- Continuity of hedgerows and veteran trees.

There are areas of priority habitat scattered around the NA which are associated with high quality areas of deciduous woodland important to conserve.

2.3.2 Green spaces in the village

Green spaces in the village include:

- The recreation ground with children's play area located on Tetbury Lane;
- The Village Green off The Street opposite Crudwell C of E Primary School;
- All Saints Church cemetery;
- Informal green spaces with trees - between The Street and Tuners Lane.

2.3.3 Flood risk

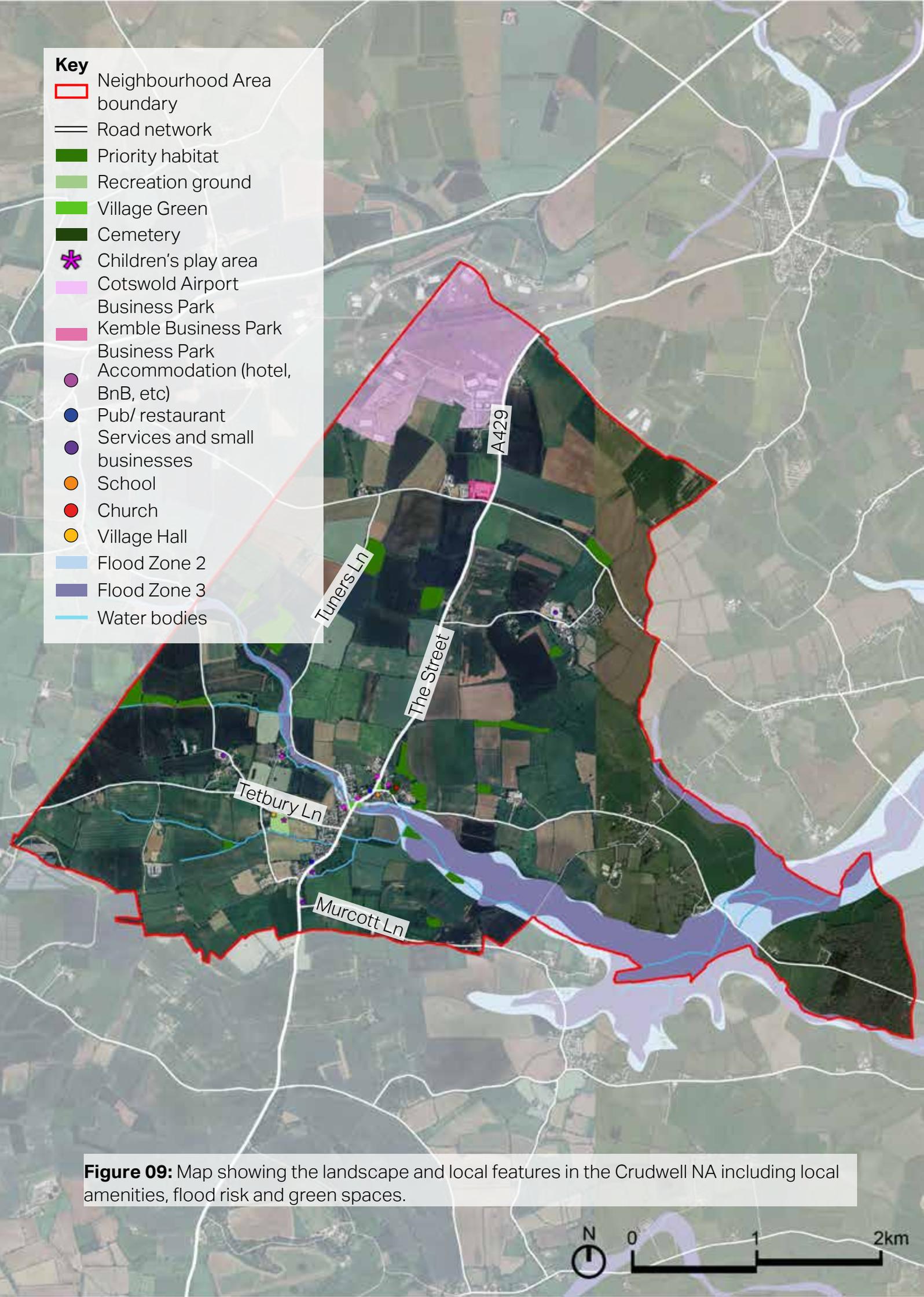
There are significant areas of flood risk with both Flood Risk Zone 2 and Zone 3 covering parts of the village. The flooding is primarily associated with the Swill Brook, which runs east-west through the village. These flood risk zones are shown on the map on the following page.

2.3.4 Uses

The majority of the NA consists of arable farmland, with residential development as the primary land use within the village. Community amenities include the church, school, village hall, three pubs, and hotels. There are also individual services and businesses, alongside those at Kemble Business Park in the northern part of the NA. Additionally, the NA partially covers the Cotswolds Airport to the north.



Figure 08: Village Green off The Street with green space, trees and a bench.



Key

- Neighbourhood Area boundary
- Road network
- Priority habitat
- Recreation ground
- Village Green
- Cemetery
- ✱ Children's play area
- Cotswold Airport Business Park
- Kemble Business Park
- Business Park
- Accommodation (hotel, BnB, etc)
- Pub/ restaurant
- Services and small businesses
- School
- Church
- Village Hall
- Flood Zone 2
- Flood Zone 3
- Water bodies

Figure 09: Map showing the landscape and local features in the Crudwell NA including local amenities, flood risk and green spaces.



Key

- == Road network
- Priority habitat
- Recreation ground
- Village Green
- Cemetery
- ✳ Children's play area
- Accommodation (hotel, BnB etc)
- Pub/ restaurant
- Services/ businesses (independent car garages, Kemble business park etc.)
- School
- Church
- Village Hall
- Flood Zone 2
- Flood Zone 3
- Water bodies



Figure 10: Map illustrating the local amenities, flood risk and green spaces in Crudwell village.



Figure 11: All Saints Church.



Figure 12: The Potting Shed Pub.



**Design guidance
and codes**

03

3. Design guidance and codes

This chapter presents a series of area-wide design guidance, applicable to future development within the Crudwell Neighbourhood Area. Where possible, local images are used to exemplify the design guidance and codes. Where these images are not available, best practice examples from elsewhere are used.

3.1 Introduction

This section supports developers and other applicants when producing or reviewing planning applications within the Crudwell Neighbourhood Area. The guidance presented apply to the whole NA, including any future allocated sites, infill development, and windfall development. Where applicable and relevant the design guidance and codes in this report reference and build upon some of the design guidance written into the Crudwell Neighbourhood Plan 2019-2026.

The guidance focuses primarily on residential developments. New housing development and modifications should not be viewed in isolation; rather, considerations of design and layout must be informed by the wider context. The local pattern of roads and spaces, building traditions, materials and the natural environment should all help shape the character and identity of a development. It is important with any proposal that full account is taken of the local context and that the new design embodies the 'sense of place'.

Reference to context means drawing inspiration from what is around, shown in Chapter 2, as inspiration and influence.

Sensibility to the context should by no means restrict architectural innovation; in fact, the solution could be a contemporary design that harmonises with the surroundings. Proposals should also take account the individual characteristics of the immediate local context and seek to enhance any existing distinctive features.

The design guidance and codes are grouped into four overarching themes as well as a section specifically focused on development near the Conservation Area. These themes have been generated based on the site visit, discussions with members of the NPSG and the Neighbourhood Area context analysis in Chapter 2 of this report, as well as good design practice. The themes are as follows:

- Built form;
- Public realm;
- Employment;
- Sustainability.

Please note:

Both design codes and guidance are contained within this document.

Design codes: Design codes are mandatory requirements for design issues and are expressed with the word **MUST**.

Design guidance: Guidelines set out aspirations for design that is expected to be delivered and are expressed with one of two words:

SHOULD reflects design principles that are strongly encouraged.

COULD reflects design principles that are suggestions.

3.2 Built form

3.2.1 Village layout

Building line, set back and plot ratios

- Building line **should** be congruous with the existing building line to ensure new development integrates seamlessly into the local context.
- Buildings **should** generally sit towards the front of plots to reflect the historic street pattern in the village that is characterised by short building setbacks.
- Plots **must** allow for appropriate sized garden space. Garden space helps maintain the rural character and avoids new development looking too suburban or urban which would detract from the character of the village. Acceptable plot coverage ratios are shown below.

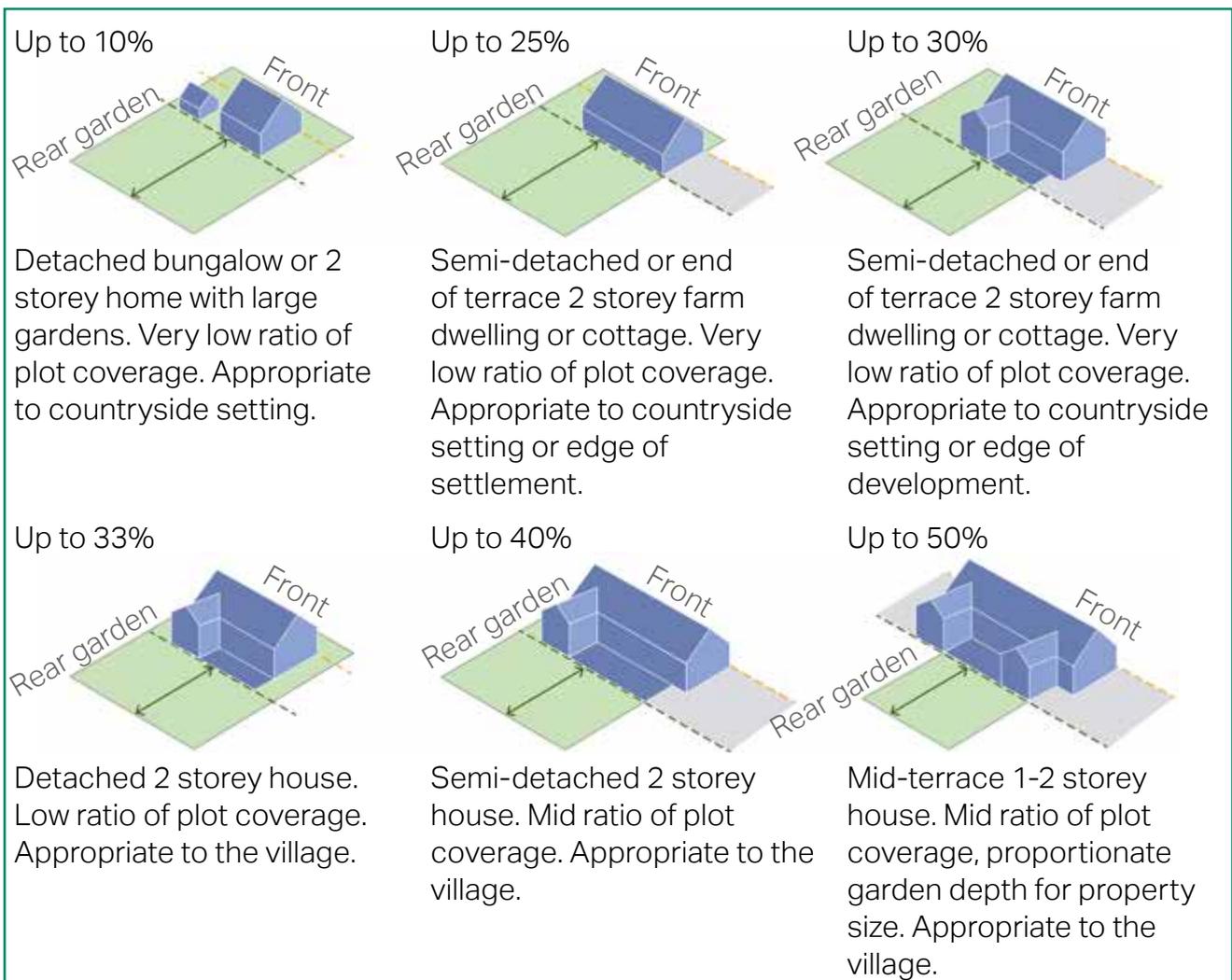


Figure 13: Diagrams showing a range of plot coverage ratios.

Typologies

- Typologies vary in the village and include terraced, semi-detached and detached. New development of multiple houses **should** consider the local mix. A combination of typologies **could** be used to avoid uniformity.

Height, scale and massing

- Building heights **must** reflect local context of 1-2 storeys in height.
- To maintain the village character and ensure any new development is sensitive to historic built form massing is important to consider. The design of new development **must** consider how massing of buildings can be sympathetic to historic massing.
- Modern standards such as increased room size and building depth can result in roof planes which are overbearing. To reduce the visual dominance of the roof multi-roof surfaces such as an 'M' roof or rear gables **could** be used.
- Barn styles seen in Crudwell **could** be used in new development to maintain and contribute to the agricultural character of the village.



Figure 14: Varying low roofline of informal development in the Conservation Area.



Figure 15: Diagrams showing how roof forms can be designed to produce massing which is more in keeping with the local vernacular whilst still accommodating modern standards.



Figure 16: One and two storey roofline.

Plot arrangement

- Any cul-de-sac development **must** be carefully considered and well-integrated into the movement network, keeping it short in length and with onward pedestrian and cycle connections.
- Future development within the village boundary **must** retain appropriate un-built gaps between buildings, protecting short views, as the loss of this would compromise the natural and rural setting of the village.
- Buildings generally **should** be orientated towards the street. There are areas of more informal building arrangement in the village; therefore orientation **could** be slightly varied where this may best benefit from solar gain.

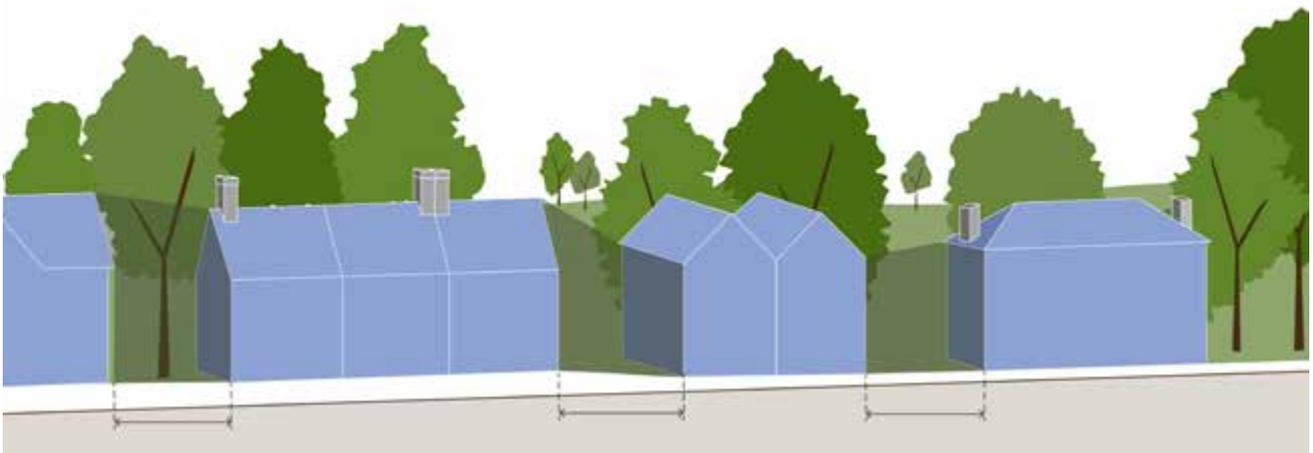


Figure 17: Diagram illustrating green gaps between buildings which allow for views and green space.

3.2.2 Architectural vernacular and materiality

Parish-wide material palette

There is a distinct, traditional material palette seen in the Conservation Area which reflects use of locally sourced materials. The dominant building material is locally-quarried limestone. Roofs are predominantly ragged-edge mottled stone slates, with some use of double Roman clay tiles and a small number of properties with dark blue-grey Welsh slates.

- Within the Conservation Area, the traditional material palette **should** be used.
- Outside of the Conservation Area use of the traditional material palette is encouraged; where other materials are used these **must** be sensitive to the local vernacular.

Materials from the local vernacular are shown on page 29. Some design codes and guidance for traditional materials are as follows:

- Natural stone walling **should** be laid in lime mortar. Cement mortar **should not** be used;
- A minimum 150mm bed **should** be used for natural stone walling;
- Render, particularly rough-cast **could** be used in modest quantities, for example rear walls;
- If used, timber cladding **should** ideally be untreated oak, allowed to go silver-grey naturally.

Fenestration

In Crudwell, fenestration plays a key role in the traditional vernacular. Historic buildings feature recessed, painted hardwood windows and doors. However, newer developments often use window frames flush with the building envelope and uPVC, which do not align with the local character. Therefore, design codes and guidance for fenestration are as follows:

- Fenestration proportions and materials **must** be sensitive to the local context;
- Windows and doors **should** use painted hardwood;
- Windows and doors **should** be recessed into walls, ideally by 100mm;
- uPVC windows and doors **could** be used when they do not visually detract from the property.

Roofscape

Traditional roofscape in Crudwell features low-height pitched roofs, punctuated with chimneys and occasional dormer windows. Design codes and guidance for roofs are as follows:

- Roof planes **must** avoid overwhelming the overall massing, ensuring they align with the proportions of historical styles;
- Roofline **should** reflect surrounding roof styles. These are predominantly pitched. Dormer windows, cross-gabled roofs, and lower-height roofs on parts of buildings break up the roofscape and **could** be used in new development to avoid monotony and reduce visual presence of the roofs;

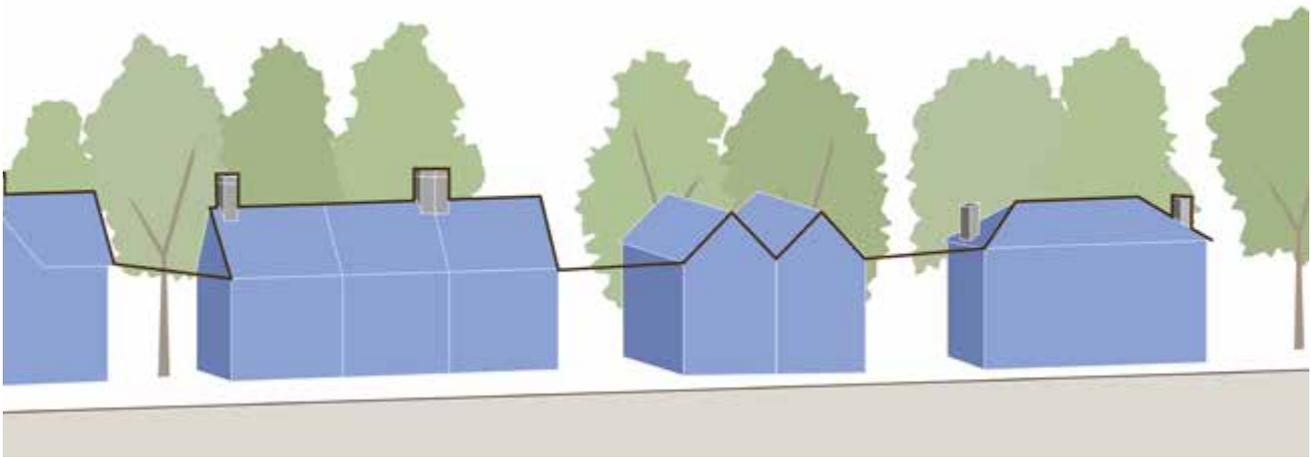


Figure 18: Diagram illustrating how variety can be introduced in the roofscape.

- Roofline **should** vary to reflect the informal, rural character whilst still maintaining one- to two-storey heights. **Figure 18** shows use of different roof forms and varying ridge heights and eaves can produce variety in roofscape of buildings of the same height;
- Roof-pitch **should** typically be 42.5 to 52.5 degrees within the Conservation Area. Shallower roof pitches **could** be acceptable elsewhere. Flat roofs **must not** be used;
- For a two storey building roof ridge height **should** be in the region of 6m and the eaves height of 4m, with an eaves-height to ridge-height ratio of 2:3.
- The use of materials outside the local material and colour palette **must** be carefully considered. While innovation and excellent design are encouraged, contemporary designs and materials are only appropriate if they are of high quality, environmentally sustainable, and contribute to the overall character. Proposals **must** demonstrate that proper account has been taken of the characteristics of the local context, including the landscape setting.

Contemporary design

- Green and alternative technology materials (especially when using locally based materials) are encouraged. supported by appropriate data, descriptions and details.

Local vernacular and material palette

Wall materials



Figure 19: Limestone.



Figure 20: Stone with render on one wall.



Figure 21: Roughcast render.

Roof materials



Figure 22: Mottled stone slates.



Figure 23: Double Roman clay tiles.



Figure 24: Dark blue-grey Welsh slates.

Fenestration



Figure 25: Recessed sash windows.
AECOM



Figure 26: Recessed timber door.



Figure 27: Modern recessed windows.

3.2.3 Accessible homes

The Local Plan requires new developments to be accessible and inclusive.

- New homes **should** ensure long-term sustainability by being accessible and inclusive to people of all ages and abilities;
- The interior design of homes **must** be suitable to accommodate the needs of people with mobility limitations;
- The street and footpath network **should** be accessible to all users and connect to the wider movement network.

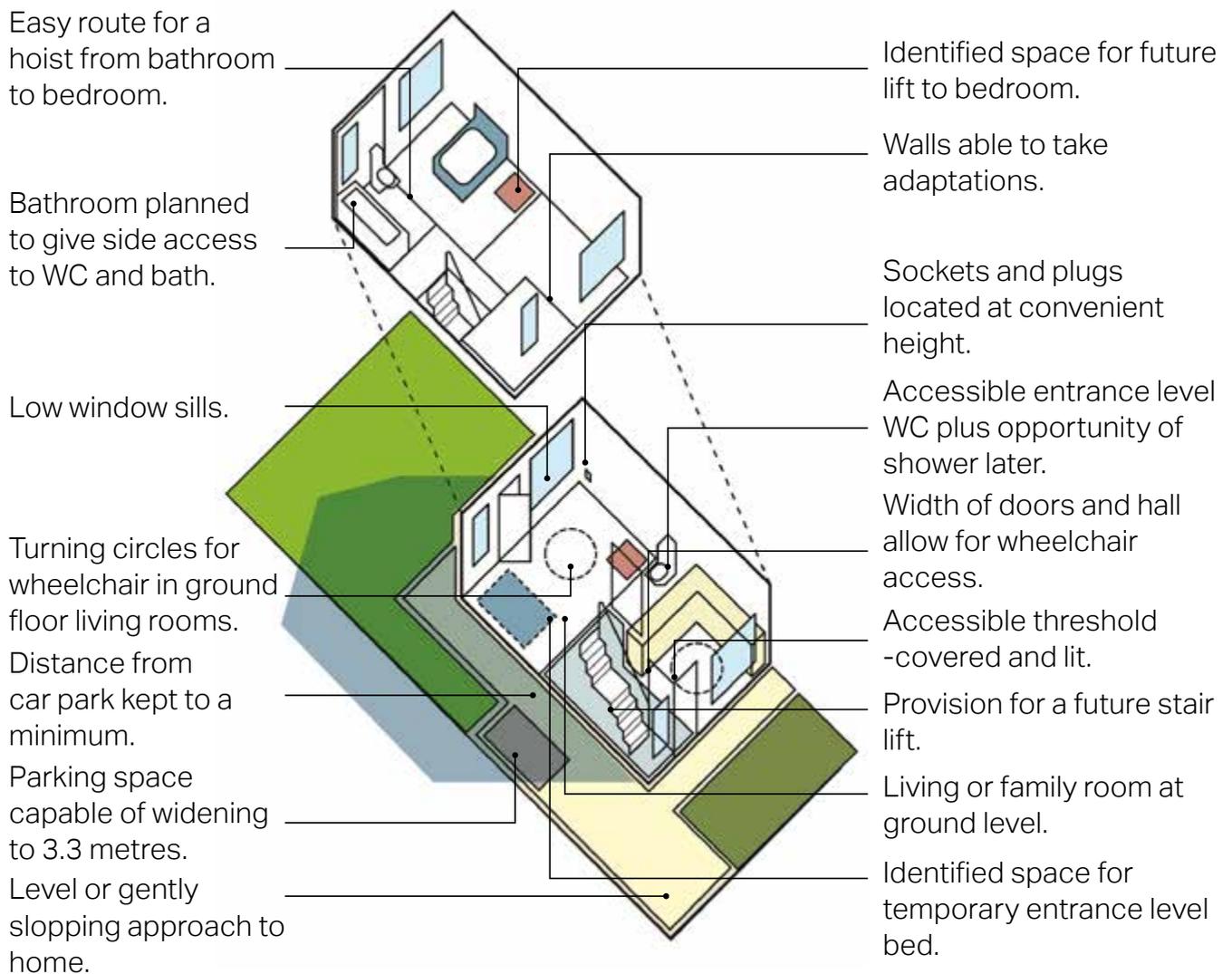


Figure 28: Illustrative diagram of accessible features in a home.

3.2.4 Infill development

Small scale infill sites can integrate with existing grain and help to achieve more organic development of the village.

- Infill development can influence the layout, density, views and cohesion of the village, and therefore **must** be designed with consideration of the surround context and the wider village setting.
- Infill set to the rear of the existing building line (tandem infill) **must** respond sensitively to the scale, density, massing and architectural style of the street-fronting dwellings in the immediate surrounding context.
- Infill development **should** not detract from the existing rhythm and pattern of development and views out to the surrounding landscape. For example, maintaining low boundary heights and gaps between buildings can help preserve existing long views. Such gaps **must** also provide adequate separation distances between facing windows of a minimum 15 metres to ensure privacy from overlooking is maintained.
- The building typology of any infill development **must** respect the existing surrounding typologies. Development **should** ensure diversity and variety in scale and bulk, informed by these building typologies. Refer to guidance on typology and massing in Section 3.2.1.

3.2.5 Extensions and conversions

- The newly built extension **must** be subordinate to the main building from any given viewpoint. The original building **should** remain the dominant element of the property regardless of the scale or number of extensions.
- Extensions **should** not cause a significant reduction in the private amenity area of the dwelling or its neighbours.
- In the case of rear extensions, the new part **should** not have a harmful effect on neighbouring properties in terms of overshadowing, overlooking or privacy issues.
- The pitch and form of the roof contribute to the building's character, and extensions **should** respond to the existing structure appropriately.
- Extensions **should** consider the materials, architectural features, window sizes and proportions of the existing building and respect these elements to design an extension that matches and complements the existing building.
- For side extensions, the new section **should** be set back from the front of the main building. This ensures the visual impact of the junction between the existing and new parts is minimised.
- Where possible, reuse as much of the original materials as possible, or alternatively, use like-for-like materials. Any new materials **should** be sustainable and applied to less prominent areas of the building.

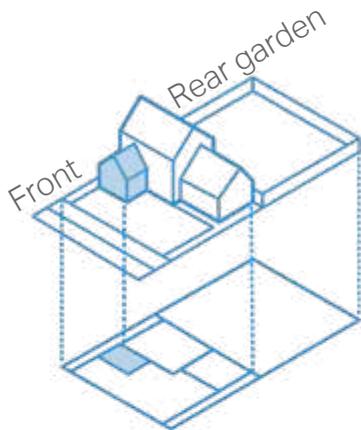


Figure 29: An example of a front extension.

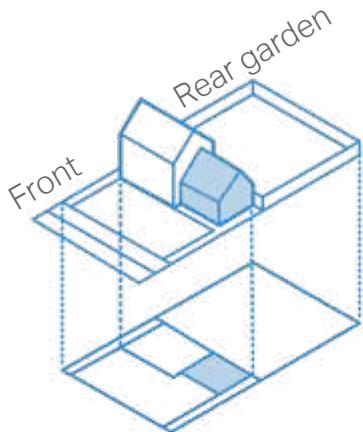


Figure 30: An example of a side extension.

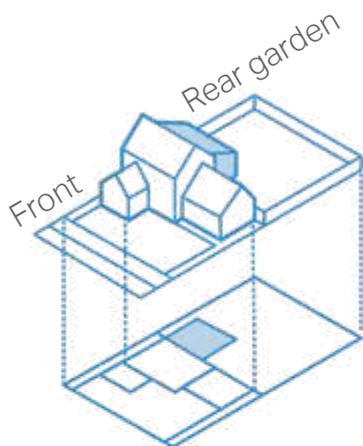


Figure 31: An example of a rear extension.

3.2.6 Development at the settlement edge

- When new development faces onto the surrounding open fields, it **should** blend harmoniously into the surroundings and views towards the settlement. For that reason, the massing, boundary treatments, rooflines and materials **must** be sensitive to the surrounding landscape.
- Edge of settlement development **should** gradually transition to the surrounding landscape by utilising comprehensive landscape buffering, or 'green curtains', implemented along the edge of development. Abrupt edges to development with little vegetation or landscaping on the edge of the settlement **should** be avoided.
- Where building elevations along the settlement's edge are visible from the surrounding countryside, they **should** present an attractive, positive frontage through careful fenestration placement, material choices, boundary treatments, and sensitively designed extensions.
- Long stretches of blank (windowless) walls **must** be avoided, including on side elevations, except where this is in keeping with the character (e.g., farmyard-type buildings).
- If a gateway plot is developed with a group of buildings, the corner of the site **should** act as the key landmark. The corner building **could** be slightly taller or display a notable built element, signalling its importance within the grouping.

- Gateway buildings and features **should**, however, reflect local character and respond to existing development and landscaping on the opposite side of the main route into the settlement.
- In the case of boundary treatments for back gardens or perimeter walls, the quality of the materials is key as this will have a major impact on long views.

Perimeter walls **should** be under 1.5m to retain views. The rear boundaries of properties onto open countryside **should** either follow existing hedgerow boundaries or be planted to form new hedgerows. Vernacular boundaries, such as low stone walls, **could** be appropriate if they do not obscure views. Panel fencing **should** be avoided.

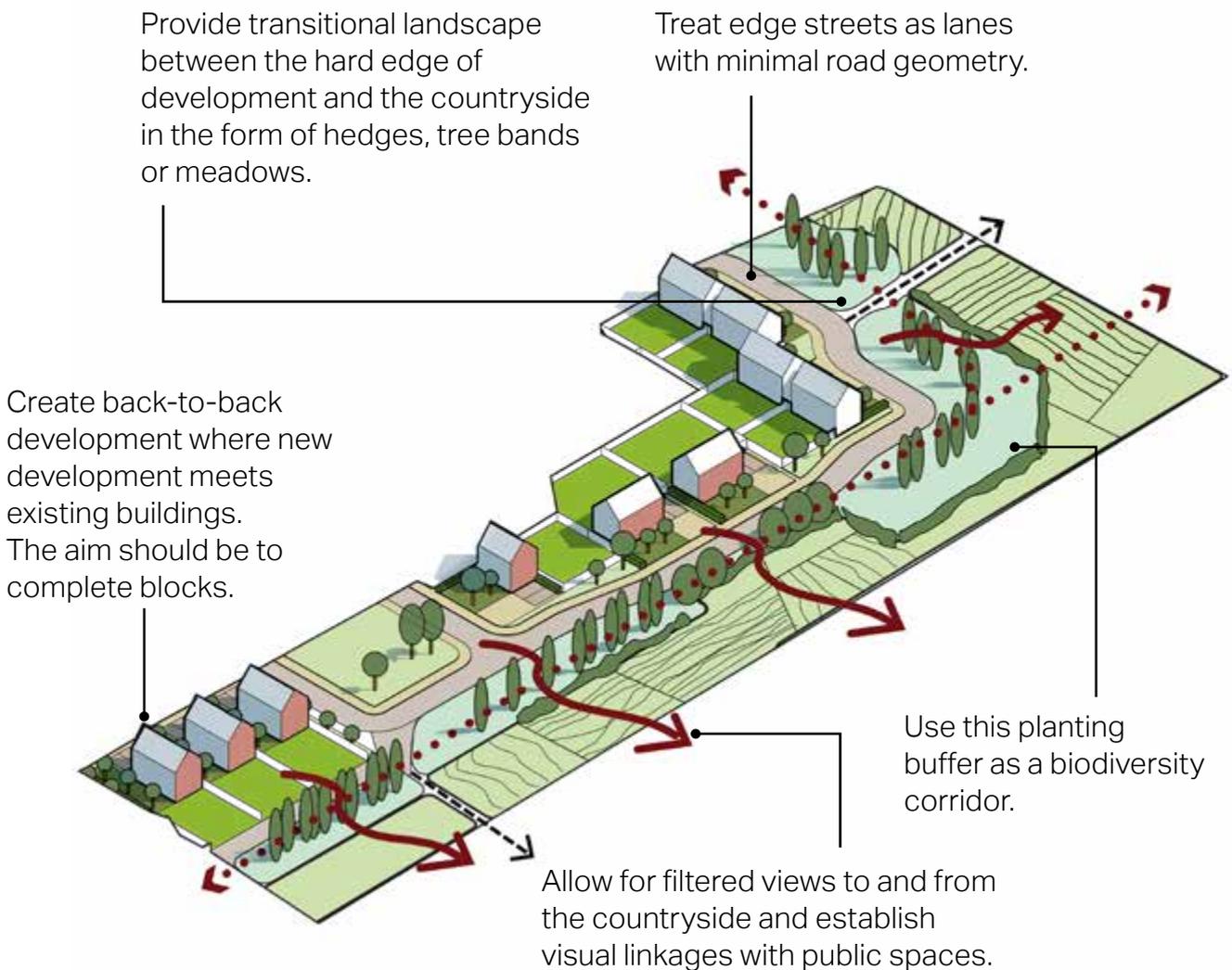


Figure 32: Diagram illustrating strategies for a well-designed settlement edge.

3.3 Public Realm

3.3.1 Streetscape

- Proposed boundary treatments **should** reflect locally distinctive forms and materials, such as open fronted low stone, open timber fencing and agricultural style gates or well-defined green boundaries, such as hedges.
- Tall, impermeable boundaries that create a sterile and monotonous street scene **must** be avoided.
- Original boundary treatments of traditional building plots **should** be left intact, and not chopped through or significantly reduced for access.
- All boundary walls **should** remain under 1.5m in height to retain visual connections. Boundary treatment **could** be used to screen parking, and **could** combine walls with soft (green) landscaping to achieve this.
- Native plants, trees and hedgerows **should not** be replaced by ornamental planting, as doing so would diminish the area's character.
- Development **should** refer to the boundary treatment examples below, which outlines positive examples found within the parish.
- Front gardens **should** be enclosed by an appropriate boundary treatment when there is appropriate space for it; front garden should provide security and privacy to the private property .
- Front gardens **could** vary in size, however, all dwellings **should** have a clear separation between private and public realm purposely designed.
- Front gardens **must not** be dominated by car parking, cycle parking, storage, refuse and recycling storage.
- Careful consideration **should** be given to purposely designed refuse storage and cycling parking when allocated to the front of the building. These **should** be mindful of the street scene and avoid creating clutter and dominating the streetscene.
- Green boundaries **must** be well-defined and should avoid being too high so as to not infringe onto the public realm and disrupt safe and active travel.



Figure 33: Low stone wall.



Figure 34: Low stone wall.



Figure 35: Hedgerow combined with stone wall.

3.3.2 Biodiversity and local wildlife

- Development **must** avoid the loss of trees and hedgerows and **must** protect local habitats and wildlife corridors.
- Design **should** integrate and connect existing landscape features and incorporate SuDS, local trees, plants and hedgerows, to enhance biodiversity and preserve rural character. Connecting green areas creates or improves wildlife corridors, helping to increase movement between isolated populations and providing shelter from harsh weather.
- Gardens and boundary treatments **should** be designed to allow the movement of wildlife and provide habitat for local species. For that reason, rich vegetation is suggested, instead of continuous solid fencing.
- Verges along roads **should** be incorporated into the design of new developments or enhanced where possible to improve the overall aesthetic and ecological value.
- Development **should** provide bat, owl and bird boxes and bat friendly lighting to maintaining foraging routes.

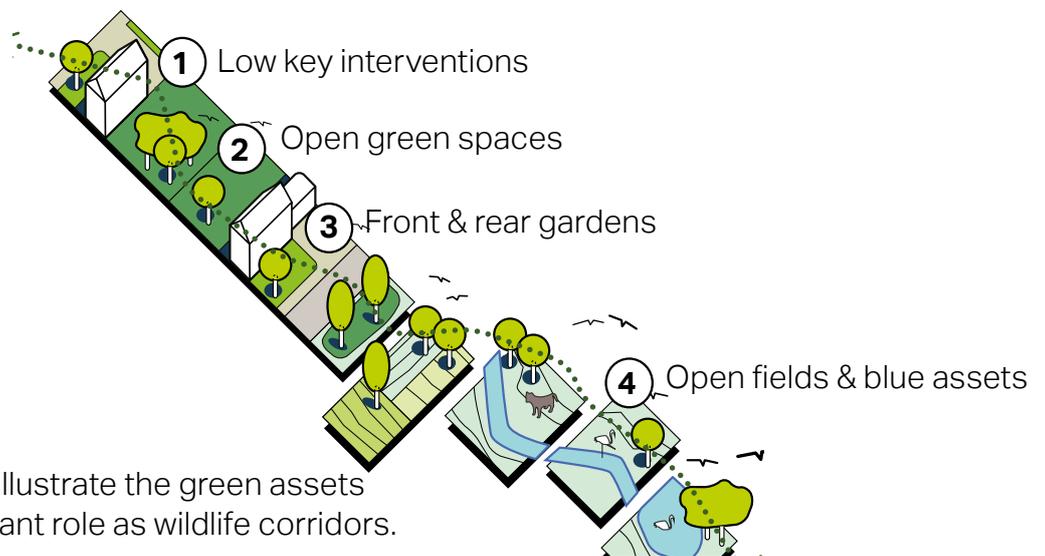


Figure 36: Diagram to illustrate the green assets that can play an important role as wildlife corridors.



Figure 37: Example of a bat box placed in the front or rear garden of a property.



Figure 38: Example of a bird feeder located on a grass area opposite a public footpath.



Figure 39: Example of a pollinator garden that could be placed in a communal green space within the built environment.

3.3.3 Active travel and connectivity

- Development beyond the scale of the single plot **must** provide or promote pedestrian-friendly environments that prioritise safe and accessible walking routes. Materials **should** be appropriate for all-weather use and accessible for people with buggies and mobility impairments.
- Permeable materials **should** be used for footpaths to reduce environmental impact and improve drainage.
- Developments **should** facilitate outward connections by linking to the existing PRow network.

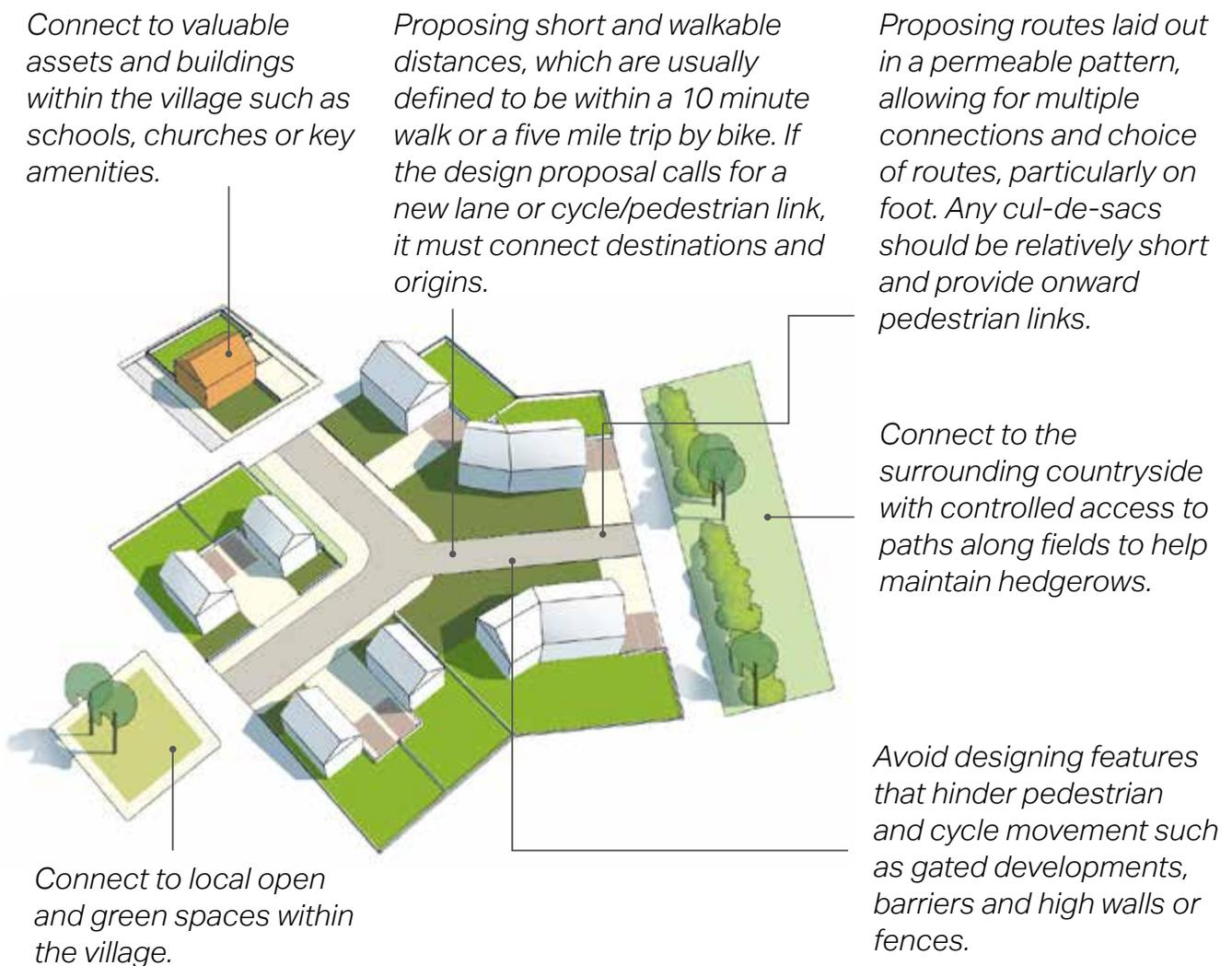


Figure 40: Diagram illustrating built form layout to promote pedestrian and cycling connectivity.

3.3.4 Parking provision

Crudwell is a rural village situated along a key A Road, resulting in a higher reliance on cars, where sufficient parking is essential to accommodate the needs of residents. However car parking should not be unsightly or dominate the streetscene or fronts of houses. Parking provision should be undertaken as an exercise of placemaking.

- Hard standing areas and driveways **must** be constructed from porous materials, to minimise surface water run-off and therefore, help mitigate potential flooding.
- Electric vehicle charging points, mounted charging points and associated services **must** be integrated into the design of new developments. Cluttering elevations, especially main facades and front elevations **must** be avoided.
- Pedestrian routes to/from the parking space **must** be considered to ensure parking connects to adjoining footpaths.
- Car parking design **must** be combined with landscaping to minimise the presence of vehicles.
- Covered parking/ parking barns **could** be used in new development with styles to reflect the rural and agricultural character.
- Alternatively, parking **could** be integrated on-plot set behind the building line. It is advised that only 1/3 of the front garden uses hard surfacing.



Figure 41: Example of covered parking, elsewhere in the UK.

3.4 Employment

This section applies to any development of employment, business and light industrial uses in Kemble Business Park to the north of the NA. The design codes and guidance relevant to this area are focused on movement through the area, including environmental sustainability, movement and the material and layout of employment units.

3.4.1 Environmental sustainability

SuDS

- Integrated Sustainable Drainage Systems (SuDS) and green roofs **could** be introduced with the aim of achieving green field run off rates, while contributing to increased biodiversity and improving water quality of surface water run-off.
- Surface and rainwater harvesting **could** be used for employment units. The harvested water **could** be re-used within buildings and for the irrigation of the landscaped areas.

Eco-design features

- Any new design **should** prioritise green solutions, such as using high levels of insulation, passive cooling and heating, and natural ventilation. Strategies for sustainable energy generation **could** use waste heating, solar energy or ground source heat pumps.
- Solar panels **could** be installed on existing south-facing roof faces and/or incorporated seamlessly into any new units from the design stage.

Biodiversity

- Areas that have high ecological value **must** be retained. Areas of additional ecological value **should** be enhanced, or created where possible.
- SuDS **should** be designed to increase biodiversity, for example through the incorporation of wetland plant species.
- Biodiversity features, including bird boxes, bee hives and bug hotels, **should** be implemented.
- Low maintenance planting design **should** be used, such as wildflower verges. Grass lawns **must** generally be avoided as high maintenance and low biodiversity solutions.
- Tree coverage **should** be increased wherever possible. Trees **could** be planted along street edges, within the car park and as dense vegetation buffers to create pollution barriers.

3.4.2 Movement

Parking

- Electric Vehicle parking bays **must** be provided with suitable charging.
- Car parking **should** be screened with landscaping, which **could** include tree pits between parking bays to break up rows of cars and improve the visual and environmental quality of the space.
- Car parking surfaces **should** be made from permeable materials to reduce surface water runoff and mitigate flood risk.

- New units **could** incorporate undercroft parking to help reduce the visual dominance of cars in the business park.

Access and circulation

- HGV routes **must** connect to the strategic road network as efficiently as possible to reduce conflict between HGVs and other road users.
- Businesses **should** work together to consolidate deliveries where possible, to reduce HGV movements.

Pedestrians and cyclists

- Active travel **should** be promoted by providing dedicated pedestrian and cyclist routes and entrances directly from the street. Segregation of servicing and pedestrian routes helps ensure safety and convenience for all users.
- Secure cycle parking **should** be integrated into the parking layout.

3.4.3 Employment units

Materials

There is a strong material and colour palette in Kemble Business Park, which works to create a cohesive design across the area and features good quality materials. Materials include red brick on the ground floor with dark green panelled above and light green entrances.

- Any new units **must** use good quality materials and **could** follow the existing palette to maintain the cohesive design.
- Building heights **must** keep to one or two storeys. Heights greater than the existing

employment units **should not** be acceptable due to the negative impact on surrounding landscape and views.

- Green and alternative technology materials (especially when using locally based materials) are encouraged, supported by appropriate data, descriptions and details. This **could** include green roofs.

Layout

- Active uses and main operating areas **should** be positioned at ground floor, along the street.



Figure 42: Parking with permeable paving and tree planting (Calvados-Honfleur Business Park, France).



Figure 43: Employment unit in Kemble Business Park.

3.5 Sustainability

3.5.1 Sustainable development

Buildings contribute almost half (46%) of carbon dioxide (CO₂) emissions in the UK. The government has set rigorous targets for the reduction of CO₂ emissions and minimising fossil fuel energy use, with the emerging Future Homes Standard and Part L of the UK Building Regulations.

Energy efficient or eco design combines all around energy efficient appliances and lighting with commercially available renewable energy systems, such as solar electricity and/or solar/ water heating.

Adjacent Figure 44 features an array of sustainable design features. Features with pink icons **should** be strongly encouraged in existing homes. Features with orange icons show additional features that new

build homes **should** incorporate from the onset where possible.

Design guidance for some of the eco-design features in the diagram are detailed on the following pages.



Existing homes

- 1  Insulation in lofts and walls (cavity and solid)
- 2  Double or triple glazing with shading (e.g. tinted window film, blinds, curtains and trees outside)
- 3  Low- carbon heating with heat pumps or connections to district heat network
- 4  Draught proofing of floors, windows and doors
- 5  Highly energy- efficient appliances (e.g. A++ and A+++ rating)
- 6  Highly water- efficient devices with low-flow showers and taps, insulated tanks and hot water thermostats
- 7  Green space (e.g. gardens and trees) to help reduce the risks and impacts of flooding and overheating
- 8  Flood resilience and resistance. Where susceptible to flooding, removable air block covers, installing washing machines upstairs, waterproof flooring (avoiding wood flooring and carpets)

Existing and new build homes

- A  High levels of airtightness.
- B  Triple glazed windows and external shading especially on south and west faces
- C  Low-carbon heating and no new homes on the gas grid. Air or ideally ground source heat pumps to replace gas or oil boilers.
- D  More fresh air with mechanical ventilation and heat recovery, and passive cooling
- E  Water management and cooling more ambitious water efficiency standards, green roofs and reflective walls
- F  Flood resilience and resistance e.g. raised electrical, concrete floors and greening your garden
- G  Construction and site planning timber frames, sustainable transport options (such as cycling)
- H  Solar panels
- I  Electric car charging point

Figure 44: Diagram showing low-carbon homes in both existing and new build conditions.

Solar panels

Solar panels over a rooftop can have a positive environmental impact, but their siting, design and installation **should** be handled sensitively, particularly on heritage assets. Preserving the character of the original building and wider setting/village **should** be a priority. It is also important to note that solar panels on listed buildings require consent.

On new builds

Solar panels **should** be designed in from the start, forming part of the design concept. Some attractive options are solar shingles and photovoltaic slates or tiles. In this way, the solar panels can be used as a roofing material in their own right.

On retrofits

Design **should** respond to the proportions of the building and roof surface in order to identify the best location and sizing of solar panels.

Colour & contrast

The colour and finish of solar panels and how they reflect light **should** be chosen to fit in with the building or surroundings. The majority of crystalline and thin film panels are dark blue or black; within these shades are a variety of finishes and tones to help make the panels unobtrusive.

Frames

Panels without frames, or black-framed panels, **should** be used where framed panels would detract from the building. Untreated or natural finished metal panel frames can look out of place and draw unnecessary attention to the panels. Many manufacturers sell panels with frames that are painted or anodised to blend in better with the building.

Size and style

Design **should** respond to the style of the building and, if possible, position the solar PV panels so they are in proportion to the building and its features. For example, they **could** resemble roofing elements such as roof lights or windows.

The way in which panels are laid out in relation to one another can make a huge difference to the appearance of the system – symmetrical installations tend to work much better. Covering the whole roof or one of its gables is also advisable.

Surroundings

Plant types and locations **should** be chosen so that plants will not grow to shade areas on the property or on neighbouring properties where solar energy systems are installed. Design and location of new structures should also not overshadow these areas.

Solar PV on adjacent houses of the same type may look out of place if the approaches are very different. If neighbours use different sizes and colours of panels or position them differently in relation to the roofs, it can have a significant impact. PV design **should** consider using similar components to fit with the prevalent panel style in the area.



Figure 45: Use of shingle-like solar panels on a slate roof, with the design and colour of the solar panels matching those of the adjacent slate tiles.



Figure 46: Positive example of implementing solar panels since the design stage.

Ground source and air source heat pumps

Ground source and air source heat pumps absorb heat from the environment to use for both heating and hot water within the house. For most residential properties in Crudwell air source heat pumps are the more appropriate choice, given ground source heat pumps require large amounts of outdoor space to accommodate underground loops.

Air source heat pumps still require some outdoor space for the pump unit, though considerably less, and many back gardens in Crudwell would be large enough to accommodate one.

Therefore, some design considerations for air source heat pumps are:

- Bespoke covers and landscaping can visually screen the heat pump; for example wooden enclosures **could** be used and stained to match the colour of the building wall. However, it is important to ensure that any covers are durable and weather-resistant and that neither the cover nor any planting obstructs ventilation.
- Placement of heat pumps **should not** visually damage the street scene and the main, front elevation of a building and therefore, should ideally be placed to the rear of the dwelling.
- Heat pumps **should** be placed so that they are protected from heavy snowfall or flooding. They can be mounted on the wall with anti-vibration dampers, to mitigate noise impact to the interior of the property, or on anti-vibration mounts on the ground.



Figure 47: Heat pump screening at the front of a dwelling.

Thermal mass

Thermal mass describes the ability of a material to absorb, store and release heat energy. Thermal mass can be used to even out variations in internal and external conditions, absorbing heat as temperatures rise and releasing it as they fall. Thermal mass can be used to store high thermal loads by absorbing heat introduced by external conditions, such as solar radiation, or by internal sources such as appliances and lighting, to be released when conditions are cooler. This can be beneficial both during the summer and the winter.

Thermal storage in construction elements **could** be used, such as a trombe wall placed in front of a south facing window or concrete floor slabs that can absorb solar radiation and then slowly re-release it into the enclosed space. Use of thermal mass can be combined with suitable ventilation strategies.

Insulation

Thermal insulation **could** be used for any wall or roof on the exterior of a building to prevent heat loss. Particular attention **should** be paid to heat bridges around corners and openings at the design stage.

Acoustic insulation **could** be used to reduce the transmission of sound between active (i.e. living room) and passive spaces (i.e. bedroom). Such insulation and electrical insulation can prevent the passage of fire between spaces or electrical components.

Airtightness

Airtight constructions can help reduce heat loss, improving comfort and protecting the building fabric. Airtightness is achieved by sealing a building to reduce infiltration-which is sometimes called uncontrolled ventilation. Simplicity is key for airtight

design. The fewer junctions the simpler and more efficient the airtightness design will be.

An airtight layer **should** be formed in the floor, walls and roof. Doors, windows and roof lights to the adjacent walls or roof **should** be sealed. Interfaces between walls and floor and between walls and roof, including around the perimeter of any intermediate floor **should** be linked. Water pipes and soil pipes, ventilation ducts, incoming water, gas, oil, electricity, data and district heating, chimneys and flues, including air supplies to wood burning stoves, connections to external services, such as entry phones, outside lights, external taps and sockets, security cameras and satellite dishes **should** be considered.

Seal penetrations through the air barrier to guarantee the airtightness of the dwelling.

Provide thermal insulation to any wall or roof to the exterior to prevent heat losses.

Pay attention to possible thermal bridges in openings and corners.

Provide thermal storage in construction elements, such as concrete floor slabs.

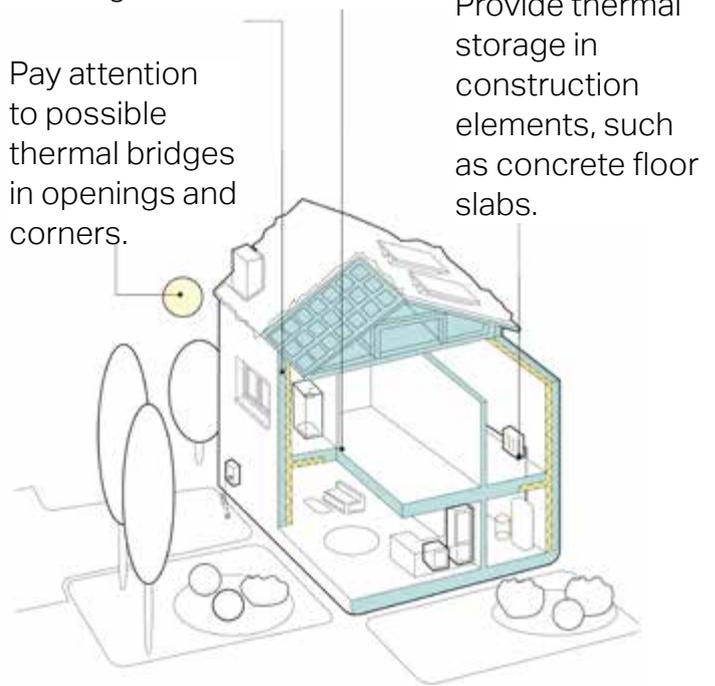


Figure 48: Diagram showing areas of concern regarding building solutions for thermal mass, insulation and air tightness.

3.5.2 Sustainable Urban Drainage Systems

Design **must** respond to the significant flooding issues within the NA, associated with the Swill Brook and its tributaries, as well as surface water flooding.

Sustainable Drainage Systems (SuDS) cover a range of approaches to manage surface water in a sustainable way to reduce flood risk and improve water quality and the overall urban environment. SuDS work by reducing the amount and rate at which surface water reaches a waterway or combined sewer system.

SuDS are often as important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water. Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area.

A number of overarching principles can be applied:

- Surface water **should** be managed as close to where it originates as possible;
- Runoff rates **should** be reduced by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow so that it does not overwhelm water courses or the sewer network;
- Water quality **should** be improved by filtering pollutants to help avoid environmental contamination;

- Various 'SuDS' **could** be linked to maximise overall efficiency of the system;
- SuDS **should** be integrated into development and improve amenity space through early consideration in the development process and good design practices. SuDS must be designed sensitively to augment the landscape and provide biodiversity and amenity benefits;
- SuDS schemes **could** link the water cycle to make the most efficient use of water resources by reusing surface water.

One of the most sustainable SuDS options for private plots is surface water collection for reuse, such as through a water butt or rainwater harvesting system. This not only manages runoff but also reduces pressure on vital water sources. Where reuse is not possible, two alternative approaches using SuDS include:

- Infiltration - allows water to percolate into the ground and eventually help restore groundwater;
- Attenuation and controlled release - holds back the water and slowly releases it into the sewer network.



Figure 49: Example of swales and a dam integrated with a crossing point, elsewhere in UK.



Figure 50: Example of SuDS designed as a public amenity and fully integrated into the design of the public realm, Stockholm.

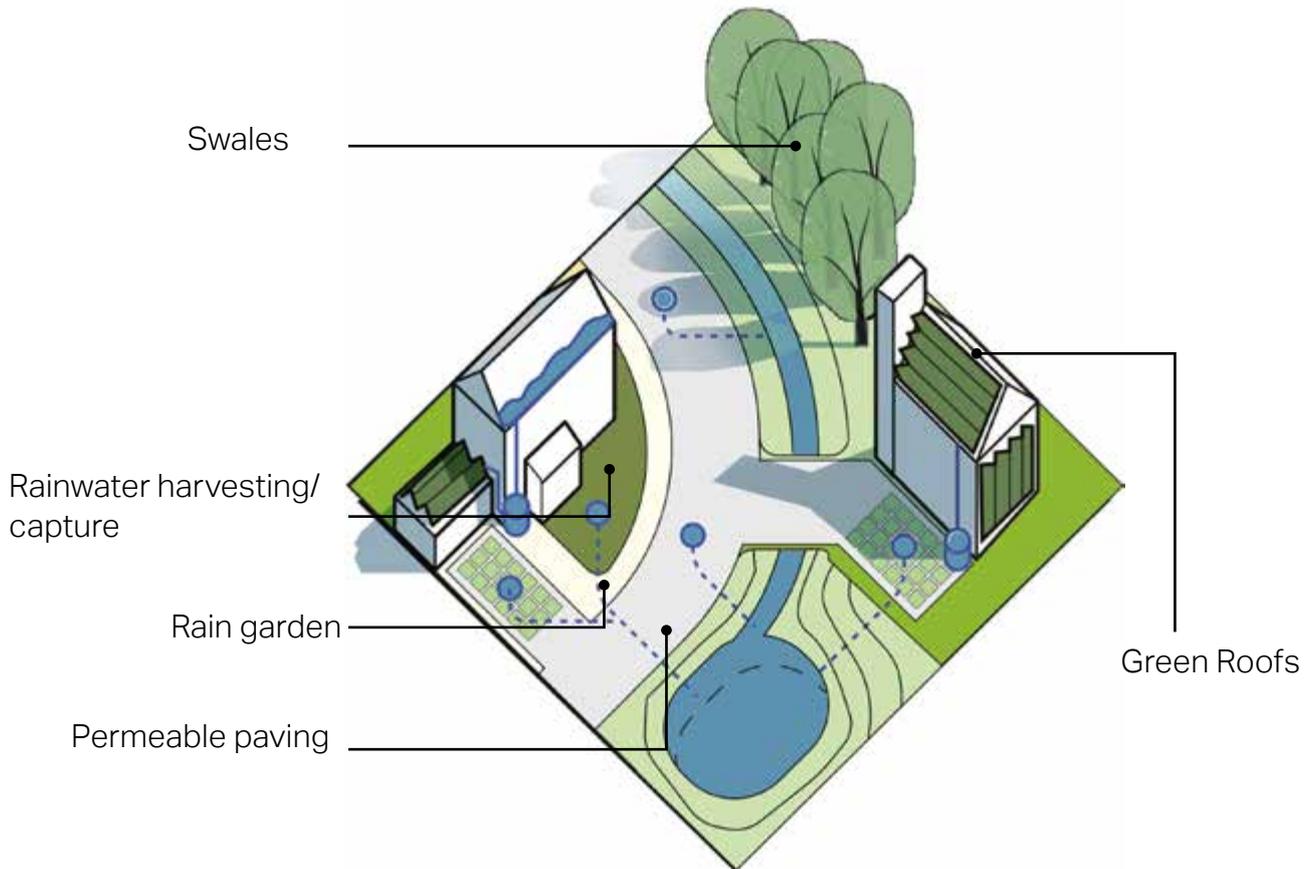


Figure 51: Illustrative diagram of sustainable urban drainage systems in a residential neighbourhood.

3.5.3 Dark skies and lighting

Careful consideration and thoughtful design of lighting schemes within properties, whether in front or back gardens, are essential in any new development in the NA. This is crucial to maintaining the rural character of Crudwell and minimising light pollution.

- Lighting schemes **must not** cause unacceptable levels of light pollution particularly in intrinsically dark areas.
- Lighting schemes that could be turned off when not needed ('part-night lighting') **should** be considered to reduce any potential adverse effects.
- Choice of lighting **should** be energy-efficient and sustainable. The installation of carefully directed motion sensors **should** be encouraged.
- Lighting schemes **should** be directed downward to avoid reducing dark skies or disturb neighbours or passers-by.
- Foot/cycle path light **should** be in harmony with surrounding rural landscape. Lighting such as solar cat's-eye lighting, reflective paint and ground-based lighting **could** be introduced.



Figure 52: Example of path lighting using low fixtures which direct illumination downward and outward to illuminate the pathway.



Figure 53: Example of lighting angled downwards to illuminate the pathway, which uses bullet type fixtures placed above the eye level on an object or tree.

3.6 Development within and near the Conservation Area

This section focuses on specific codes to guide development within and near the Conservation Area. The Conservation Area holds significant historic and landscape

value, featuring numerous listed buildings. Its character is integral to the village’s identity, making it particularly sensitive to change. As a result, new developments must adhere to more prescriptive design codes to ensure they complement and preserve the area’s unique heritage.

Topics	Specific codes
1 Building typologies	Building typologies should be appropriate for the local context and reflect the traditional typologies in the Conservation Area. This includes detached and semi-detached cottages, stone terraces and barn-style houses.
2 Height, scale and massing	Heights must be sensitive to the immediate local context and respond to those in the Conservation Area of 1-2 storeys. Massing should reflect the historic massing where possible - this could be achieved using barn-style housing, M-shaped roofs or rear gables as detailed in Section 3.2.1 .
3 Materials	Natural local materials should be used within the Conservation Area as set out in Section 3.2.2 and within the setting of listed buildings. However, for roof coverings, high-quality imitation stone may be considered acceptable.
4 Fenestration	Windows and doors should be made from painted hardwood and should be recessed into walls, ideally by 100mm. UPVC must not be used within, and in close proximity to the Conservation Area.
5 Roofscape	Roof-pitch should typically be 42.5 to 52.5 degrees. Square ridge and hip tiles should be used. Design should include a simple clean-eave overhang of about 100mm, with the external wall coming up to meet the underside of the tiles and the same on the verge, where a 50mm overhang should be used and the tile-ends pointed with lime mortar.
6 Boundary treatment	Boundaries should reflect the use of stone walls and hedgerows in the conservation area. Where there are continuous boundaries of stone walls, for example in the area around the Church square, these must be retained with any new development.

Table 01: Specific design codes for different themes relevant to the Conservation Area.



Case studies

04

4. Case studies

There are a few local examples of recent development in other towns and villages close to Crudwell which fit well within their context. These examples demonstrate some of the design advice within this report.

1. Southside Close, Corston

Southside Close is located in Corston, a small village south of Crudwell in the civil parish of Malmesbury. The development is on a 1.41 hectares brownfield site previously part of the farm complex of Southside Farm. Some of the successful attributes of the development are described below:

- Sensitive to local context - new development is designed to respond to the character and significance of the historic stone barns on the site. Design draws on traditional farmstead principles. This can be seen in the form and massing of the buildings and the layout which incorporates a traditional U-shaped courtyard in the north of the site.
- Scale - there is a mix of 1 1/2 storey barn-like structures and 2 storey cottage style properties to reflect the local context.
- Pedestrian connectivity - the development incorporates a footpath along the front of the site to link to the existing footpath along Radnor Park.
- Green space - the communal green space is overlooked by surrounding properties providing natural surveillance.

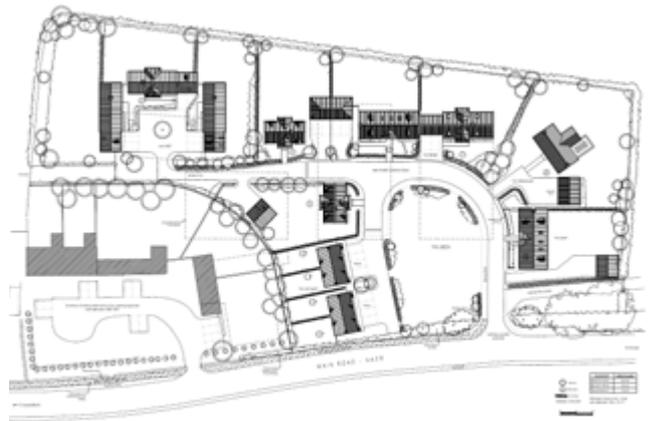


Figure 54: Site plan of Southside Close, showing the layout of the development which draws from traditional farmstead principles. (Fowler Architecture and Planning)



Figure 55: Entrance into Southside Close showing barn-style housing overlooking the communal green space.

2. Court Farm, The Street, Oaksey

Court Farm is located in Oaksey village in the neighbouring parish to Crudwell. The development is arranged on a small close off the main road and features terraced properties of one-and-a-half storeys in height. Some of the successful attributes of the development are described below:

- Materials - use of stone and Roman clay tiled roofs which reflects the local material palette.
- Height and massing - the development is low height of 1 to 1 1/2 storey barn-style houses reflecting traditional agricultural styles. Rear gables are used to provide for the depth of the buildings instead of increasing the pitched roof, which means roofs are not overbearing.
- Boundaries - the stone walls match the existing stone walls along the Street which integrates the development well into the surrounding streetscape. The buildings at the front of the plot continue the existing building line of surrounding development.

3. Hardie Close, Cirencester Road, Tetbury

Hardie Close is located in Tetbury, a town and neighbouring parish to Crudwell. The development is a short cul-de-sac which branches off Cirencester Road and features a mixture of detached, semi-detached and terraced properties of two storeys. Some of the successful attributes of the development are described below:

- Materials- Use of stone, roughcast

render and slate roofing which reflects the local material palette. The colours of the stone and render fit well into the local context.

- Architecture and building style - There is a range of typologies including terraces, semi-detached and detached. Architecture reflects traditional vernacular for example through use of recessed window frames and doors and stone chimney stacks.
- Building line and boundaries - buildings at the front of the close face onto the street and continue the existing building line. Boundaries are stone walls with natural vegetation. This creates an attractive streetscape and also integrates well with the local character.
- Roofline - Gables minimise the dominance of roofs.



Figure 56: Court Farm, The Street, Oaksey.



Figure 57: Hardie Close, Cirencester Road, Tetbury.

4. Arlington Fields, Arlington

Arlington Fields is located in Arlington, in the parish of Bibury to the north-east of Cirencester. The development is a short cul-de-sac off the B4425 at the edge of the village. Some of the successful attributes of the development are described below:

Materials - use of limestone and rough-cast off-white render and clay tiles in natural brown colour. The materials and colour-palette reflect the local character. The natural, brown colour of the roofs also fit well with the surrounding rural context as the developments sits at the edge of the settlement.

Architecture - use of detailing which reflects the local vernacular including recessed windows and doors, window headers and use of stone quoins.

Green space and gardens - trees and hedgerows which line the road in front of the site are retained and provide screening for the development. Green spaces, boundaries and trees are used throughout the development. There is a green walkway at the back of the development which allows views from the road to extend through the site to the green landscape and trees which gives a more rural feel.



Figure 58: Arlington Fields, Arlington.



**Appendix:
Checklist**

A

Appendix: Checklist

This section sets out a general list of design considerations by topic for use as a quick reference guide in design workshops and discussions.

1

General design guidelines for new development

- ✓ Does new development integrate with existing paths, streets, circulation networks and patterns of activity to allow accessibility and connectivity?
- ✓ Is there an opportunity to reinforce or enhance the established settlement character of streets, greens and other spaces?
- ✓ Does the proposal harmonise with and enhance the existing settlement in terms of physical form, architecture and land use?
- ✓ Does the proposal relate well to local topography and landscape features, including prominent ridge lines and long-distance views?
- ✓ How can the local architecture and historic distinctiveness be reflected, respected and reinforced?
- ✓ Have important existing features been retained and incorporated into the development?
- ✓ Have surrounding buildings been respected in terms of scale, height, form and massing?
- ✓ Are all components e.g. buildings, landscapes, access routes, parking and open space well related to each other?
- ✓ Does the proposal make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation) without adverse impact on the street scene, the local landscape or the amenities of neighbours?
- ✓ Has management, maintenance and the upkeep of utilities been considered by the proposal?
- ✓ Is there an opportunity to implement passive environmental design principles (for example, site layout being optimised for beneficial solar gain, techniques to reduce energy demands and the incorporation of renewable energy sources)?
- ✓ Does the proposal adopt contextually appropriate materials and details?
- ✓ Does the proposal incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features?

2

Street grid and layout

- ✓ Does it favour accessibility and connectivity? If not, why?
- ✓ What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- ✓ How will the new design or extension integrate with the existing street arrangement?
- ✓ Are the new points of access appropriate in terms of patterns of movement?
- ✓ Do the points of access conform to the statutory technical requirements?

3

Local green spaces, views and character

- ✓ What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- ✓ Does the proposal maintain or enhance any identified views or views in general?
- ✓ How does the proposal affect the trees on or adjacent to the site?
- ✓ Can trees be used to provide natural shading from unwanted

3

(continued)

Local green spaces, views and character

- solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- ✓ Has the proposal been considered within its wider physical context?
- ✓ Has the impact on the landscape quality of the area been taken into account?
- ✓ In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- ✓ How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- ✓ How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- ✓ Can any new views be created?
- ✓ Is there adequate amenity space for the development?
- ✓ Does the new development respect and enhance existing amenity space?
- ✓ Have opportunities for enhancing existing amenity spaces been explored?

3 (continued)

Local green spaces, views and character

- ✓ Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- ✓ Is there opportunity to increase the local area biodiversity?
- ✓ Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- ✓ Can water bodies be used to provide evaporative cooling?
- ✓ Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features

- ✓ What is the arrival point, how is it designed?
- ✓ Does the proposal maintain or enhance the existing gaps between settlements?
- ✓ Does the proposal affect or change the setting of a listed building or listed landscape?
- ✓ Is the landscaping to be hard or soft?

5

Buildings layout and grouping

- ✓ What are the typical groupings of buildings?
- ✓ How have the existing groupings been reflected in the proposal?
- ✓ Are proposed groups of buildings offering variety and texture to the townscape?
- ✓ What effect would the proposal have on the streetscape?
- ✓ Does the proposal maintain the character of dwelling clusters stemming from the main road?
- ✓ Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- ✓ Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- ✓ Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment

- ✓ What are the characteristics of the building line?
- ✓ How has the building line been respected in the proposals?
- ✓ Has the appropriateness of the boundary treatments been considered in the context of the site?

7

Building heights and roofline

- ✓ What are the characteristics of the roofline?
- ✓ Have the proposals paid careful attention to height, form, massing and scale?
- ✓ If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- ✓ Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- ✓ Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household extensions

- ✓ Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- ✓ Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- ✓ Do the proposed materials match those of the existing dwelling?
- ✓ In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- ✓ Are there any proposed dormer roof extensions set within the roof slope?
- ✓ Does the proposed extension respond to the existing pattern of window and door openings?
- ✓ Is the side extension set back from the front of the house?
- ✓ Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- ✓ Can any materials be re-used in situ to reduce waste and embodied carbon?

9

Building materials & surface treatment

- ✓ What is the distinctive material in the area?
- ✓ Does the proposed material harmonise with the local materials?
- ✓ Does the proposal use high-quality materials?
- ✓ Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- ✓ Do the new proposed materials respect or enhance the existing area or adversely change its character?
- ✓ Are recycled materials, or those with high recycled content, proposed?
- ✓ Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- ✓ Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car parking

- ✓ What parking solutions have been considered?
- ✓ Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- ✓ Has planting been considered to soften the presence of cars?
- ✓ Does the proposed car parking compromise the amenity of adjoining properties?
- ✓ Have the needs of wheelchair users been considered?
- ✓ Can electric vehicle charging points be provided?
- ✓ Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- ✓ If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?



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 2038, Crudwell Parish Council will monitor and review the progress of the Neighbourhood Plan.

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

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

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

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



Appendix 3: Relevant Minutes of Crudwell Parish Council Meetings

4th July 2017

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

Present: Cllr T Fraser, Cllr P Gilchrist, Cllr J Stanford
Present: The following members of the public were in attendance: R Lambley, G MacPherson, S Lindsay, M Smith, R Hill, A Smith, A Stewart, M Whelan, G Lawes, M Credicott

1. Members Declarations of Office and Declarations of Interest
 Members elected unopposed were required to sign Declarations of Acceptance of Office:-
 Cllr T Fraser, Cllr J Stanford, Cllr P Gilchrist.
 Declaration of Acceptance of Office forms were duly signed and witnessed by the Clerk.

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

2. Apologies for absence – Cllr C Berry

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

Resolution: Election of Cllr P Gilchrist - Chairman	Motion Proposed: TF Seconded: JS
--	--

To receive the Chairman's Declaration of Acceptance of Office.
 Declaration of Acceptance of Office form was duly signed by Cllr P Gilchrist and witnessed by the Clerk.

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

Resolution: Election of Cllr T Fraser as Vice- Chairman	Motion Proposed: PG Seconded: JS
--	--

To receive the Vice - Chairman's Declaration of Acceptance of Office.
 Declaration of Acceptance of Office form was duly signed by Cllr T Fraser and witnessed by the Clerk.

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

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

T. Gilchrist
 Cl. 05.17

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 initiate forward. It was thought the NHP Steering Group would consist of approx. 10 volunteer residents.

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

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

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

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

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

Lisa Dent
01.08.17

215



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

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

5. Parish Council Vacancies – 6 vacancies

All present to note.

6. Matters to Report not included on the agenda

Will be covered through meeting.

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

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

7.1 Income –March 2017

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

7.2 Accounts for Payment & Chqs for signature

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

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

Payments for authorisation at the Parish Council meeting.

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

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

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

7.4 Insurance documentation to be re-circulated to Councillors.

Clerk to forward

Handwritten signature
01.08.17

3/5



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

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

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

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

Clerk to add to Ear Marked reserves

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

Clerk to contact school and issue certificates

8. Planning

Determined:- for information

Application Number: 17/04161/FUL

Site Location: Longridge Eastcourt Road Crudwell Wiltshire SN16 9ER

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

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

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

Application Number: 17/04412/FUL

Site Location: 10 The Ridgeway Crudwell Wiltshire SN16 9YH

Proposal: Replacement roof to existing side conservatory

Case Officer: Victoria Davis Direct Line: 01249 706673

Registration Date: 19/05/2017

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

8.1 Applications

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

Site Location: Oatridge Farm Eastcourt Malmesbury Wiltshire SN16 9HR

Applicant: Mr T Bostwick

Applicant Address: Oatridge Farm Eastcourt Malmesbury Wiltshire SN16 9HR

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

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

Application Number: 17/05627/FUL

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

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

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

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

Application Number: 17/05603/FUL

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

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

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

Victoria Davis
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

Robint

01.08.17.

515



27th September 2022

CRUDWELL PARISH COUNCIL MEETING

Tuesday 27th September 2022 at Crudwell Village Hall, Crudwell – 7.15 pm

Present: Cllrs: P Gilchrist (Chair), A Stewart, N Doel, G Lawes, R Lambley
Cllr C Berry (Wiltshire Council)

L Dent – Clerk/RFO

--oOo--Proclamation of Accession--oOo--

Approx. 10 residents joined Parish Councillors for a reading of the Proclamation of Accession for Charles III read by Chair P Gilchrist. We would like to thank those residents for joining us.

Public speaking: Annie Smith (Trustee Crudwell Village Hall and Recreation Ground committee)

A further update was given of management to the Village Hall Management Committee. AGM will be held on Thursday 29th Sept 2022 and a representative of the Parish Council will attend. Current Trustee roles needed include Secretary and Caretaker. Annie was thanked for attending and left the meeting at 7.15 p.m.

1. Welcome to all Parish Councillors, apologies and absence

The meeting was opened by Chair at 7.16 p.m. Apologies accepted and received for Cllr Butcher.

The order of business was varied, proposed by PG and all present in favour.

6. Wiltshire Council report (Cllr C Berry)

The recent Wiltshire Council cabinet meeting and Government and Audit meeting reported a large overspend, £16M in reserves. There has been no clarification on Government intervention as yet.

2. Approval of Minutes from August 2022

The above Minutes were approved and signed by Chair. All present were in favour.	Proposed : AS Seconded: RL
---	---------------------------------

3. Matters Arising

- Electrical cabinet at Edenstone Development reported to HSE.
- Crop fires – it was agreed it would be beneficial to add this into the emergency plan and we could show the location of fire hydrants. Clerk will send copy of Emergency Plan to RL. Renate Malton, Wiltshire Council assists with emergency plans and could assist us.

4. Items to be included at discretion of the Chair - None

5. Finance

1. Bank account balances – Treasurers 27/9 £19,690.67 Bus Bank 27/9 £17,291.11
It was noted that the second Precept instalment of £7865.75 and recent VAT reclaim £834.82 have recently received.
2. Bank mandate – No contact from Lloyds bank. Cllr Stewart will make contact to request an update on the 3rd attempt to register a mandate change form.
3. Option to opt our of the SAAA central external auditor appointment arrangements – it was noted that Crudwell Parish Council will not be opting out and will remain in the scheme as a smaller authority.

4. Accounts for payment

The following accounts were approved for payment. Proposed RL, seconded AS. All present were in favour.
--

Signed Chair – P Gilchrist.....

18 OCT 2022
RL



Vision Invoice 0433	Consultancy work	£390.00
What's On In Crudwell	Financial assistance	£196.00
ID Verde	6 attendances	£798.60
SLCC	CILCA Course	£410.00
CIX	Data Transfer charges	£17.65
CIX	Spam filtering	£36.00
WALC	CILCA training	£330.00
Clerk August 2022	August 2022	£301.47

a. ID Verde payment

As a Parish Council, it is our responsibility to spend public money with careful consideration and only if we can justify that we have received goods or services.

It was agreed that we will forward payment for 6 attendances - £798.60

Month	Inv/Cr Note	Amount enc	Notes
Sept 22	10856730	£133.10	One cut agreed although no attendance note received.
August 22	Inv 10853359 Cr Note 10855963	NIL	
July 22	Inv 10849838	£133.10	We dispute 2 cuts in July – there were 2 visits but only 1 cut of all areas was achieved in these 2 visits. We will pay 1 attendance fee as we pay per complete cut of all areas.
June 22	Inv 10845920	£133.10	We dispute 2 cuts in June – we have 1 attendance recorded. We will pay one attendance fee.
May 22	Inv 0843026	£133.10	The invoice is for 2 attendances but you have advised you will issue a credit note for one attendance. We will pay one attendance fee.
April 22	Inv 10839908	£133.10	We dispute 2 cuts in April – we have 1 attendance recorded. We will pay one attendance fee.
March 22	Inv 10837980 Cr Note 10845302	NIL	
May 21	Inv No 10822844 Cr note 10825193	£133.10	We dispute 2 cuts in May 21 – we have 1 attendance recorded. We will pay one attendance fee.
Total enclosed		£798.60 inclusive of VAT	

Clerk will prepare a letter and this will be sent to ID Verde, enclosing the cheque payment.

5. Planning – New application

Application Ref PL/2022/07089 - Proposed Works to Trees in a Conservation Area

Address: 9 THE RIDGEWAY, CRUDWELL, MALMESBURY, SN16 9YH

Proposal: Ash tree - high pollard Respond By 04-10-2022

It was agreed by all present to issue NO COMMENT.

Application determined

Application Ref PL/2022/05925

Householder Application Address: 16 THE GROVE, CHELWORTH, MALMESBURY, SN16 9SS

Proposal: Replace existing external materials to north west, north east & south west elevations with through colour render
Decision: It was noted this was **Withdrawn by Applicant**


Signed Chair – P Gilchrist.....
18 OCT 2022
02/11



Cllr Lawes will forward details of cladding to a property which may be of interest and will also review the progress of Brooklyn.

6. NHP Report

We are pleased to report that we have now received confirmation that our application for Government Locality Grants to support work on our Neighbourhood Plan Review has been successful. The initial grant of £9900 will be deposited in the Parish Council account shortly. This means that the Neighbourhood Plan Steering Group can begin work and our first task will be to appoint the specialist Planning Consultant needed to support the Steering Group in carrying out the Review. We believe that it would be significantly to our advantage to continue to retain Vision Planning who have agreed to providing the technical support needed for the standard NP rate of £550 per diem, in that they, having delivered our made plan would be able to hit the ground running whereas a new agency would inevitably consume considerable resource and cost in getting up to speed. It is also the case that any alternative agency would have to quote within the standard NP rate of £550 per diem so it would be most unlikely that there would be any rate advantage. The Parish Council is asked to approve that the Steering Group commence the work plan supported by Vision Planning. A quotation for this tranche of work is available and will be circulated. The first task will be to prepare a consultation before Christmas to include a call for sites and comment on our proposed policy proposals in respect of:

- Housing Allocation of small infill and self-build sites following the call for sites.
- Green spaces including the greens and Glebe Fields
- Hedgerows and green corridors
- Business development including a community hub

There will be full community engagement and consultation throughout the process.

Proposal: Crudwell Parish Council Neighbourhood Plan Steering Group commence work on the next tranche of Neighbourhood Planning using Vision Planning Ltd (planning consultancy) as support, at the quoted rate. Proposed by RL, seconded by PG and all present in favour.

Community Liaison Group

There has been no update from the Tuners Lane site promotors to our detailed comments on their draft plans. When agreed plans are at a more advanced stage it is the intention of the CLG to consult with Crudwell residents in advance of the site promotor’s consultation to provide an early opportunity for comment.

7. Covid 19

The Streetleaders group is still active and currently signposting residents to vaccinations etc. They remain available if needed. Infection rates were low in our area but we understand they are rising and we advise residents to stay safe and follow advice from Wiltshire Council and gov.uk.

8. Parish Matters

1. Playground bark chippings, FAF, service of play equipment
Bark chippings – Clerk will contact company concerned to request if they will accept a cheque payment.
Service of play equipment – Creative Play has been booked to inspect and complete maintenance, Fresh Air Fitness we await their response.
2. Ownership/responsibility of playground area fence – this remains under investigation. PG will contact Willis Bros to request a quote for the fencing works required.
3. Footpaths and stiles – a report had been compiled by Cllr Butcher. It was agreed we will request Cllr Butcher to proceed with the works as per the report, there will be some cost to the Parish Council and for this we have year

Signed Chair – P Gilchrist.....
P Gilchrist

18 OCT 2021
DS/LL



marked funds. Cllr Lawes is available to check accessibility arrangements with regard to the choice of replacement stiles.

4. Parish Steward – no current tasks.

5. Trees – we have an order of free saplings to be delivered shortly and we will use these within the local community or offer out to local residents. More information to be circulated on their arrival.

10. Project work

1. Website accessibility – we currently and looking at costings for the accessibility work, as per the Government requirements stated.

2. Alvan Blanche – defibrillator. We await further details from Mr Ray Sanderson who has been in contact with the company concerned.

The meeting closed at 9.15 p.m.
PS


Signed Chair – P Gilchrist.....

18 OCT 2022
P.G.



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



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

APPLICANT:

Crudwell Parish Council

APPLICATION:

Application for the Designation of Crudwell Neighbourhood Area

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

DECISION:

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

Signed: 

Alistair Cunningham
Associate Director
Economic Development and Planning

Dated: 20.03.2015



WILTSHIRE COUNCIL

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

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

1. INTRODUCTION

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

2. BACKGROUND

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

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

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

3. PROCEDURE

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

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



4. CONSIDERATION AS TO WHETHER OR NOT TO DESIGNATE

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

5. REASONING FOR DESIGNATION

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

6. CONCLUSION

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



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

7. **DECISION**

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

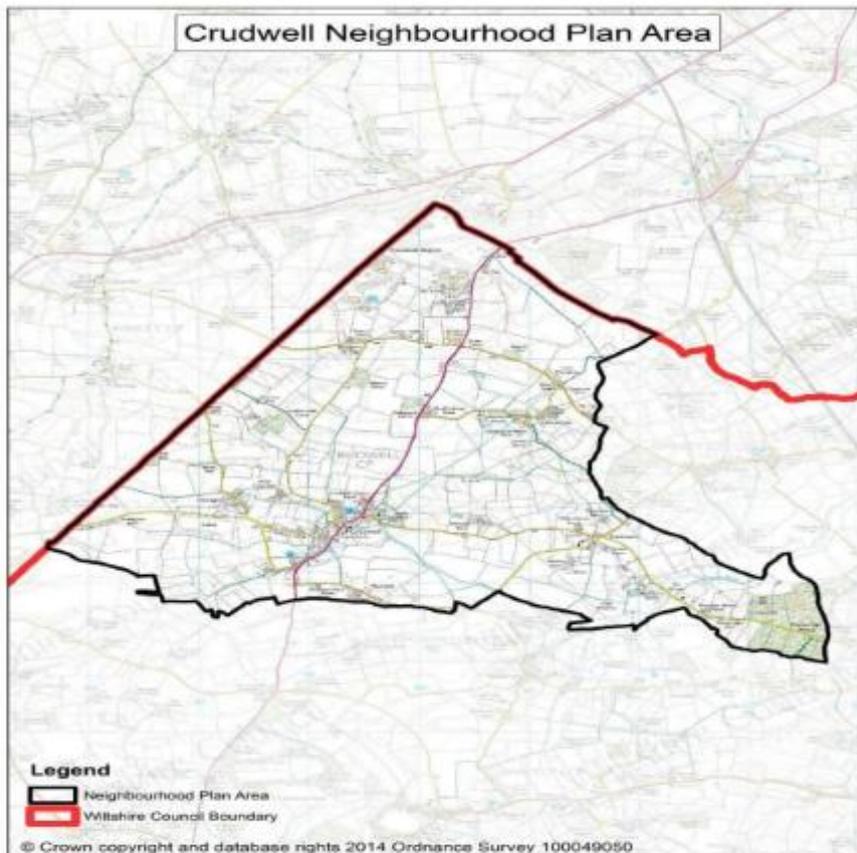
Alistair Cunningham
Associate Director
Economic Development and Planning
Dated: 20.03.2015

Wiltshire Council

Where everybody matters

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

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



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

Signed:

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

Alistair Cunningham
Associate Director
Economic Development and Planning

Decision published: 20.03.2015