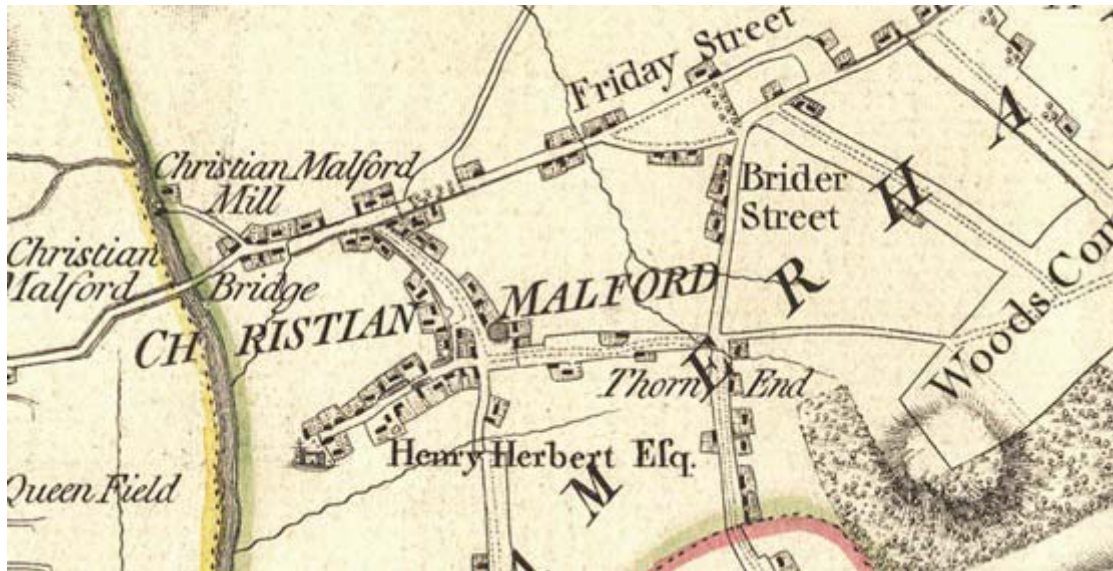


CHRISTIAN MALFORD

NEIGHBOURHOOD DEVELOPMENT PLAN 2015-2035
Made March 2018



Christian Malford 1773



Christian Malford ca 2015

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Acknowledgements

Foreword

Christian Malford is a gem; a friendly, welcoming community in an attractive location in a desirable part of the country. With these assets it naturally attracts people and development. For the residents of Christian Malford this interest also presents a danger in that development could quickly change the nature of the Parish with the gem losing its sparkle.

This Neighbourhood Development Plan (NDP) has been developed by the people of Christian Malford, for the people of Christian Malford to enable the Parish to develop sustainably for the benefit of current and future generations. It came about from the knowledge that Wiltshire Council need to establish 42,000 new homes across the county and an awareness that developers were considering large scale developments around the village centre. The risks to Christian Malford were significant and there is little doubt that irrevocable change would have happened without the creation of the NDP.

By its nature, it is a lengthy document and this is a reflection of the complexities of the issues and the rigour with which the team have worked. There should be something of interest for every resident in the Parish and from it everybody should be able to understand how the Parish will develop in the coming years.

Preparing the NDP has been both a challenging and rewarding experience. It has been a challenge; national planning policy is not everyone's idea of a fascinating topic and interpreting it in the local context against evolving requirements from Wiltshire Council has been far from easy. The outcome, this document, should serve the Parish well for years to come and provide the basis for Christian Malford to continue to be the lively rural community that it has long been.

Using the document depends on the preferences of the reader; you may read cover to cover or jump directly to the policies. My recommendation is for you, as a reader with an interest in Christian Malford, to consider the whole as the policies derive from the historical context, the currently understood requirements and the longer term needs of the Parish.

Finally, acknowledgements and thanks should go to a number of people for their contributions to this work:

- County Councillor Howard Greenman for his vision in recommending the NDP process as a means to manage Christian Malford's development.
- Giles, and all at The Rising Sun for hosting the many meetings held by the team. It has been a real life example of the 'the pub' being at the heart of the local community.
- The team, Kevin (Chair for most of the process), Alison, Colin, Iain, Ian, Jo, and Neil. This has been a major undertaking to which the members have invested a considerable amount of time and effort supported by some very creative use of external resources. Their contributions have been magnificent and the outcome is something of which everybody should be very proud. Special thanks go to Kevin who has persevered with the task and dragged it to within inches of the finishing line.
- Louise Tilsed and her colleagues at Wiltshire Council for providing invaluable feedback on the developing plan and leading us through the complexities of the legislation.

Mike Lawrence
Acting Chair, Christian Malford NDP Steering Committee

Section 1: Introduction and Background

1.1 Purpose

In April 2012 the Localism Act 2011 amended the Town and Country Planning Act 1990 (the Act) introducing new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Development Plan that can establish general planning policies for the development and use of land in the neighbourhood. This document is a Neighbourhood Development Plan as defined in the Act.

1.2 Submitting Body

This NDP is submitted by Christian Malford Parish Council, which is a qualifying body as defined by the Localism Act 2011.

1.3 Neighbourhood Area

The Neighbourhood Development Plan applies to the Parish of Christian Malford in Wiltshire.

In accordance with part 2 of the Regulations, Wiltshire Council (the local planning authority) publicised the application from Christian Malford Parish Council and advertised a consultation period beginning in June 2014 and ending on 25 August 2014. The application was approved by Wiltshire Council on 6 November 2014 and Christian Malford Parish was designated as the Neighbourhood Area.

Christian Malford Parish Council confirms that this:

- i. Neighbourhood Development Plan relates only to the Parish of Christian Malford and to no other Neighbourhood Areas.
- ii. Is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is in development for part or all of the designated area.

1.4 The Context

The Christian Malford Neighbourhood Development Plan must:

- i. have appropriate regard to national planning policy;
- ii. contribute to sustainable development;
- iii. be in general conformity with strategic policies in the development plan for the local area; be compatible with EU obligations and human rights requirements; and
- iv. give due consideration to possible environmental and cultural impacts.

The Parish of Christian Malford lies within the jurisdiction of Wiltshire Council and the local strategic context is therefore set by the Wiltshire Council Core Strategy (the Core Strategy) that was adopted in 2015.

1.5 Plan Period, Monitoring and Review

The Christian Malford Neighbourhood Development Plan covers the 20 years from 2015 until 2035. The Wiltshire Core Strategy now has only 9 years to run and it is more appropriate for this Plan to cover the 20 years as requested by Wiltshire Council in their SHLAA request. It is a response to the needs and aspirations of the local community as understood today and it is recognised that current challenges and concerns are likely to change over the plan period.

Christian Malford Parish Council, as the Neighbourhood Development Plan authority, will be responsible for maintaining and periodically revisiting the NDP to ensure relevance and to monitor delivery.

1.6 Existing Planning Policy

National planning policy is set out in the National Planning Policy (<http://planningguidance.planningportal.gov.uk/blog/policy/>) and seeks to create an environment that enables sustainable development and planning practice guidance.

The adopted Wiltshire Core Strategy sets out the strategic vision and policies for achieving sustainable development in Wiltshire, in accordance with national policy. Some policies from the North Wiltshire Local Plan 2011 have been saved. These saved policies remain extant until either deleted, or incorporated through the partial review of the Wiltshire Core Strategy which is currently being undertaken.

The NDP process for Christian Malford defines the local vision of sustainable development and is in conformity with the Wiltshire Council Core Strategy and the saved policies of the North Wiltshire Local Plan 2011.

Section 2: Process Summary

2.1 Plan Development Process

Christian Malford Parish Council resolved to develop a Neighbourhood Development Plan for Christian Malford in early 2013 and opted to do so in conjunction with the wider community through a steering group comprising Parish councillors and other residents. Appeals for volunteers to form the steering group were made through the Parish newsletter. The steering committee was formed and began work in early 2014. An application for the Designation of Christian Malford Neighbourhood Area was approved on 5th November 2014 (Appendix E)

Through early considerations the steering committee identified housing as the primary area of focus for the Neighbourhood Development Plan :

- what is the housing need in Christian Malford?
- where might new housing be located?
- what is important to residents when considering new sites for housing?
- what design requirements are there for new developments and homes?
- what other aspects of living in the village should be considered?

Development of the plan followed the approach of:

- assessing existing housing resources in the Parish.
- identifying future requirements to comply with the Wiltshire Core Strategy.
- identifying preferences of local residents.
- identifying potential sites for development.
- writing recommendations that comprise the detailed content of this Plan.

The Housing Need was established by:

- reviewing the 2005 Housing Needs survey
- considering the existing housing stock.
- considering projected future requirements of existing residents.
- considering minimum requirements established through the Core Strategy.
- questionnaire information from the 2008 Parish Plan and 2014 NDP steering group; and
- the views of the residents who attended the consultation in September and November 2014 and March 2015.

Potential Sites were identified by:

- including all sites in the Wiltshire Council Strategic Housing Land Availability Assessment (SHLAA);
- requesting, through local media, that anyone who wished to submit their site to the Advisory Group for consideration;
- printing reminders in the local Parish magazine;
- the views of the residents who attended the Village Neighbourhood Plan consultation in September and November 2014.

The Choice of the Sites was guided by:

- the views expressed by the village in completed questionnaires returned in June/July 2014
- publishing a summary of these initial conclusions on the Christian Malford website for comment
- the outcome of a focus meeting in November 2014 to consider preferences for interested parties in the evolving preferred area in the North of the Parish
- support from the consultation meetings in September and November 2014 and in March 2015 for sites prioritised from the questionnaire
- meetings with individual owners of the identified sites in March 2015 and March 2017.

2.2 Community Engagement

A Neighbourhood Development Plan (NDP) is a community plan and must derive its objectives, actions and authority from the community.

From the outset the steering committee were determined that the residents should be kept informed and given every opportunity to tell the steering committee what they wanted. Communication and consultation, in various forms, played a major role in formulating the Plan.

A communication programme was established to:

- promote a high degree of awareness of the project;
- invite residents to join the team advising the Parish Council;
- encourage everyone to contribute to the development of the Plan;
- promote consultation events;
- provide regular updates on the status of the Plan and its development.

Publicity

- The Parish newsletter is published monthly and delivered to homes in the Parish and surrounding parishes. Since June 2013 it has carried frequent articles on the plan.
- Traditionally in Christian Malford publicity for events is carried out using posters on telegraph poles in the village centre and this communication channel was used to publicise upcoming events.
- Meetings were also publicised with a large display board at the Village Shop.
- A stall at the village fête in July 2014 was used to publicise the NDP and the Parish Questionnaire.
- The village website also has a page dedicated to the NDP, which is regularly updated.

Updates

Regular updates on the plan development process, opportunities to contribute and comment, and outcomes of surveys and events were provided in:

- the Parish magazine
- the Parish website
http://www.christianmalford.org.uk/Core/ChristianMalfordParishCouncil/Pages/Neighbourhood_Development_Plan_1.aspx
- minutes of the Steering Group meetings, also available on the Parish website.

2.3 Evidence base overview

The analysis, objectives and proposals in this Neighbourhood Development Plan have drawn on a variety of sources:

- the Wiltshire Core Strategy and the evidence supporting it
- the data on population, employment, housing, deprivation, car ownership was obtained largely from the Office of National Statistics (2011 census)
- the housing need was informed by a Housing Needs survey conducted in December 2006 and updated by a combination of a housing survey and an assessment of future needs; both data sets compiled by the Steering Committee
- life in the village was obtained through local knowledge compiled by the Steering Committee
- flood risk was obtained from the Environment Agency, flood risk assessment level 1 on the Wiltshire Council website and discussions with the local Flood Warden.
- data on the historic environment has been sourced from Historic England

Alongside this Neighbourhood Plan, there are a further 5 documents that form the evidence base on which the Plan is founded consisting of:

- Evidence Base 1 - **Maps**
This contains the map of the Parish, the map of the current settlement boundary, and the map of the proposed settlement boundary to be used once the Neighbourhood Plan is adopted
- Evidence Base 2 - **Basic Condition Statement**
This is one of two main supporting statements that must accompany the Neighbourhood Plan when it is submitted to the Local Planning Authority. It is a statement of how the Neighbourhood Plan meets the requirements that the legislation requires an independent examiner to consider.
- Evidence Base 3 - **Consultation Statement**
This is the other supporting statement that must accompany the Neighbourhood Plan. This is required to contain details of who was consulted on the proposed Neighbourhood Plan (including statutory consultation bodies); an explanation of how they were consulted, a summary of the main issues and concerns raised through consultation; and a description of how these issues were considered and where relevant, addressed in the Neighbourhood Plan proposal. In addition, this document also contains other supporting evidence including: Full details of the responses to the consultation; a copy of the formal approval of the Christian Malford Neighbourhood area by Wiltshire Council; a housing needs survey conducted in 2005; a housing survey conducted in 2014; a summary of the responses to the Parish Questionnaire; and details of individual comments made to the Parish Questionnaire
- Evidence Base 4 - **Listed Buildings**
Full details of the listings of the designated historic assets in the Parish
- Evidence Base 5 - **Strategic Environmental Assessment and Habitats Regulations Assessment**
Copies of the SEA and HRA screening determinations conducted by Wiltshire Council, confirming that neither an SEA nor a HRA is required for the Neighbourhood Plan.

Section 3: Goals and Objectives

3.1 Vision

Our vision for Christian Malford is that it should retain its rural character whilst remaining a thriving and welcoming community to people of all backgrounds. The existing facilities should be supported and where possible developed. A key to maintaining a thriving community is to ensure that the young and the old can remain in the Parish. The farming community is closely integrated with the village and its viability is essential in maintaining the rural setting enjoyed from most homes.

3.2 Goals

The NDP needs to work to achieve the goals identified by the local community; these goals reflect their needs, views and priorities. The Steering Committee has interpreted the views of the parishioners, as expressed in the responses to the Parish Questionnaire, as having the following goals:

- To maintain the character and vitality of the village.
- To minimise the impact of new development on the surrounding countryside, landscape, and ecosystems.
- To provide existing and future residents with the opportunity to live in a suitable home.
- To retain and maintain the viability of the existing resources.
- To ensure that village development is done in a sustainable manner.

3.3 Plan Objectives

Objectives have been set to achieve these goals:

Housing

Goal Aim/Objective

- To maintain the open rural nature of the village.
- To provide opportunity for the building of new homes that support the needs of the Parish.
- To achieve a more balanced range of properties on the market.
- To increase the supply of small houses in the Parish so that young couples and individuals will have a better chance of being able to buy a home.
- To provide appropriate new single storey properties that will allow older residents to downsize whilst still remaining in the Parish.
- To prevent further reduction in the scarce stock of single storey properties in the Parish.
- To provide accommodation for the less able and those needing external support.
- To comply with the housing policies in the Wiltshire Core Strategy.
- To identify sites for future development.

Countryside and Environment

Goal Aims/Objectives

- To retain the rural character of the Parish.

Employment and Business

Goal Aims/Objectives

- To support 'light development' by the farming community.
- To discourage the development of businesses associated with heavy traffic movement.

Pedestrians, Traffic and Transport

Goal Aims/Objectives

- To ensure that pedestrians and cyclists have safe access to facilities.
- To ensure that cars are not parked on the road in order to avoid pinch points.

Community

Goal Aims/Objectives

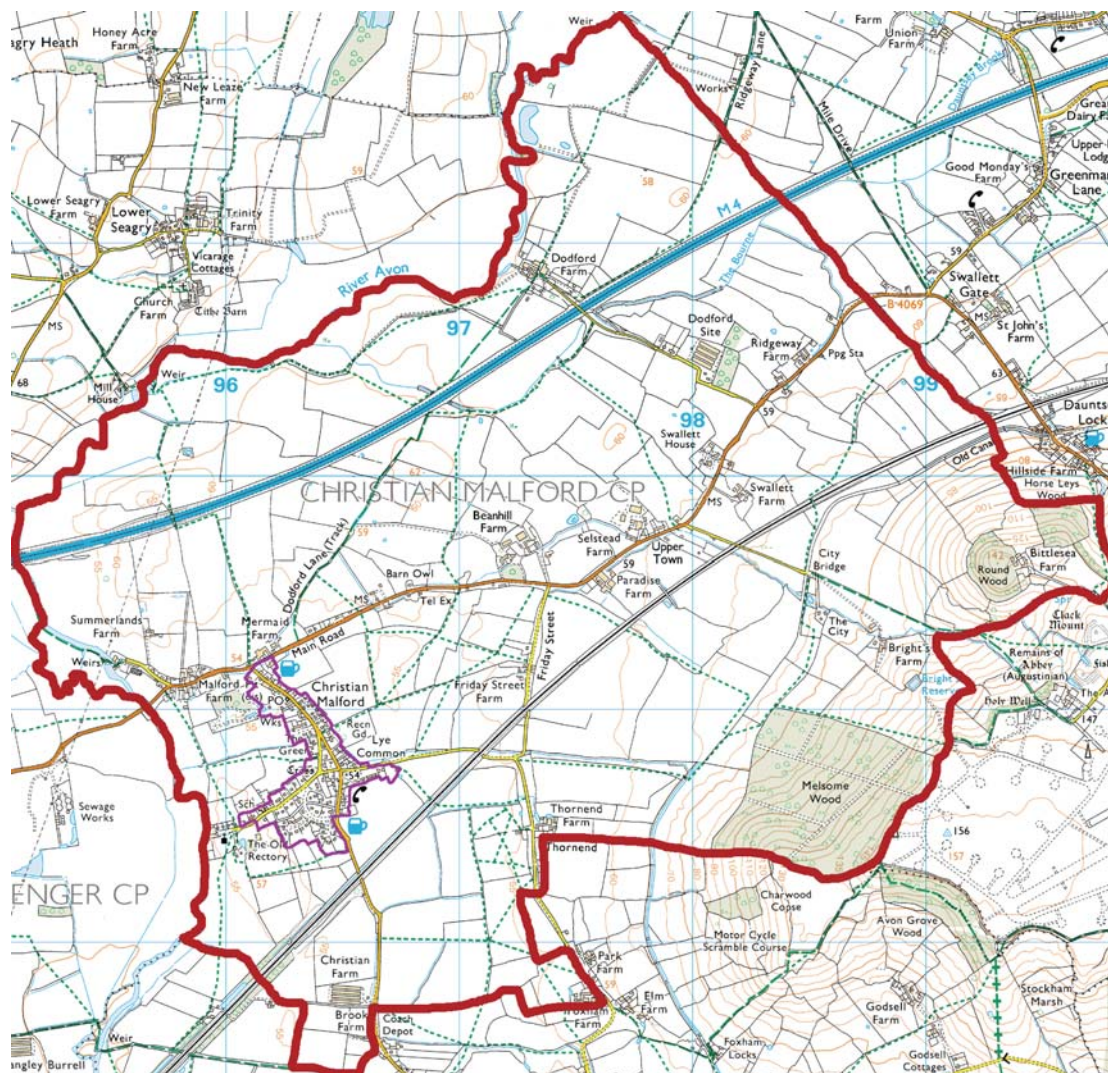
- To protect and enhance green spaces in the village.
- To preserve important village assets.
- To retain a close connection with the farming community.

Design

Goal Aims/Objectives

- To ensure that new developments do not diminish the character of the village

Section 4: Christian Malford – Our Parish



MAP 1: Parish of Christian Malford (red) showing existing settlement boundary (purple)

The Parish of Christian Malford occupies an area of 1,086 hectares (2684 acres) and consists mainly of open farmland with the settlement boundary of the village of Christian Malford in its South West corner.

The Wiltshire Core Strategy, Core Policy 10, defines Christian Malford as a Large Village.

4.1 Location and Connections

The Parish sits astride about 2 miles of the M4 motorway. Junction 17 of the motorway is 4 miles away to the West and junction 16 is 14½ miles to the East. The motorway gives easy access to the major conurbations of Bristol, Bath and Swindon as well as London and South Wales.

The main highway through the Parish is the B4069 (Main Road) which runs broadly East West. There are no through roads in the Parish to the North of the B4069. Both Avonweir Lane and Dodford Lane having no vehicular access over the River Avon.

The village is 5½ miles from the centre of Chippenham. Chippenham is designated as a Principal Settlement with 4510 new homes planned and 26.5 hectares allocated as employment land in Core Policy 10 of the Wiltshire Core Strategy. Chippenham has a main line railway station and about 2 miles of the Great Western Railway line runs across the Parish.

Sutton Benger, a bigger community than Christian Malford, and also defined in the Wiltshire Core Strategy as a Large Village, is a mile away to the West on the other side of the River Avon. Sutton Benger is expanding rapidly and at least 93 new homes will be added between 2014 and 2016 with further new developments anticipated. The majority of children in Christian Malford School come from outside the Parish with the largest single group coming from Sutton Benger. Christian Malford has a Village Shop and Post Office while Sutton Benger has a Post Office and coffee shop.

The new Defence Technical Training (DTT) site at Lyneham on the old RAF station forms part of the Eastern boundary of the Parish.

There is a no. 91 local bus service that runs between Christian Malford and the villages of Dauntsey, Sutton Benger and Kington Langley and on into Chippenham.

The shortest route for vehicles travelling East along the B4069 to Calne and destinations to the South East is through Christian Malford. This adds to the traffic problems in the Village along Station Road particularly during the morning and evening commute.

4.2 Landscape

The majority of the Parish is between 50 to 60 metres above sea level and consists of mainly open farmland. It rises steeply to the East reaching 150 metres at its Eastern boundary with the DTT site at Lyneham. This creates a typical Wiltshire panorama of rolling green hills to the East with Melsome Wood and Round Wood on their summits.

The Western and Northern Parish boundary is formed by the River Avon and it is a major feature of the landscape.

Agriculture is predominantly pasture with arable on the higher grade land. The Parish has a network of fields mostly with intact traditional hedgerows, often with hedgerow trees. There are two chicken farms in the Parish.

4.3 Heritage

The village has a rich history and there is evidence of a settlement alongside the river at Christian Malford dating back to 3,000 BC.

The Manor of Christianmalforde was mentioned in the Domesday Book of 1086.

There are 37 listed structures in the Parish, of which 19 are in the vicinity of the settlement boundary. These are identified as yellow blocks on Map 2 and include the curtilage of each building:-

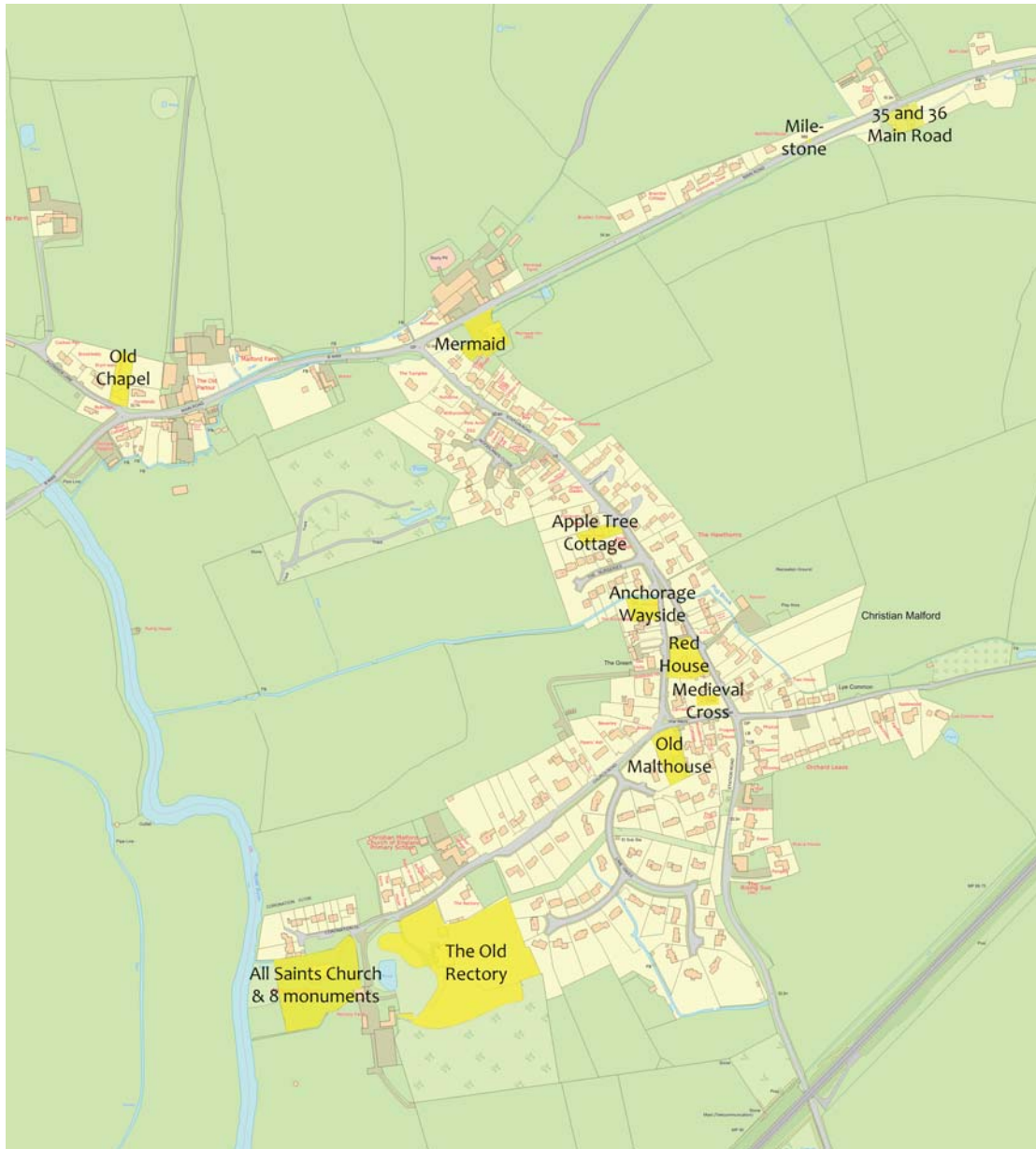
Grade I - All Saints Church

Grade II - 35 and 36 Main Road, Apple Tree Cottage, Avonweir, The Anchorage Wayside, The Mermaid Inn, The Old Chapel (listed as "United Reform Church, Avon Weir Lane"), The Old Malt House, The Old Rectory, and The Red House.

8 monuments in All Saints Church graveyard are also identified on the Historic England List.

Also within the vicinity of the settlement boundary are one of two milestones along Main Road and the Medieval Cross on what was once the village green in the garden of a house within the settlement boundary. The Medieval Cross is also a Scheduled Ancient Monument

The full listings of these constructions can be found in Appendix H. An impact assessment on the 19 listed structures (9 buildings, 9 monuments and 1 milestone) within or close to the settlement boundary of the proposed development plan is made in Section 11.4 of this document.



MAP 2: Listed structures in Christian Malford Village (Yellow blocks)

4.4 Population (all figures from government census data)

The population of Christian Malford peaked at 791 in 1841 when the wool industry was at its height. There was then a steady decline through to the low point in 1931 when 481 people lived in the Parish.

From the 1930's growth was quite slow but has increased significantly since 1970. In 1971 there were 530 residents in the Parish and according to the 2011 census this had risen to 705. With the new developments that have taken place since 2011 the current population is now estimated to be 760.

Christian Malford has a relatively aged population with 54% being 45 or older compared with the National average of 42%. In the Parish 25% are 65 or over against a National figure of 22%.

4.5 The Natural Environment

There are no Sites of Special Scientific Interest, Special Areas of Conservation, National Nature Reserves or Conservation Target Areas within, or that are likely to be affected by, any developments in the Parish.

To the East of the Parish on the escarpment bordering the Lyneham DDT Area are the ancient deciduous woodlands of Melsome Wood, Round Wood and Horse Leys Wood.

Water is a dominant feature of the natural landscape of Christian Malford. The River Avon forms the Western and Northern boundary of the Parish. The fields on either side of the river are designated zone 2 flood areas. The Avon flows from the North West corner of the Parish over three weirs and out towards Sutton Weir and Chippenham to the South Western. The River regularly floods onto adjacent fields which have acted as an effective regulator.

The Eastern part of the Parish is a designated zone 3 flood area. There are three main water courses that flow across the Parish - The Bourne, Pug Brook and the stream that runs alongside Main Road in a Westerly direction from Brights Lane. The water table is high and water routing complex and not fully understood. There are numerous small ditches in the Parish and occasional water courses that appear across fields in times of heavy rain. The Wilts and Berks canal was at one time an integral part of the local water management system but is now mainly unfilled where it runs through the Parish.

Pug Brook is the main water course that flows through the settlement boundary. It originates from the Elephant spill weir off the now derelict Wilts & Berks Canal. It is then fed throughout its course by numerous surface water drains. Pug Brook runs under Friday Street and then in a culvert under the railway embankment and then adjacent and to the North of Lye Common. It then turns North behind the houses in Station Road, back West under The Green, and then runs along the side of Malford Meadow and into the Avon. In 2007, following prolonged heavy rain, two dwellings within the settlement boundary flooded. Since then a substantial maintenance and clearance programme of Pug Brook has been undertaken by volunteers in the village. Despite sustained wet periods during the Winter of 2011 and 2012, the fields in the surrounding area and, on occasions, the highways have flooded but no properties within the settlement boundary have been affected.



MAP 3: Flood Risk Map for Christian Malford (from Environment Agency data)

The Bourne is a much more substantial water course which is fed by Dauntsey Brook and discharges into the Avon upstream of the weir near Seagry. It runs South of The M4, under Dodford Lane and then turns North under the motorway before reaching the Avon. In recent years properties in Dodford Lane have flooded but substantial clearance and widening of the land drainage around the chicken farm in Dodford Lane seems to have alleviated the problem.

The stream that runs alongside Main Road is a vital element in keeping the highway clear. In the heavy rains of Winter 2013 surrounding fields and many driveways had standing water but the road remained clear. It originates in the high ground to the East of the Parish around Holy Well and follows a line under the old canal. It runs parallel to Bright's Lane and then turns West alongside Main Road until it discharges into the Avon. This stream is culverted under some of the properties in Main Road and there is a major culvert where it crosses Main Road to the West of its junction with Station Road. This section is in the designated area for future development.

4.6 Housing

Christian Malford is a relatively affluent area with a pre-dominance of good sized family dwellings. From a housing survey undertaken by the NDP team there are 295 dwellings in the Parish with 190 of them being within the settlement boundary. 140 (74%) of these are detached and 171 (90%) are family sized homes. From the 2011 census of the dwellings in the Parish 45% were owned outright (no mortgage) against an average of 34% for Wiltshire and 31% nationally. This substantiates the relative affluence of the local community and its high average age.

The 2011 census showed 12 rented social dwellings, since when 6 more have been added giving a current total of 18. This is 6% of the Parish against the average in Wiltshire of 15%.

The number of dwellings increased steadily from 1970 with the start of Christian Malford's first private housing estate of detached houses in Lime Trees. Growth continued steadily fuelled by improved access with the opening of the western end of the M4 motorway in December 1971. Over the intervening years several small developments of mainly detached houses have been built along with a number of infill new builds.

The conclusions of the 2005 Housing Needs Survey included statements that there was a need for smaller properties in the village, and for affordable housing to allow local young people to remain in the village where they grew up. This was echoed in the 2014 survey and questionnaire which contained a consistent theme of the need for smaller, more affordable housing. The housing policies have been developed to address these concerns, working on the presumption that a small home is one that has no more than 3 bedrooms.

A characteristic of the dwellings within the settlement boundary is that a high percentage of them have open views to the rear. The building of new homes has mainly been linear development along highways. This is one of the differentiating features of the Christian Malford to other large villages in the area.

Section 5: Community and Well-Being Policies

Goal Aims/Objectives

- To protect and enhance green spaces in the village.
- To preserve important village assets.
- To retain a close connection with the farming community.



MAP 4: Christian Malford Community Facilities.

5.1 Community and Recreational Facilities

Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of a community. Christian Malford is fortunate to have two separate areas for recreational purposes; the Recreation ground and Malford Meadow. They serve different needs and are accessible to all residents in the local community.

The Recreation Ground and Pavilion

The Recreation Ground is comprehensively equipped including cricket pitch, cricket net, children's play area, multi-use games area, gym equipment, pendulum swing and zip wire. The Pavilion was built in 2000 and has an open plan main area with a kitchen, two changing rooms and gents' and ladies' toilet facilities. It also has an integrated storage area. In addition there is a detached storage shed.



FIG1: Pavilion at the Recreation Ground



FIG2: Part of the Recreation Ground with play facilities and the multi-use games area to the rear

Policy CP1 - Recreation Ground

The Recreation Ground, shown on Map 4, is identified as Designated Open Space and will be protected from built development.

Malford Meadow

Malford Meadow is a 'Pocket Park' of 4.5 hectares (11 acres) of communal amenity available to all village residents for use as a community meadow and where the protection of wildlife is a priority. The western end of the Meadow is the former site of Malford Manor, mentioned in the Domesday Book, and a site of archaeological interest. The Meadow is managed through a rolling 10-year Habitat Management Plan and Ecological Baseline, updated every 5 years, with inputs from professional residents: an environmentalist, a conservationist and an agronomist. Bench seats and picnic tables have been installed at various locations in the Meadow with information boards at each entrance. The Meadow is a tranquil environment that is well used by the whole community including the adjacent schools and dog walkers. A Community Orchard is being established and a wildflower pocket area is planned. In 2014 an area was allocated for 14 allotment plots which became fully productive in 2015.

Under the terms of the Transfer of Ownership from Wiltshire Council to Christian Malford Parish Council, Wiltshire Council have reserved the right to develop the part of Malford Meadow to the west of the Primary School for affordable housing use. As such this part of the wider site is excluded from the proposed local green space. In any event the terms of the Transfer of Ownership do not prevent that part of the wider site excluded from the designated local green space from being managed as open space.



FIG3: Malford Meadow information board

Policy CP2 - Malford Meadow

Malford Meadow as shown on Map 4 is designated as Local Green Space.

New development will not be supported on Malford Meadow except in very special circumstances.

The Village Hall

The current Village Hall was originally built as a First World War temporary field hospital on Salisbury Plain. It was relocated to Christian Malford in the 1920s on land donated by Thornend Farm.

It is owned by the trustees of the Village Hall and run by a committee, some of whom are also trustees. It is their responsibility to ensure that there is a Village Hall for future generations. There have been concerns for some time over the long-term structural condition of the Hall and the trustees have been assessing the options for the future. The building needs to be updated to cope with the demands of the many clubs and associations that use it.

At a public meeting in March 2008 the Village Hall trustees were given a 3 year mandate to investigate selling the current village hall site to raise funds for a rebuild on an alternative site. In consultation with the village, outline planning permission was sought at the Recreation ground but refused as the site entrance was deemed to be inadequate to cater for the vehicles of Village Hall users. In response to the parish questionnaire 58% of respondents stated that their preference was for the Village Hall to remain in its present location.

Whilst the trustees remain open to future development options the current preference is for the Village Hall to remain on its present site with the possibility of an extended footprint to the East to increase the size of the car park (see area marked V on Map 5).

Policy CP3 sets out a context within which the village hall can be extended or redeveloped within the Plan period. It provides for a village hall either on an extended footprint of the current site (as shown on Map 5) or elsewhere in the village.

In particular it sets out the basis by which a new or replacement village hall could be facilitated through other development. In the context of the scale and nature of the village this is likely to be through residential development. Its focus is on ensuring that the supporting development is proportionate in scale to the overall size of the village and its contribution towards facilitating the provision of a new or enhanced village hall. This will ultimately need to be determined through the development management process by Wiltshire Council.



FIG4: Current site of village hall, and the potential new site (V) MAP 5

Policy CP3 - Christian Malford Village Hall

Proposals for a new or extended village hall with associated car parking will be supported subject to the following criteria:

- The village hall is located within or adjacent to the settlement boundary;
- The design of the village hall would respect the character and appearance of other buildings in its immediate locality; and
- Its development would not have an unacceptable detrimental impact on the amenities of adjacent residential properties by virtue of its pedestrian or vehicular access, its height and mass or in terms of its general noise and disturbance.

Where appropriate and necessary a broader package of development measures will be supported in order to facilitate the construction of a new or replacement village hall. In these circumstances the applicants concerned will need to demonstrate that the wider package proposed complies with development plan policies and is of a size and scale commensurate both with the size of the village and its contribution towards the costs of providing a new village hall.

All Saints Church

Built in the 13th century, the Parish Church of All Saints is the only church in the village and can be seen for miles around, due to its large tower. The church was built around 1243 with funds raised by the villagers and with the help of the first recorded rector, Robert Bremleigh.



FIG5: All Saints Church, Christian Malford

In 1716 the Parish agreed to have the church restored. The buttresses are dated 1721 which hints to this restoration and the tower is similar to the church in Kington St. Michael, built in 1725. That same year on the 19th of April the villagers voted for 10 shillings to be paid to Ambrose Pullen, the priest at the time, to hang bells in the tower.

There were other extensions to the church; in the 14th century the Lady Chapel was built and also at the same time the gallery was added, subsequently being removed in 1860. The church was also restored 12 years later (1872) with a new pulpit, reading pew and lectern. Two new windows were also added to the chancel. Constructed from ashlar and rubble stone with stone slate roofs and coped gables, the church is a prominent building in the community with services still held every week. The building is situated to the South-West of the village and is now Grade 1 listed.

5.2 Health and Health Care

The respondents of the 2011 Census suggest that the health of the residents of Christian Malford is generally better than that of the average person in England.

The nearest GP surgery to Christian Malford is located at Sutton Benger, 1 mile away. It has a dispensing pharmacy on site. Villagers without transport may use the Dauntsey Vale Link, a good neighbour scheme, where drivers take clients to and from medical and other appointments on request.

The nearest hospital, optician and dental facilities are in Chippenham, 5 ½ miles, or Malmesbury, 7 miles.

5.3 Communications Infrastructure

Village website

The village website (<http://www.christianmalford.org.uk/Core/ChristianMalfordParishCouncil/Pages/Default.aspx>) is a vehicle for providing notifications and updates to current information to the residents quickly. It also provides much useful information about the village to both residents and visitors, under headings such as: Parish Council, Sports, Social and Local History; as well as: Diary, Notice Board, Neighbourhood Development Plan, Local Services, Church, School amongst others.

Village notice boards

The two notice boards in Christian Malford inform villagers of up-coming events.

Parish News

The Parish News is delivered monthly to all homes in the Parishes of Christian Malford, Sutton Benger, Seagry and Tytherton Kellaways and is the main means of communication in the village.

Internet access

Historically, broadband speeds have been poor in the village, being between 0.5Mb/s and 5Mb/s. Fibre communications were connected in 2016 improving data speeds considerably.

5.4 Facilities

Christian Malford Village Store

The shop is situated in the middle of the settlement boundary (see map) and is open daily. It offers:

- A Post Office, open 7 days a week
- Fresh produce, Deli counter etc.
- Groceries
- Stationery
- Newspapers
- Dry Cleaning
- Hot drinks and sandwiches
- Events advertising / ticket sales / collections for good causes and village events – an essential service to the village
- Advertisement board – Sales, Lost & Found etc
- Village notice board

This shop is a vital and highly valued 'hub' of the neighbourhood. The Core Strategy Core Policy 49 seeks to protect facilities such as the village store from re-development.

Public Houses

Re-opened in 2013, The Rising Sun has rapidly become a popular resource offering high quality food in addition to being a free house. The current management have a strong commitment to engaging with the community and offer film, quiz, music and theme nights. They also offer a meeting venue without charge for village gatherings which do not require the larger space available at the Village Hall, and which cannot afford the hire costs. In April 2017, the Rising Sun was nominated to be listed as an asset of Community Value.



FIG6: The Rising Sun, re-opened in 2013

The Mermaid Inn currently remains closed and will not re-open as a pub. Planning permission has however been granted for a café/wine bar in part of the building but there is currently no scheduled opening date.

Phone Box

In 2014 the village phone box on Station Road was de-commissioned by BT and was purchased by the Parish Council as a village asset. The Parish Council has agreed to relocate the phone box and utilise it to house a Defibrillator for the benefit of the villagers. This will happen in 2017.

Supermarkets in the area:

Residents travel to Royal Wotton Bassett, Chippenham, Calne or Malmesbury to shop in larger supermarkets.

5.5 Education

There is a Church of England primary school, recently made into an Academy Trust School, run by the Diocese of Bristol for children aged 4 – 11 from both within and outside the Parish. Children travel to school either on foot, by car or by bus from outside the Parish.

The school currently has 69 children on its roll and has an overall capacity of 120.

Acorn preschool has an excellent reputation and is also located on the school site. It has 15/16 children per session and can accommodate 19.

There is a Mother & Toddler group that runs in the Village Hall on Friday mornings.

Secondary schools and Post 16 colleges are located in Chippenham, Malmesbury, Swindon and Bath.

5.6 Other Facilities

- The village has a monthly visit from a mobile library van from its headquarters in Chippenham which is used by residents as an alternative to visiting the library in Chippenham.
- Dauntsey Vale Link: This service is a good neighbour scheme which is available to local people from Brinkworth, Christian Malford, Dauntsey and Foxham who are in need because they are elderly, lonely, disabled, single parents or perhaps are temporarily in need because of illness. It was established in Christian Malford in November 2007, and is operated through a roster of coordinators. Volunteers offer to do tasks such as drive clients to medical appointments, shopping etc., and will act as a ‘severe weather friend’ for those who would otherwise be house-bound.
- There is a thriving and wide variety of clubs and organisations in the village which contribute to Christian Malford being a friendly and sociable community.

Section 6: Traffic and Transport Policies

Goal Aims/Objectives

- To ensure that pedestrians and cyclists have safe access to facilities.
- To ensure that cars are not parked on the road in order to avoid pinch points.

6.1 Traffic in the Village



FIG7: B4069 Chippenham to Lyneham

The Christian Malford village facilities, such as the Village Shop, Village Hall, All Saints Church, Recreation Ground, The Rising Sun public house, Christian Malford primary school, and Acorns Nursery are located in the main part of the village, off Station Road and Church Road. Traffic passing through the village consists of local traffic, farm vehicles, buses as well as service and delivery vehicles. There is a 30 mph speed restriction throughout the settlement boundary and for parts of the B4069, Main Road. Church Road is a no through road, and Station Road is a busy thoroughfare during morning and evening rush hour.

Within the 30mph speed restriction area on the B4069, residential properties are interspersed with a variety of farm buildings, some of which are disused, as well as green fields and countryside. There is a significant flow of traffic along this single carriageway between Chippenham and Lyneham which includes HGVs. Metrocount record excess speed at peak times to be as high as 13%.

Areas of particular concern:

Station Road is of particular concern, as is Church Road during school starting and ending times. Station Road has a number of pinch points where only one vehicle can proceed at one time.

Cars parked haphazardly at the front of the shop, and reversing into the road, cause concern.

The crossroads between Lye Common and Station Road, with its blind corners, is potentially hazardous.

6.2 Pedestrians and Pavements

Comments from the questionnaire highlight the general concern for pedestrian safety. Pavements and paths are not continuous, either along the Main Road, on Station Road or Church Road, which presents particular concerns for the safety of pedestrians, wheelchair users and children in buggies. A particular priority is to investigate the options to improve the pedestrian access along the length of Station Road between the Village Shop and Main Road. Approaches such as marked walkways, as used in nearby Sutton Benger, would provide improved access within the constraints of the existing verges and hedges/boundaries.



FIG8: Lye Common Crossroads



FIG9: Station Road

There are no continuous paths or pavements in Christian Malford

Recommendation TR1 – Traffic & Transport

A painted walkway should be funded by Parish Council to provide safe pedestrian access on the Northern End of Station Road to link up with existing footpaths along Main Road and Station Road.

6.3 Parking

The majority of houses in the village have off-road parking, and in the main, on road parking is not a particular problem other than on a section of The Green and of Lye Common.

The Wiltshire Local Transport Plan 2006-2026 covers the need for minimum parking standards on all new developments and these provisions (see below) meet Christian Malford’s needs.

Minimum parking standards (allocated parking)

BEDROOMS	CAR PARK SPACES
1	1
2 to 3	2
4+	3

Visitor parking 0.2 spaces per dwelling (unallocated)

6.4 Local Travel

Given the rural location of the village, most people rely on their own cars, but there is a Wiltshire bus service and the volunteer LINK service.

Bus 91:

There is a bus service every 90 minutes which operates on weekdays and Saturdays to Chippenham.

Bus 95:

This service operates once daily on Mondays, Tuesdays and Wednesdays to Chippenham.

The School Bus

Wiltshire Council provides school buses for Primary and Secondary children to attend schools outside the village.

The Dauntsey LINK

This is a charitable organisation serving the community and providing volunteer drivers for appointments and shopping.

Trains: The nearest mainline railway station is in Chippenham, less than 6 miles away.

Electrification of the Great Western will be completed by 2016 making the journey time to London under an hour.

Section 7: Employment and Business Policies

Goal Aims/Objectives

- To discourage the development of large industries associated with heavy traffic movement.
- To encourage 'light' development within the farming community

7.1 Business

According to the 2011 Census, residents of Christian Malford have more qualifications on average than those in England as a whole, and the proportion with no qualifications (12.6%) is about half the national average (22.5%). Nearly twice as many residents (46.4%) work in higher managerial or professional occupations than the national average (27.4%). Unemployment (1.1%) is one quarter of the national average (4.4%).

Within the Parish, the largest employment sector for residents is in the wholesale and retail trade. Employment in Agriculture is four times the national average and employment in financial and insurance activities is twice the national average. Income levels are relatively high, and deprivation is very low. One in six residents is self-employed compared with the national average of one in ten, and the recently improved broadband speeds available within the Parish are a support to this important sector of economic activity.

The future economic well-being of Christian Malford requires consideration of non-residential development. Surveys have produced some requests for the development of small-scale rural crafts, but not for any industries which would be associated with greater traffic movement. The number of home workers continues to increase which puts pressure on the speed and consistency of the broadband service. The feedback from the NDP questionnaire indicates that the villagers are not strongly supportive of new business development within the settlement boundary, although support was evenly split on the reservation of land for businesses suited to Christian Malford's rural environment to encourage local employment opportunities. Similarly support was evenly split on additional office employment.

This Neighbourhood Development Plan supports the criteria outlined in Wiltshire Core Policy 34 that covers additional employment land outside the Principal Settlements, Market Towns and Local Service Centres. For Christian Malford, a Large Village in Wiltshire Core Strategy terms, for any land to be appropriate for business development it should:

- seek to retain or expand businesses currently located within or adjacent to the settlements; or
- support sustainable farming and food production through allowing development on existing farms to adapt to modern agricultural practices and diversification;

Land for business development will be supported where:

- it meets sustainable development objectives as set out in the policies of this Core Strategy; and
- it is consistent in scale with its location, does not adversely affect nearby buildings and the surrounding area or detract from residential amenity; and
- it is supported by evidence it will benefit the local economic and social needs; and
- it is supported by adequate infrastructure.

Section 8: Countryside and Environmental Policies

Goal Aims/Objectives

- To retain the rural character of the Parish.

8.1 Rural Look and Feel

The rural character of the Parish is greatly valued by all the residents as is the diversity of the building styles. The village is surrounded by productive farmland.

As stated by the North Wiltshire Landscape Character Assessment (2004):

The whole area has an essentially tranquil and pastoral character within which only small- scale, sensitively designed development, appropriately associated with existing built form, could be successfully accommodated without adverse landscape impacts.

The NDP strongly supports this assessment.

8.2 The Historic Environment

In demonstrating that proposals will be sympathetic to and conserve historic buildings and historic landscapes, applicants should have consideration to the requirements of the Core Policy 58 (ensuring the conservation of the historic environment).

The following outline has been taken from the Christian Malford Village website:

Artefacts from the Mesolithic period (Middle Stone Age) have been discovered in Christian Malford; this indicates some form of settlement dating back to times earlier than 3000 BC. Mesolithic cultures represent a wide variety of hunting, fishing, and food gathering techniques. Characteristic of this period were hunting and fishing settlements along rivers and on lake shores, where fish and molluscs were abundant; other changes involved the gradual domestication of plants and animals and the formation of settled communities.

Christian Malford is evidently a corruption of the old name that was "Christmal Ford." In Anglo Saxon, moel, or mal is a mark, or sign: and "Christ's mal" is Christ's mark, or sign, the cross. The name of this Parish therefore means "Cross Ford" and in the village there used to be the remains of a stone Cross. The name has its origins in Saxon times. The name is confirmed by Deeds from Glaston Abbey Cartulary relating to Christmalford Manor. In AD 940 King Edmund granted Christmalford to St. Dunstan Abbot of Glastonbury.

"Wherefore, I Edmund by Divine Favour King of the English and Ruler of many tribes have given to my faithful follower Saint Dunstan the Abbot, Twenty Manses, ... A place by Avon which the common people, by a laudable custom, and with a noble allusion, call Christemal-ford."

The church and settlement of Christian Malford grew on high ground near a ford of the river Avon. This was due to annual flooding by the river. During the winter animals were probably moved to this higher ground. As recently as 1968 the village was badly affected by the severe flooding and remains prone to flooding today. However, improved drainage and the construction of level control gates on the river, has alleviated the situation considerably.

The Manor of Christianmalforde appears in the Domesday Book (1086), the original record or summary of William I the Conqueror's survey of England:

The church was built in the 13th century. The Parish Register does not go farther back than 1653: the earlier volumes having been burned when the Curate's lodging was fired by lightning in 1693.

Christmal-ford belonged to Glastonbury Abbey for about 600 years. The Rectory was originally in the gift of the Abbot of Glaston but became severed from the Manor when Richard I was taken prisoner on his return from the Holy Land in 1192. At the instigation of Henry IV, Emperor of Germany, one of the conditions of his release, in 1194, was that Savaric, a relative of the Emperor's, should be appointed Bishop of Bath and Wells with included the annexation of the Abbacy of Glastonbury. A partition of Estates took place, and Christmalford manor and advowson (inter alia) were assigned to the Bishoprick. Subsequently, in AD 1223, the manor was restored to Glastonbury, but the advowson remained with the See of Bath and Wells: and so continued until a late Order in Council transferred it for the future to the Diocesan, the Bishop of Gloucester and Bristol.

Soon after the Dissolution of the Monasteries by Henry VIII in 1538, the principal landowner was Edward De Vere, 17th Earl of Oxford. In 1575 Sir John Danvers of Dauntsey purchased the Manor.

There was a partition of it between his sons, but by the marriage of his great grand-daughter Ann, daughter and coheir of Sir Henry Lee of Ditchley, it ultimately came to Thomas, 5th Earl of Wharton. His son Philip Duke of

Wharton is said to have lost Christian Malford at the gaming table. The next owner was Thomas Boucher Esq who sold it in 1733 to Mr. Herbert.

Henry Herbert Esq purchased a manor house in 1740. It was never finished, and remained so, until it was demolished in the 19th Century. It was sited north of the church in a field that is now a mass of dips and hummocks. In recent years some of the older villagers can remember the remains of the boat-house being there.

Ownership eventually passed to the Earl of Caernarvon.

The building of the bridge in 1785 must have had a significant effect on the entire village as well as turning the Mermaid into a Coaching Inn.

The population Christian Malford has fluctuated throughout the centuries for varying reasons. In the mid-19th Century the wool industry was at its height and the population peaked at 1179; in the 2001 Census it was 701. Upper Town was the site of 'The City', that once had many weaver's cottages; the area is now pastureland.

Christian Malford was thriving in the 19th century. However, various setbacks such as the closure of a mill caused by a decline of the wool trade, the mechanisation of agriculture and the loss of numerous cottages, that housed the weavers and farm labourers, struck the village hard and led to a steady fall in the population. The population continued to fall because of the reduction of labour required to service the large houses and the tendency for families to be much smaller.

Large quantities of gravel were removed in antiquity as well as just before and after the Second World War. The gravel pits were used for a few years by a ready mixed concrete firm but they had to import the gravel. The gravel pits site was re-developed at the turn of the 21st century into Woodlands Close.

Designated and Non-Designated Heritage Assets

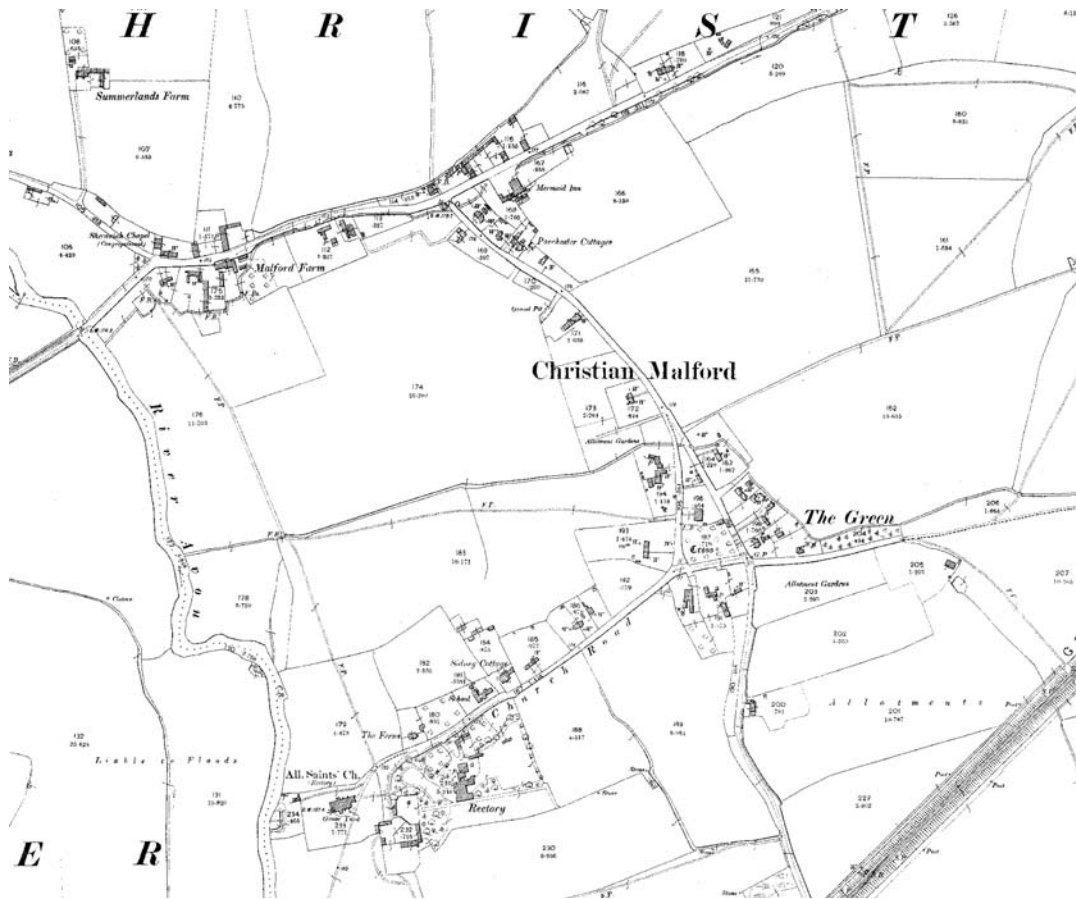
Map 6 is a map of Christian Malford taken from the Ordnance Survey County Series 1st Revision (1915), scale 1:2500. This map has been used to identify some of the current (2016) buildings that were in part or in whole extant in the village before 1915. It should be noted that some of the pre-1915 buildings have been demolished and replaced on the same footprint, e.g. the building opposite the entrance to Station road.

Map 7 shows these historic assets. Shown in red are the Designated Heritage Assets. These are assets that have been designated as such by Historic England. Shown in purple are the buildings that in whole or in part existed prior to 1915. These buildings form the core of the history of the village, and any development should be considered in the context of these buildings. These buildings do not necessarily fit into the category of Non-Designated Assets which come into two categories:

The first category are buildings that are demonstrably of equivalent significance to scheduled monuments, and are therefore considered subject to the same policies as those for designated heritage assets. They are of three types:

- those that have yet to be formally assessed for designation
- those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State has exercised his discretion not to designate usually because they are given the appropriate level of protection under national planning policy
- those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

The second category are other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding. Decision-taking regarding such assets requires a proportionate response by local planning authorities.



MAP 6: Christian Malford in 1915



MAP 7: Modern map of Christian Malford showing the location of pre-1915 buildings (purple) and listed buildings (red)

It can be seen that the village in 1915 consisted of three clusters of dwellings. One to the north at the junction of Main Road with Station Road, one to the south at the junction of Station Road with Church Road, and one to the west clustered around the church and the Rectory.

In 2016, the centre of gravity of dwellings has shifted to the south, and the NDP aims to re-balance the village with the majority of new development taking place at the northern end of the village. The emphasis remains, as it always has, on ribbon development following the lines of the main thoroughfares, and the proposals can be seen as following the historic form and distribution of dwellings, thereby making a strong contribution to the retention of the historic, cultural and environmental character of this splendid village.

Map 8 shows the pre-1915 buildings in the context of the proposed Development Sites:

It is evident that, apart from HS1, all the sites are clustered along Main Road. Sites HS3, HS4, HS5 and HS6 all incorporate buildings that existed in 1915.



MAP 8. Pre-1915 buildings (purple) & listed buildings (red) in the context of proposed Development Sites

It is not clear from our review of the remaining non-designated pre-1915 buildings that any of them are sufficiently unique or otherwise noteworthy to be considered as qualifying for designated status.

Section 9: Housing Policies

Goal Aims/Objectives

- To maintain the open rural nature of the village.
- To increase the supply of small houses in the Parish.
- To achieve a more balanced range of open market properties.
- To provide appropriate new single storey properties that will allow Parishioners to downsize.
- To prevent further reduction in the scarce stock of single storey properties in the Parish.
- To provide accommodation for the less able and those needing external support.

The housing policies provide a measured organic growth in the number of dwellings in the Parish and by building new properties of the recommended type provide a more balanced housing stock. This will give options for the young and elderly residents to continue to live in the Parish.

9.1 Background

According to the 2011 census 24.8% of the population of Christian Malford are aged 60 or over against the national average of 22.3%.

Question 5 on the Parish Questionnaire asked about residents' current housing situation and their views on their future needs. Of the 134 responses (see appendix F), 12 currently owned single storey dwellings but 30 required single storey dwellings in the future. Similarly 5 currently live in 1-2 bedroom houses with 14 requiring them in the future. These significant percentage increases in demand were supported by numerous comments in the Parish Questionnaire returns on the need for smaller houses and single storey dwellings to be available in the Parish.

This was one of the main findings from the consultation phase of the NDP.

There is a significant majority of family sized homes in the Parish, see 4.6 above.

There is no housing in the Parish specially designed for the elderly.

There are 23 bungalows within the settlement boundary. Of these 21 are detached and it is estimated that about half of these have been extended to turn them into family sized homes. There is a significant shortage of 2 or 3 bedroom single storey bungalows.

No small, modern and therefore potential first time buying opportunities for young people were identified in the housing survey carried out in 2014 as part of the NDP process.

9.2 Housing Strategy

Our housing strategy is aimed at providing more choice in the type of dwellings in the Parish by encouraging the building of:

- Bungalows, small terraced and semi-detached houses;
- 2 or 3 bedroom single storey dwellings with low maintenance plots;

The type and numbers of dwellings proposed in this Plan conform to the Wiltshire Council Core Strategy stated in:

- CP1 - For large villages;
- CP2 – Outside the defined limits of development;
- CP10 – Chippenham Community Area;

and they are informed by the Parish Questionnaire and subsequent consultation with Parish residents.

9.3 Numbers of New Dwellings

Core Policy 2 paragraph 4.26 of The Wiltshire Core Strategy sets out an indicative number of 580 new dwellings to be provided in the Chippenham Remainder area (i.e. excluding Chippenham Town) between 2006 and 2026.

Core Policy 10 covering the spatial strategy for the Chippenham Community Area shows the number of homes already delivered and specific permitted sites totalling 331. The remainder to be identified is therefore 149 to be allocated between the 5 large villages of Christian Malford, Hullavington, Kington St Michael, Sutton Benger and Yatton Keynell. The Wiltshire Housing Land Supply Statement published in July 2014 confirmed the indicative figure of 149 outstanding commitments as at April 2014.

From this Wiltshire Council has provided an indicative figure of a minimum of 34 new dwellings to be built in Christian Malford for the planning period 2006 to 2026.

There have been 19 new dwellings built in the Parish since 2006 as follows:

- 9 open market detached houses (Church Road & Woodlands Close)
- 4 affordable semi-detached houses (Woodlands Close)
- 2 affordable maisonettes (Woodlands Close)
- 4 open market terraced houses (The Old Parlour, Main Road)

Planning permission was granted for the conversion of redundant farm buildings at Swallett Farm to 2 new dwellings in December 2013 and in May 2014 for 1 new detached dwelling in The Green.

A full planning application (11/01493/FUL) was approved by Wiltshire Council in April 2015 for the site of the former Mermaid Inn which will provide 7 new dwellings:

- 2 open market rental apartments
- 1 apartment as part of the business premise on the ground floor
- 2 open market detached houses
- 2 open market semi-detached houses

Therefore the number of new dwellings already built or for which planning permission has been granted since 2006 is 29. An outline planning application for land in Lye Common (14/09428/OUT) is pending with Wiltshire Council for 5 new open market dwellings. If this application is granted it will mean that Christian Malford has already met the indicative target figure given by Wiltshire Council.

This plan does not quote a target number of new dwellings but, as is set out below and in section 11 (Housing Sites Policies), has the aim of delivering throughout the planning period small numbers of the types of new properties required by the residents. It is anticipated that this will be a maximum of 30 new dwellings.

9.4 Size of New Developments

The results from Question 3 of the Parish Questionnaire (see appendix F) concerning the size of any new development showed over 69% of the respondents want to see new dwellings as part of small developments and infill building.

There is strong opposition to any large development in the Parish.

The Village has a unique character and layout. It has period properties which were part of the old village interspersed with a mix of modern styles from the 1970's to the present time. Building of new homes in the last 40 years has mainly been in a number of small linear developments interspersed with infill new builds of 1 or 2 new detached houses.

The small developments, all of 6 or less detached houses, include Sunnyside Close and The Old Parlour off Main Road, The Hawthorns and the 2 Roundwood View cul-de-sacs off Station Road.

The exceptions to small developments have been The Nurseries (9 properties in the 1980's) and Woodlands Close (13 properties in 2011/12) both off Station Road. The recent development at Woodlands Close, although attractive in itself, is seen as a relatively large development of a uniform style and out of keeping with the more irregular style of properties in the rest of the village.

All the new developments have managed to maintain the main theme of the layout of the Parish. This is linear dwellings along highways with open aspects to the rear. There is virtually no "back garden development" and very few properties overlook other properties to the rear.

Small numbers of new residents at any one time integrate better thus maintaining the strong community spirit which is one of the key features of Christian Malford.

Small developments and infill development by their very nature tend to spread development over a period of time.

The Parishioners of Christian Malford have demonstrated through the Questionnaire that they require only a limited number of new dwellings to be built and for these to be spread over the NDP period so that any one development should be of a small number of properties.

9.5 Tenancy of Homes

At the time of the 2011 census there were 12 homes in the Parish that were rented from housing associations and the local authority. To this a further 6 were added in 2012 in Woodlands Close making a total of 18. In addition the census recorded 15 properties under private tenancy. It follows that about 12% of households in the Parish are in rented accommodation.

The respondents to the Parish Questionnaire did not indicate a need for more homes to be available for rent.

9.6 Affordable Homes for Local People

Affordable homes comprise rented and shared ownership dwellings provided to eligible households whose needs are not met by the open market.

The Housing Policy HP1 of this Neighbourhood Development Plan sets out that only developments of 6 new dwellings or less will be supported. Housing policies HP3 and HP5 dictate that only small homes and bungalows will be supported.

In accordance with CP43, the relevant part of the Wiltshire Planning Obligations Supplementary Planning Document (May 2015) paragraph 4.6 that applies to Christian Malford states that - contributions should not be sought from developments of 10 units or less and which have a maximum combined floor space of no more than 1000sqm (Gross Internal Area).

Because all the development sites proposed in this Plan fall within this criterion there is no obligation to provide affordable housing. Although there was no demand identified in the Parish Questionnaire for more affordable homes above the 18 that already exist; the Parish Council is aware of the demand for affordable housing in the wider area. The Parish Council will therefore actively support proposals for affordable housing that meets the housing policies identified in this Plan and that are on existing highways.

It should be noted here that in February 2015 Wiltshire Council initiated a discussion about the use of the Western end of Malford Meadow as a site for building affordable homes. This is on land that Wiltshire Council have retained ownership of despite the remainder of the Meadow being the subject of a Community Asset Transfer. It should be noted that this site is believed to be the location of a C13th Manor House, where the outlines of the foundations are still detectable.

The Parish Council and residents remain implacably against any proposal for building of any sort on this area or any other part of Malford Meadow, which is one of the unique and treasured areas in the village.

9.7 New Homes - Type and Size

One of the main themes throughout the consultative period has been the need for there to be cheaper, i.e. smaller, homes for open market purchase. This is particularly to cater for young people and older residents who want to buy smaller properties to enable them to stay living in the Parish. Christian Malford is a relatively expensive area to buy property but as section 4.6 has shown the real problem is the lack of variety in the housing stock.

There is a dearth of small homes to purchase in Christian Malford. This means that young people who have grown up in the Parish and looking to make their first house purchase have to leave the Parish and buy elsewhere.

The desire to see smaller homes being built has been a consistent theme in the village since well before the NDP consultative process started. In 2005 the village went through a consultative process, an initiative of the then Countryside Agency, and created what it called a village plan (see the Christian Malford Village website www.christianmalford.org.uk for details). This recommended that no more executive homes be built and there should be smaller more affordable properties. This village plan was never adopted as a supplementary planning document by the former North Wiltshire District Council and therefore carried little or no weight in planning decisions made by Wiltshire Council. The result is that since 2005 the proportion of large detached family homes in the village has increased. 20% of the detached houses in the village have 5 bedrooms or more, and the consensus of the village is that no dwellings in new developments should have more than 4 bedrooms, and at least 75% should have three bedrooms or fewer.

9.8 Retirement Housing Provision

From the 2011 census 24.8% of the Parish residents are over the age of 60. The Parish Questionnaire (as did the 2005 village plan) confirmed the desire of many of the older residents to sell their family sized homes and to buy something more suitable.

The majority of retirees live independently and play an active role in the Parish and just want to buy more suitable accommodation now that their family situation has changed. They typically want:

- a smaller, modern low maintenance house or
- a high quality single storey dwelling or
- a modern, efficient to run apartment.

Single storey properties that fit the above requirement are in short supply. There are only 28 detached single storey dwellings in the entire Parish (21 within the settlement boundary).

There is no assisted housing or care home facility in Christian Malford or adjacent Parishes for those needing support. There is evidence from the Parish Questionnaire that there is support among pensioners for local facilities.

Policy HP1 attempts to capture the various issues addressed in this section of the Plan into a policy format. It identifies the type of houses that will be supported in general terms and provides particular support for smaller houses and for houses that will meet the needs of older persons. The first criterion requires that new developments are of an appropriate size for the village. It requires developers to make an assessment of the relationship between their proposals and the character of the surrounding area. Given the nature of the village and the limited opportunities for infilling it is not envisaged that any infill sites will exceed six dwellings.

Policy HP1 - Infill and small site development

Proposals for residential development within the settlement boundary will be supported subject to the following criteria:

- their size and layout respect the character of the site concerned and that of the immediate locality and the resulting development front onto existing highways, or are arranged in cul-de-sac or courtyard configurations;
- their format respects the layout of adjacent residential properties in general and the generally single-plot form of the village in particular;
- they result in the development of houses of up to three bedrooms; and/or
- they result in the development of single storey properties; and/or
- they result in the development of houses that meet the needs of older persons; and
- their design is of a high quality and which respects the character and appearance of the village.

Section 10: Design Policies

Goal Aims/Objectives

- To ensure that new developments do not diminish the character of the village.

10.1 Design

High quality design will be required for all new developments from building extensions through to larger developments. Innovative designs which help raise the standard of design more generally in Christian Malford will be encouraged.

Linear development along the Main Road, where housing is generally only one property deep, will help create a streetscape to encourage traffic calming. This is achieved by the appearance of a 'busy' streetscape, populated by pedestrians, which will demand greater attention from drivers. At the same time, consideration should be given to make the streetscape more attractive.

Density is interlinked with design and it is essential that innovative design solutions are encouraged to achieve higher density levels where appropriate although the density of development should rightly be a product of a robust site assessment which responds positively to the environmental quality of Christian Malford.

Policy D1 sets out design standards for new development. It makes direct reference to Core Policy 57. The Plan expects that developers will take account of both policies as they prepare proposals in the neighbourhood area'

Policy D1 – Design

Proposals that would result in high quality design will be supported.

Proposed new development in the Plan area should respect the existing layout, character and historic design features of the village and otherwise conform to the principles included in Core Policy 57 that are relevant to the site concerned'

Section 11: Housing Sites Policies

Goal Aims/Objectives

- To identify the location of future developments.

The Plan has identified one site on the North side of Lye Common adjacent to the settlement boundary and five sites within the 30mph zone of Main Road (B4069) that are outside of the current settlement boundary.

Lye Common will be a linear development along Lye Common Road. The other sites will be a mixture of linear development along Main Road or a small cul-de-sac or courtyard development with entrances off Main Road.

11.1 Site Allocation

Policy HSP 1 – Housing site allocation			
Sites HS1-6 as identified below are allocated for residential development in the context of the specific policies for each of the sites (Policies HP1-6).			
Christian Malford NDP Ref	Site Location	Potential Number of Dwellings	Anticipated delivery timetable
HS1	End of Lye Common – North Side	6	2018-2023
HS2	Redundant farm buildings adjacent to The Old Parlour	6	2018-2023
HS3	Redundant farm buildings adjacent to Fordlands	4	2018-2023
HS4	Redundant farm buildings at Mermaid Farm	6	2023-2028
HS5	Land to the East of Malford Farmhouse	4	2023-2028
HS6	Land to the West of The Bakehouse	4	2023-2028

The Christian Malford settlement boundary is extended to incorporate the six housing sites and is shown on Map 10

There are no potential development sites available within the current settlement boundary. All potential sites have had new dwellings built in recent times or have now had planning permission granted.

The NDP has addressed this problem by asking the residents to nominate sites via the Parish Questionnaire and by considering the Strategic Housing Land Availability Assessment (SHLAA) sites which have been promoted for possible development by landowners.

The residents were asked to nominate sites for new dwellings in the Parish Questionnaire. Each recipient was asked to mark up to 3 sites in order of preference on maps of the settlement boundary and the Parish. This resulted in 18 distinct sites being identified. These sites were then scored with each occurrence of a site as a 1st choice scored 3, 2nd choice scored 2 and 3rd choice scored 1. This gave a ranking for all 18 sites.

The highest ranking site was in Lye Common (now designated as HS1). The next 5 sites were all along Main Road.

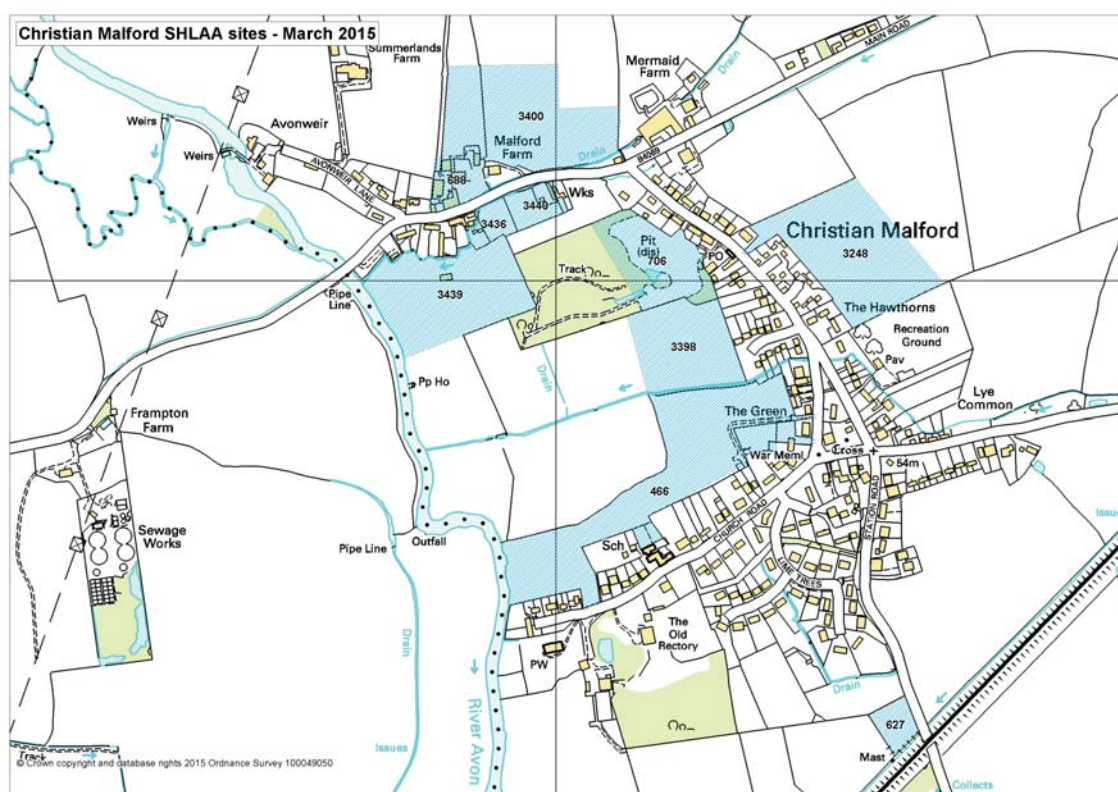
These findings were presented back to the village at an open meeting on 30th September 2014 and it was agreed that after Lye Common the focus would be on development along Main Road (see 11.3 below).

A further meeting on 12th November 2014 took place at which all residents within the 30mph zone were invited. The 30mph zone includes all 5 sites identified in The Plan. The proposals in The Plan received unanimous support from the residents of Main Road.

Strategic Housing Land Availability Assessment (SHLAA)

There were 10 SHLAA sites promoted by landowners for possible development (see Map 9 below). They have all been evaluated and where possible meetings were held with the landowners so that they understand the decision making process and the conclusions included in the NDP.¹

Three SHLAA sites have been adopted in the NDP and details of the evaluation of all of them are contained in Appendix B.



MAP 9: Christian Malford SHLAA sites

11.2 Delivery and Contingency

The Plan considers new development up to 2035 to coincide with the time period quoted by Wiltshire Council in the SHLAA registration documents.

On Main Road the priority is to develop redundant agricultural sites on the Northern side of the road. Following discussion with the landowners all sites have been phased over the period of the Plan but it is proposed that there should be a formal review of the take up of new housing every 5 years from the date that the Neighbourhood Development Plan is made.

Landowners were asked about when they might be expected to come forward with planning applications for their land. This has led to the proposed sites being shown below in two generalised time periods (2018-2023 and 2023-2028). These time periods do not represent firm commitments. The

¹ Note that an 11th site (the field to the east of the Mermaid Inn site) was added in 2017 after the publication of this map. This site has also been assessed in Appendix B of this Plan.

Plan recognises that the sites may be granted planning permission at times which do not necessarily correspond to this timetable, and that their delivery rates are unpredictable.

2018-2023.

This would be expected to include completion of existing planning applications and sites being actively considered. This time period would account for approximately 16 new homes in addition to the 8 already consented.

- End of Lye Common – North Side
- Redevelopment of the farmyard & redundant buildings adjacent to The Old Parlour
- Redevelopment of the farmyard & redundant buildings adjacent to Fordlands

2023-2028.

This would be expected to include sites along Main Road South side for which owners have expressed an interest in making them available for development but on which there are no detailed plans. It also includes the possible redevelopment of part of Mermaid farmyard on the North side of Main road. The total number of new dwellings is expected to be in the range 6 to 14.

- Redevelopment of the farmyard & redundant buildings at Mermaid Farm
- Land in the curtilage of and to the East of Malford Farmhouse
- Land in the curtilage of and to the West of The Bakehouse

11.3 Sites for which Planning Permission will be Supported.

There were various sites on Main Road to the West and East of its junction with Station Road that were suggested as possibilities for development in the Parish Questionnaire. These were further refined during the consultation process.

At a meeting of the residents of Main Road on 12th November 2014 it was agreed that the priority would be the redundant agricultural sites.

At an open village meeting on 24th March 2015 it was confirmed that the site at the Northern end of Lye Common and the 30 mph zone of Main Road were the preferred areas for any new dwellings.

There are many reasons for choosing development sites on Main Road:

- Replacing the derelict farm buildings fronting main road will greatly improve the visual impact of the “front door” into the village.
- The Western end of Main Road is historically a residential area which has become detached from the core of the village. These development proposals will make this area more contiguous with the rest of the village over the period of the Plan.
- Development will help with traffic speeds along Main Road as there will be a more defined village streetscape to vehicles travelling along Main Road.
- This area of Main Road lends itself to linear development in keeping with the majority of the rest of the village.
- The identified sites will have least impact on existing properties and have the support of the local residents.
- Development along Main Road will retain the open aspect of existing properties.
- Any development in the village is likely to increase traffic in the centre of the village on Station Road but building on Main Road is the area that will have least impact.

The Plan aims to protect the open fields on the North side of Main Road as this is prime farming land and nothing should be done to increase their potential for housing development.

It should also be noted that during the 2018-2023 time period of the Plan there is expected to be a significant improvement to the visual aspect of Main Road when approaching from the East. Work is scheduled to start on The Mermaid Inn, one of the iconic buildings in the Parish. This has been closed since 2009 and has significantly deteriorated since then. A planning application was with Wiltshire Council before the NDP process began but this was finally approved in April 2015. It is therefore hoped that well before the end of the 2018-2023 time period, the new developments covered by this Plan to the Western end of the 30 mph zone on Main Road and the restoration of The Mermaid at the Eastern end will have had made a significant visual improvement to the approach to the village.

Christian Malford is identified as a Large Village in Wiltshire Core Strategy Policies 1 and 10. Core Policy 2 says within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Large Villages. It also says that

“Other than in circumstances as permitted by other policies within this plan, identified in paragraph 4.25, development will not be permitted outside the limits of development, as defined on the policies map. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans”

In order to ensure that proposals coming forward on those sites are in accordance with Core Strategy Core Policy 2, the settlement boundary had been amended to include the new sites. The revised settlement boundary is shown in Map 10.

11.4 Impact of the Proposals on the Historic Assets of the Parish

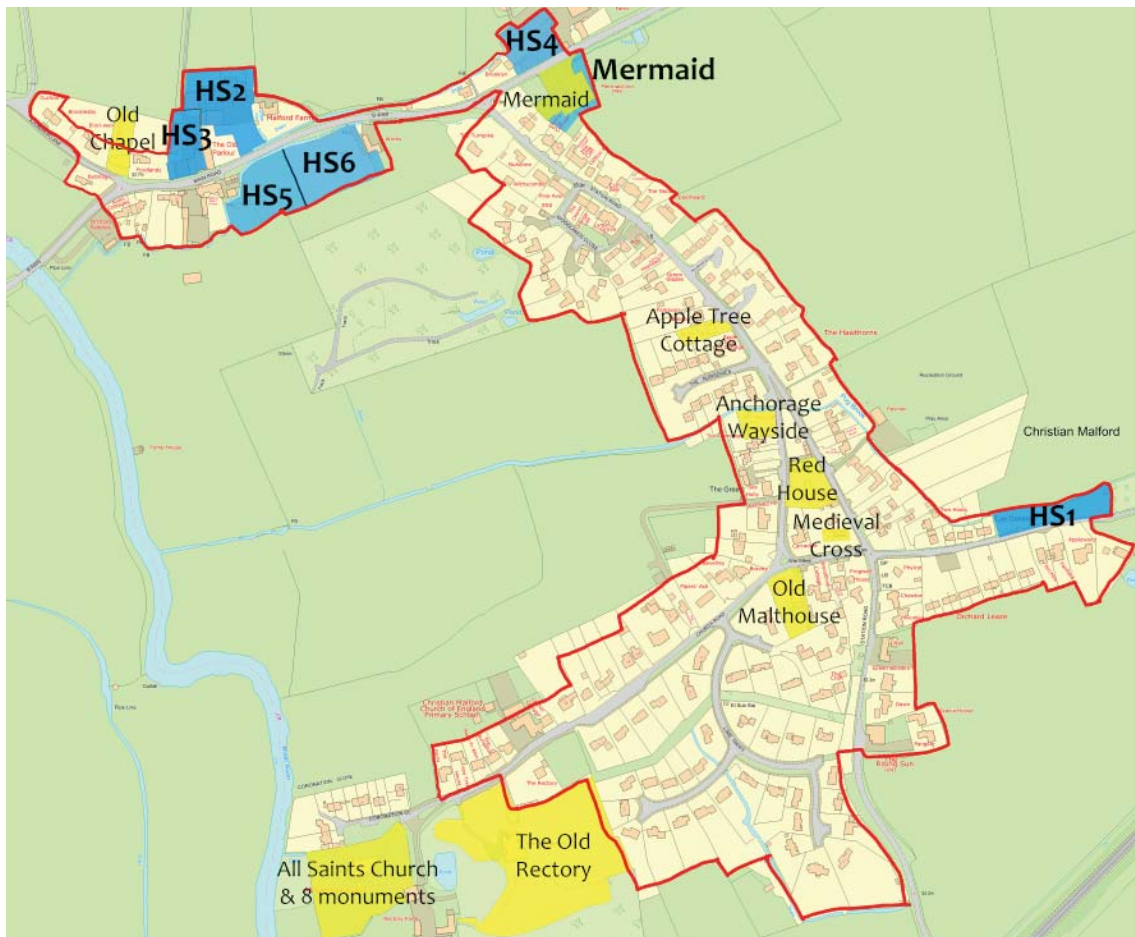
Map 10 gives an overview of the location of proposed sites in relation to listed Heritage Assets within the settlement boundary. These Heritage Assets are named and shown in yellow blocks. The existing settlement boundary has been revised to accommodate the proposed new development sites and to bring the existing developments to the west of the village on Main Road, within the boundary.

In order to fully understand the impact of proposed developments it is necessary to differentiate between those developments in the period 2018-2023 which have already been granted planning approval and those which have been identified for future development by the Plan.

In April 2015 full planning applications (ref 11/01493/FUL & 11/01494/LBC) were approved by Wiltshire Council for the Mermaid Inn. This will add seven new dwellings - three apartments in the Mermaid building with two detached and two semi-detached dwellings within the curtilage of the building. This development is on the site of List Entry No 1022470 (The Mermaid Inn). As at the date of publication of the NDP no development has taken place on this site.

The six sites identified in The Plan all have no/negligible impact on listed heritage sites and low impact on the surrounding landscape. In addition, the three redundant agricultural sites i.e. those with redundant farm buildings, will replace low quality derelict and semi derelict redundant buildings and greatly improve the visual and amenity value of buildings on the site.

The detailed assessments of each site are shown in the following individual site details in planned time periods.



MAP 10: Overview of all NDP sites with Heritage Assets in yellow and revised settlement boundary in red

11.5 Development Site Details

Description of the considerations for the development sites is provided in this section with summary details tabulated in Appendix D cross referenced to site specific housing policies HP1-HP6. These policies are additional to, and subordinate to, the overarching housing policies HP1 and HP2

2018-2023

Site HS1 – Land at the End of Lye Common on the North Side

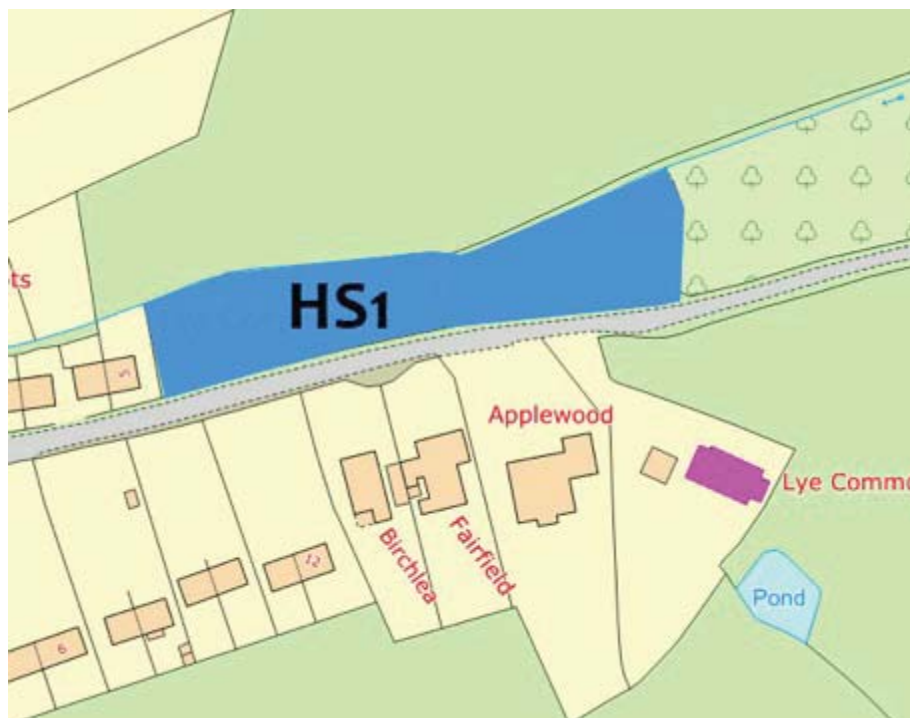
The Parish Questionnaire respondents selected a site that would extend the settlement boundary on the North side of Lye Common as their most preferred site.

In October 2015 Wiltshire Council refused an outline planning application (14/09428/OUT) for 5 detached houses which is a re-submission of an outline application (13/05010/OUT) which was refused in December 2013. Mindful of the recommendations on the type of new dwellings being proposed in the emerging NDP the Christian Malford Parish Council recommended refusal of this application. The Parish Council and the Parishioners are very supportive of the site for new dwellings that conform to the Housing Policies in The Plan.

Of the three reasons given for refusing a planning application on this site the main reason is that it is outside of the development framework boundary (the settlement boundary). Given that there are no available areas for new dwellings within the settlement boundary, the NDP supports this small extension of the settlement boundary to make land available for development. The inclusion of this site within the limits of development would bring the settlement boundary on the North Side broadly in line with that on the South side of Lye Common.

Any proposed development will not compete or detract from any heritage asset and will be in keeping with adjacent properties in terms of scale and dimensions. It will not have an adverse effect on the general character of the area.

The site has low amenity value, is not suitable for farming and a small linear development on the North side of the road would enhance the visual image of the village when approaching via Lye Common.



MAP 11: Site HS1

Site HS1 is on the south-eastern periphery of the Village. This site is on the opposite side of the road to Lye Common House, which was constructed prior to 1915. The site is of a similar depth to adjacent housing constructed some 10-20 years ago. These existing houses are of a brick construction and the eastern-most property is set 4.5m back from the edge of the road. (Pic 8).

The site is at the eastern approach to the village, and it is considered important that the visual impact of this site should not detract from the open aspect of the existing approach. (Pic 9)

Policy SSHS1 sets out the basis on which the site should be developed. In particular the third criterion sets out important guidance on the form and layout of the site. It should be developed to respect its linear form and in a single plot deep format. The different spacing of the easternmost property is designed to achieve the objective set out in the preceding paragraph.

Key Policies associated with this site:

Policy SSHS1

Proposals for residential development on the site as shown in Map 11 will be supported subject to the following criteria:

- The development of the site respects the character of the surrounding area in general terms and delivers approximately six dwellings
- The houses should be set back at least 4.5 metres from the southern boundary of the site except for the house that would sit immediately adjacent to the eastern boundary of the site which should be set back at least 7 metres from the southern boundary of the site; and
- The development should consist of either bungalows or two-storey terraced or semi-detached houses



FIG8: Housing adjacent to site HS1 – set 4.5m back from the edge of the road



FIG 9: Western approach to the village. Site HS1 on the right

Site HS2 – Redundant Farmyard Site Adjacent to The Old Parlour

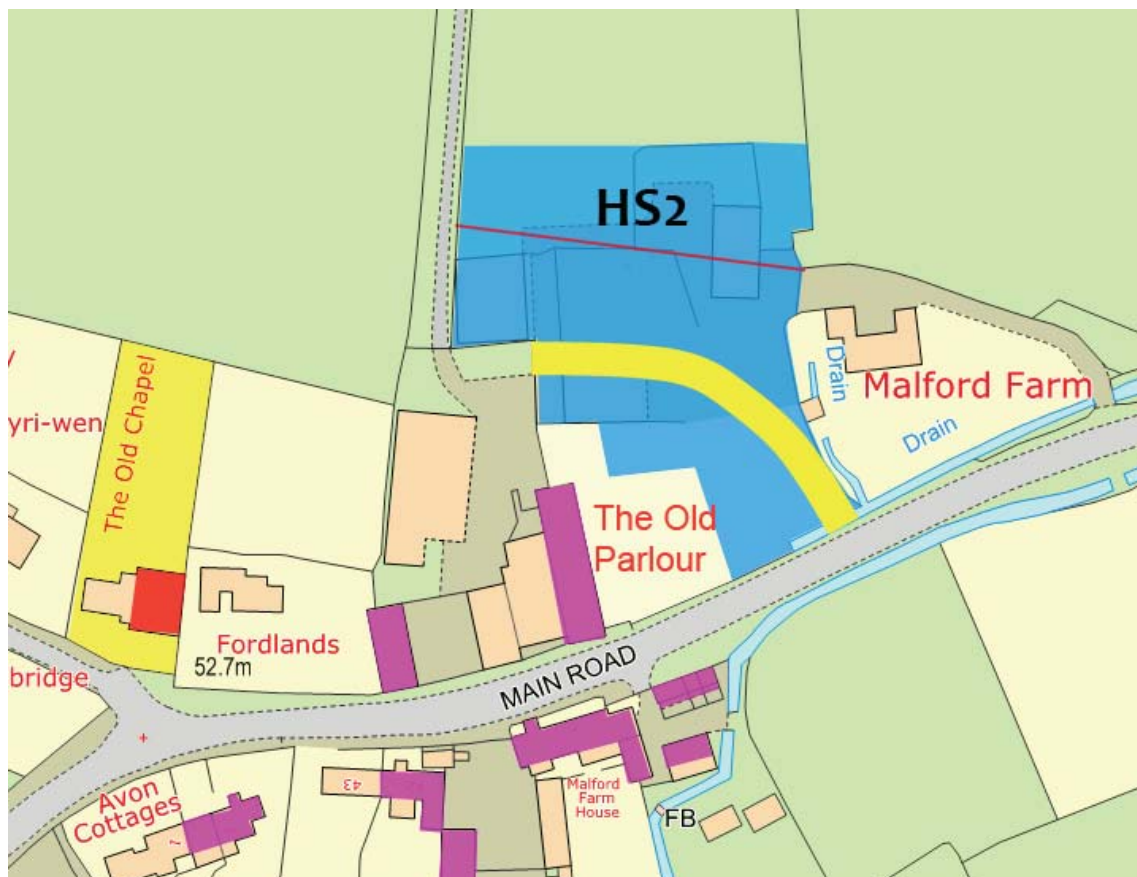
This site, previously the farmyard of Malford Farm has been the subject of several planning applications in previous years. In 2009 the front part of the site on the Western side had planning permission granted for the conversion of the old dairy into four terraced two bedroom houses. These were completed in 2012 and have greatly improved the visual appearance of this part of Main Road. They are also the only modern 2 bedroom houses in the Parish.

The remainder of the old farmyard has been the subject of previous failed planning applications to convert three modern, redundant farm buildings on the site into dwellings. Following discussion with the landowner proposals are now being worked on to demolish the farm buildings and re-develop the site to provide for six new dwellings that will conform to the Housing Policies in The Plan. They will have access via the existing roadway off Main Road. In view of the identification of the adjacent site (HS3) as suitable for development, the owner of HS2 has agreed to negotiate granting access through his site, since it is evident that access to HS3 off Main Road is impossible. The proposed access route is shown in yellow on Map 12.

Although a farmyard, it is in proximity to what is historically a residential area of Christian Malford and is located within the revised settlement boundary. The Plan seeks to reinvigorate this Western end of the village and integrate it more into the core of the village. It is seen to be part of the visual improvement on entering the village from the West along Main Road.

This site is about 200 metres from The Old Chapel which was once the United Reform Church and is a Grade II listed building that has been converted into a residence. Any development will have no impact on The Old Chapel.

Any redevelopment of the farmyard will improve the visual aspect of the local area and enhance the views of and from the surrounding area. The risk of surface water flooding, identified by the Environment Agency needs to be addressed by the developer when formulating their plans relating to surface water drainage.



MAP 12: Site HS2

Site HS2 is on the north-eastern side of the Village. This is a redundant agricultural site currently being used as an agricultural yard (Fig. 8), and is adjacent to the recent development of The Old Parlour, a conversion of a pre-1915 milking parlour, and has good off-road access (Fig. 9).

Policy SSS2 sets out the basis on which the site should be developed. In particular the second and fourth criteria set out important guidance on the form and layout of the site. It should be developed to respect its context in the wider environment and to facilitate the development of housing allocation HS3 to its south-west.

Key Policies associated with this site:

Policy SSS2

Proposals for residential development on the site as shown in Map 12 will be supported subject to the following criteria:

- The development of the site respects the character of the surrounding area in general terms and delivers approximately six dwellings.
- No development should take place to the north of the red dotted line on Map 12. The land immediately to the north of this line is for private gardens only and to remain undeveloped.
- The development should consist of either bungalows or two-storey terraced or semi-detached houses.
- The access road should continue to the boundary with site HS3 in order to allow access for this site.



Pic 10: Current use of site HS2.



Pic 11: Access to site, and relationship with The Old Parlour

Site HS3 – Redundant Farmyard Site Adjacent to Fordlands

The site gives one of the first and worst impressions on entering Christian Malford from the West along Main Road. It consists of 4 farm buildings, 3 of which are derelict and in poor condition and which front Main Road (Pics 12 & 13). The 4th building is a large metal open structure designed for storing fodder and machinery. The whole area has a concrete base.

The buildings were formerly part of the yard of Malford Farm. The farmhouse was sold off many years ago and is now a private residence and is directly opposite on the south side of Main Road. There is a redundant track through the site which was originally used to gain access to the fields to the North of the site. This access will not allow sufficient visibility splays if it is used as the access to the developed site. The owners of this site will need to negotiate access through site HS2, marked in yellow on map 13, where provision has been made in the policies relating to site HS2.

The owners, who are resident elsewhere but continue to farm 160 acres in the area gain access to their fields via an established farm entrance off Avonweir Lane.

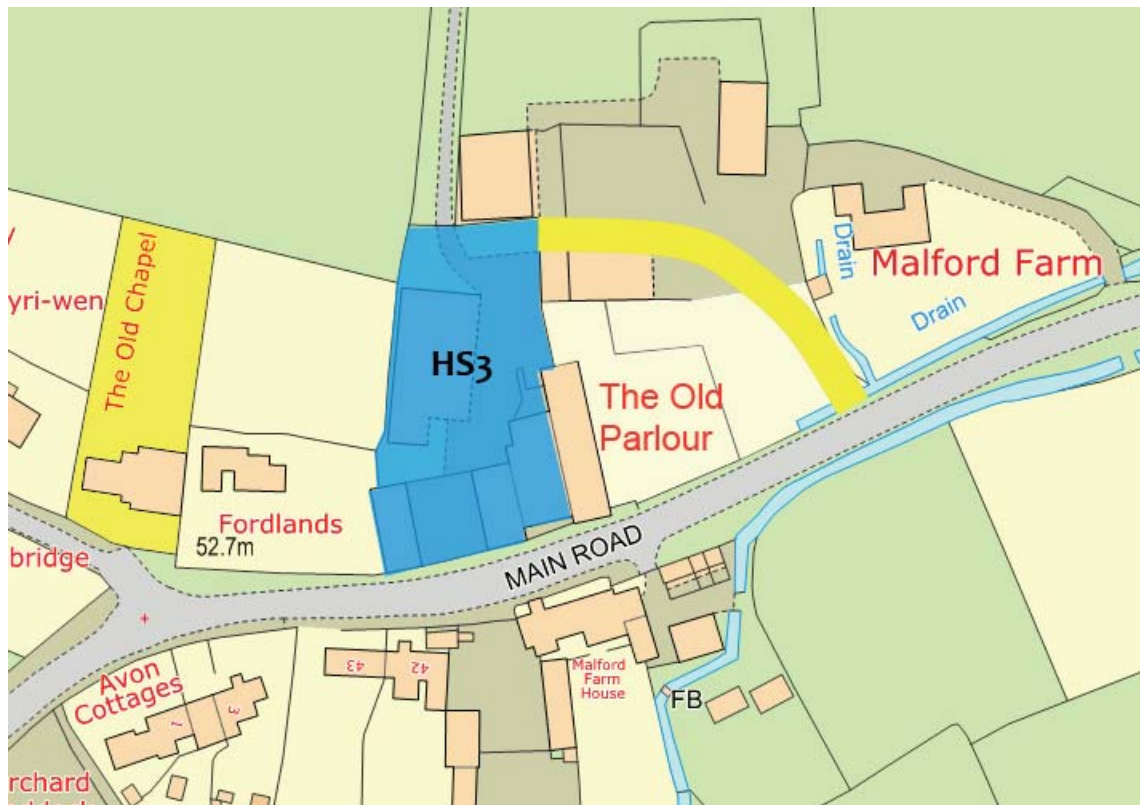
The proposal is to demolish the four farm buildings and to construct up to four new dwellings that conform to the Housing Policies in The Plan. This will be in a small cul-de-sac or courtyard development utilising the access through site HS2.

As with HS2 which is in close proximity, it is within the revised settlement boundary and is also in an historically residential part of the village. The Plan seeks to reinvigorate this Western end of the village and integrate it more into the core of the village. The proposed development will contribute towards the visual improvement on entering the village from the West along Main Road.

This site is separated from The Old Chapel (a listed, redundant chapel now converted into a residence) by Fordlands which is a large modern detached house built adjacent to The Old Chapel and which screens it from the site. It is considered that any development will have no adverse impact on The Old Chapel and will indeed improve the visual aspect of the area.

Any redevelopment of the farmyard will improve the visual aspect of the local area and enhance the views of and from the surrounding area.

Policy SSSH3 sets out the basis on which the site should be developed. In particular the second and third criteria set out important guidance on the form and layout of the site. It should be developed to respect its context in the wider environment. Development proposals should have particular regard to the design, character and location within the site of the stone building which abuts Main Street. The comprehensive development of the site could retain the building and convert it into residential use. In the event that the building is redeveloped a dwelling should be positioned in the same location and scale within the site.



MAP 13: Site HS3

Key Policies associated with this site:

Policy SSHS3

Proposals for residential development on the site as shown in Map 13 will be supported subject to the following criteria:

- The development of the site respects the character of the surrounding area in general terms and delivers approximately four dwellings.
- Buildings should be of a size and scale to reflect adjacent properties, and should be no more than two storeys high.
- Re-development of the stone-built shed should retain the same form and volume as existing.
- Access to the site should be through the access road on site HS2



Pic 12: Site HS3



Pic 13: Site HS3 showing stone-built pre-1915 shed

2023-2028

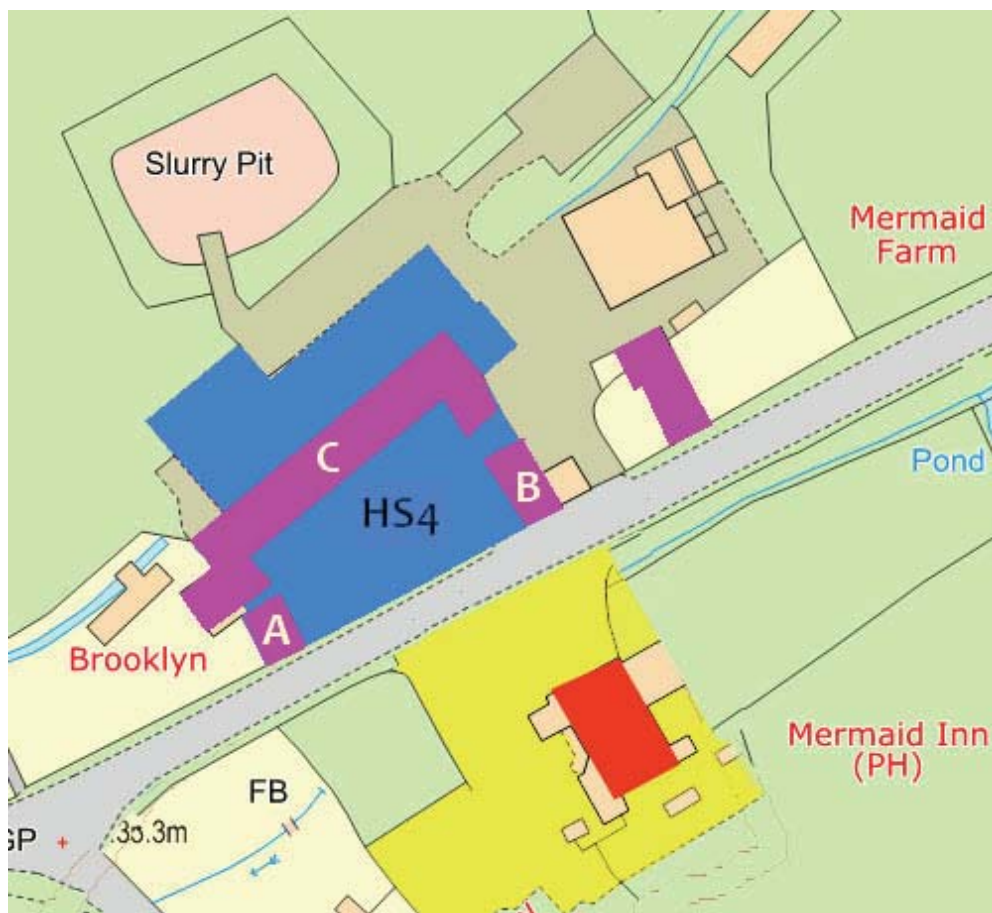
Site HS4 – Redundant Farmyard Site at Mermaid Farm

This site is within the revised settlement boundary and is also the closest proposed site to the village centre. The site is directly opposite the Grade II listed Mermaid Inn site, which has approval for re-development and the building of four new dwellings.

The owners have expressed an interest in re-developing part of the site although no specific plans or timescales have yet been established.

Future development on the site would be required to conform to the Housing Policies in The Plan.

Any potential redevelopment would broadly need to retain proportion, dimension and scale of the existing buildings as well as the architectural style and materials. The risk of surface water flooding, identified by the Environment Agency needs to be address by the developer when formulating their plans relating to surface water drainage.



MAP 14: Site HS4

Site HS4 is a redundant agricultural site currently being used for agricultural purposes. It contains a number of erections that were in place prior to 1915 which form a natural U shape which could be taken advantage of in any new development. This site is one of the first buildings seen when entering the village from the east along Main Road, and sensitive development would greatly improve the impression gained of the village by passers-by.

Policy SSHS4 sets out the basis on which the site should be developed. In particular the second and third criteria set out important guidance on the form and layout of the site. It should be developed to respect its context in the wider environment. Development proposals should have particular regard to the design, character and location within the site of the brick-built buildings on the east and west boundaries of the site. The comprehensive development of the site should respect the existing arrangements of buildings on the site. This matter is captured in the third criterion.

Key Policies associated with this site:

Policy SSHS4

Proposals for residential development on the site as shown in Map 14 will be supported subject to the following criteria:

- The development of the site respects the character of the surrounding area in general terms and delivers approximately six dwellings.
- The brick-built buildings on the east and the west boundaries (marked A and B in Map 14) should be retained in any new development.
- The line of structures marked C in Map 14 should be followed in any new development which should not be more than one storey high.



Pic 14: Site HS4 from the east



Pic 15: View of site HS4 from the entrance to the village

Site HS5 – Land to the East of Malford Farmhouse

The owners have expressed an interest in developing part this site although no specific plans or timescales have yet been established.

Future development on the site would be required to conform to the Housing Policies in The Plan.

The site is currently a grassed area to the East and within the curtilage of Malford Farmhouse. Malford Farmhouse is now a private residence and has no connection with Malford Farm on the opposite side of the road.

The site is rough pasture screened from Main Road by a scrub hedge and a drainage ditch (Pic 16).

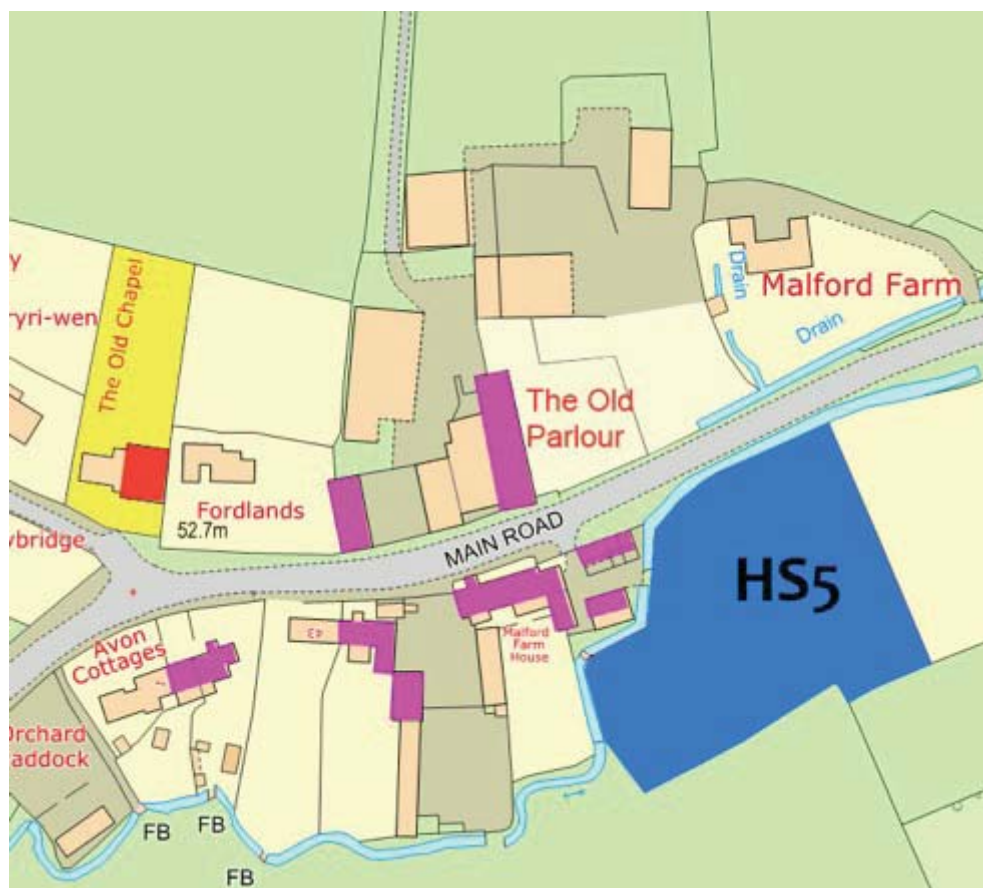
Access is via the entrance to Malford Farmhouse. A new access road with culvert would need to be constructed to gain access to any new development.

Any proposed development would be limited in scale and would not be excessively prominent from the road or neighbouring properties. It would not change the general character of the vicinity in an adverse way.

As with HS2 and HS3 it is within the revised settlement boundary and in an historical residential part of the village. The Plan seeks to reinvigorate this Western end of the village and integrate it more into the core of the village.

The site is about 200 meters from a listed building (The Old Chapel) but is completely screened from it and will have no impact on it. It is also adjacent to a grouping of pre-1915 brick built farm buildings some of which are dilapidated (Pic 17).

Policy SSHS5 sets out the basis on which the site should be developed. In particular the third criterion set out important guidance on the form and layout of the site. It should be developed to respect its context in the wider environment. It is important that the site retains its current open aspect. It is on this basis that the third criterion expects that the new dwellings will be set back at least 10 metres from Main Road.



MAP 15: Site HS5

Key Policies associated with this site:

Policy SSHS5

Proposals for residential development on the site as shown in Map 15 will be supported subject to the following criteria:

- The development of the site respects the character of the surrounding area in general terms and delivers approximately four dwellings.
- The development should consist of either bungalows or two-storey terraced or semi-detached houses.
- The houses should be set back at least 10 metres from the northern boundary of the site.



Pic 16: Site HS5



Pic 17: Site HS5 and associated dilapidated buildings

Site HS6 – Land to the West of The Bakehouse

This site is to the West and currently part of the garden of The Bakehouse. The Bakehouse was once, as the names suggests, a village bakery. The building is not listed and little survives to date to identify its past function.

The original Mermaid Inn stood on the site now being proposed for development. The structure became dangerous through neglect and lack of maintenance and was demolished many years ago. No trace of it survives. The site is adjacent to The Bakehouse, a pre-1915 building, and there is a pre-1915 structure within the site (Pic 19)

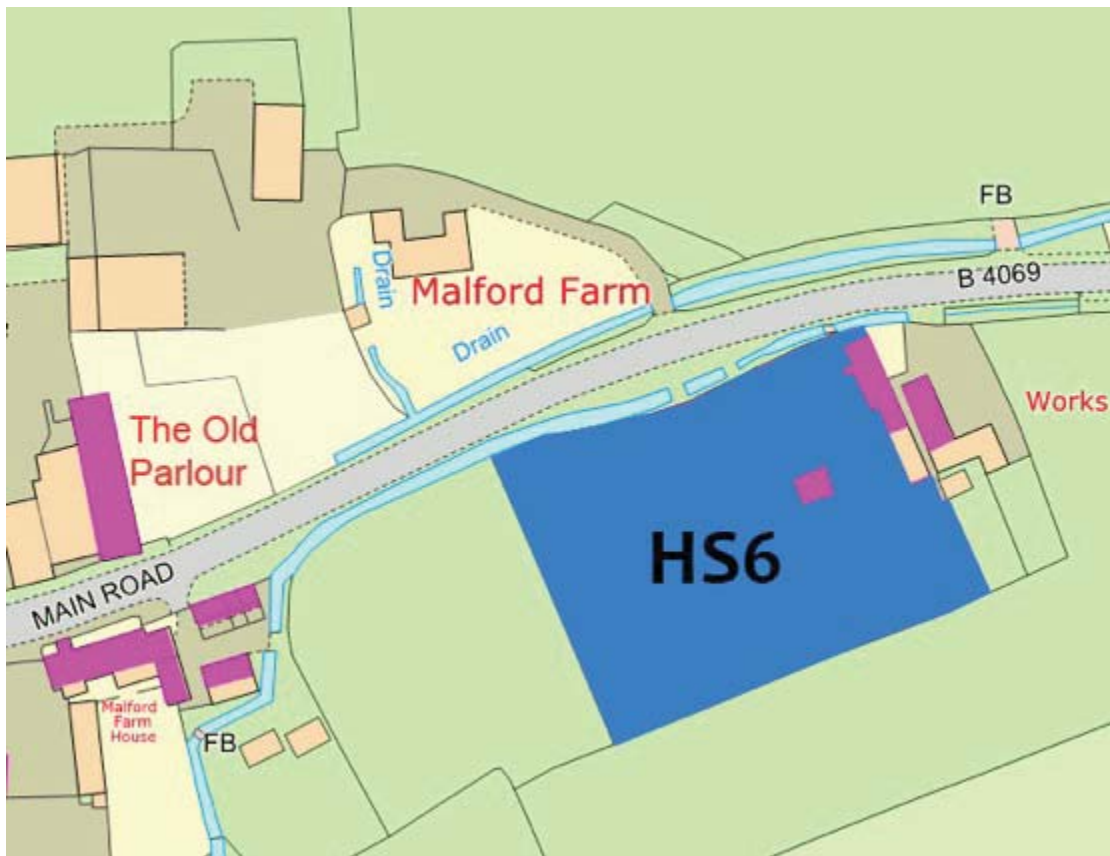
As with HS2, HS3 and HS5 it is within the revised settlement boundary and in an historical residential part of the village. The Plan seeks to reinvigorate this Western end of the village and integrate it more into the core of the village.

The owners have expressed an interest in re-developing part or all of this site although no specific plans or timescales have yet been established.

Future development on the site would be required to conform to the Housing Policies in The Plan.

It has an existing good access from Main Road (Pic 18).

Policy SSHS6 sets out the basis on which the site should be developed. In particular the third criterion sets out important guidance on the form and layout of the site. The site should be developed to respect its context in the wider environment. It is important that the site retains its current open aspect. It is on this basis that the third criterion expects that the new dwellings will be set back at least 10 metres from Main Road



MAP 16: Site HS6

Key Policies associated with this site:

Policy SSHS6

Proposals for residential development on the site as shown in Map 15 will be supported subject to the following criteria:

- The development of the site respects the character of the surrounding area in general terms and delivers approximately four dwellings
- The development should consist of either bungalows or two-storey terraced or semi-detached houses
- The houses should be set back at least 10 metres from the northern boundary of the site.



Pic 18: Site HS6



Pic 19: Site HS6 is adjacent to the pre-1915 Bakehouse.

APPENDICES

Appendix A - Glossary

Brownfield sites	Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.
Community Services	Local services and facilities are those that benefit the community such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
Core Strategy	A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.
Green Infrastructure	<p>Green infrastructure is a descriptive term used to characterise spaces such as parks and gardens (urban and country parks, formal gardens); amenity green space (informal and recreation and sports spaces, domestic gardens, village greens, green roofs); urban green spaces (urban commons, waste land and disturbed group); woodland, downland and meadows, wetlands, open and running water, quarries; green corridors, cycling routes, pedestrian paths, and rights of way; allotments, cemeteries, and churchyards.</p> <p>It provides socio-economic and cultural benefits which underpin individual and community health and wellbeing. These include:- conserving and enhancing the natural environment; providing wildlife corridors; reducing noise and air pollution; and helping communities adapt to changing climate through water and carbon management. In urban areas, functions include providing routes (e.g. footpaths and cycleways) which link areas of open space within settlements; providing sustainable drainage, flood storage and urban cooling and providing a wide range of opportunities for engagement and active citizenship, relaxation and quiet contemplates, sport, recreation and children's play.</p>
Greenspace	<p>Including both Amenity and Natural Greenspace:</p> <p>Amenity – including informal recreation spaces, greenspaces in and around housing, domestic gardens and village greens.</p> <p>Natural – including woodlands, urban forestry, scrub, grasslands (e.g. downlands, commons and meadows), wetlands, open and running water, wastelands and derelict open land and rock areas (e.g. cliffs, quarries and pits)</p>
Linear Development	A system of buildings built side by side along a road
Open Space	All open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity.
Public Open Space	As for Open Space, where the land is publicly accessible.
Environment Agency	The Environment Agency's purpose is to protect or enhance the environment, taken as a whole so as to promote the objective of sustainable development.

Neighbourhood Planning	The Localism Act, which received Royal Assent on 15 November 2011, introduced new rights and powers to allow local communities to shape new development by coming together to prepare neighbourhood plans.
Office for National Statistics (ONS)	The executive office of the UK Statistics Authority charged with the collection and publication of statistics.
Renewable Energy	Renewable energy covers those energy flows that occur naturally and repeatedly in the environment, from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass.
Sustainable Construction	Building practices that reduce construction, demolition and excavation waste to landfill, carbon emissions from construction processes and transport, ensure products used are responsibly sourced, reduce water usage, and minimise impacts upon the natural environment.
Sustainable Drainage Systems (SuDS)	Systems controlling the flow of surface water run-off to reduce flood risk, while also protecting / enhancing water quality, creating new wildlife habitats, and facilitating natural recharge of groundwater where possible. Natural drainage patterns are created by storing runoff and releasing it slowly (attenuation), allowing water to soak into the ground (infiltration), slowly transporting (conveying) water on the surface, filtering out pollutants, and allowing sediments to settle out by controlling the flow of water.
Sustainable Location	A location or site for housing that is close to employment, schools, shops, parks, civic buildings, and other services and amenities, is accessible by existing roads and close to existing public transport services, can be linked easily to existing infrastructure for roads, water, waste, and utilities, has low flood risk, and avoids sensitive features of the natural environment.
Sustainable Transport	A transport system that supports economic growth, but one that is also greener and safer and improves quality of life in local communities.
Sustainable Urban Extensions	Extensions to existing settlements that include a broad balance of housing type; employment opportunities; appropriate levels of retail provision; access to community services; a sustainable transport network; and provision of public green space.
Wiltshire Council	Unitary Authority for Wiltshire as of 1 April 2009.

Appendix B – Location Assessment

SHLAA Ref	Description	Estimated Number of New Homes	Location	Number of Potential Dwellings	Impact on Existing Residents	Access from Existing Highways	Traffic Levels	Flood or Surface Water Flooding Risk	Access to Village Centre	Brownfield Site / Re-use of Land	Impact on Environment	Amenity Impact	Result
466	Malford Meadow	100+		Greatly exceeds strategic requirements	Rural aspect of numerous residents in Station Road and The Green	Main access at south end of village forcing all traffic through the entire village	Greatly increased traffic on minor roads through main village passing primary school	Low - Land is elevated with drainage to River Avon possible	Variable due to the expansive nature of the site	No - currently pasture land	Highly disruptive to developing wildlife area	Highly disruptive to village amenity	Unsuitable for development as the location is larger than required for quantity of housing, impacts large numbers of existing properties with unacceptable loss of amenity value to village
627	Station Road South West	10-15	Site is isolated from existing residences and remote from most facilities	In keeping with residents preferences	None	Adjacent to Station Road	Not expected to have a significant impact	Not expected to be a significant risk	Relatively distant from shop on roads with no paths	Land is currently agricultural but unused	Moderate as land is currently growing wild	None	Not recommended - Site is isolated from other developments. Defined as open countryside. Access to utilities unclear.
688	Redundant buildings adjacent to Fordlands	Upto 6	Within existing housing area	In keeping with residents preferences	Low	Good, exiting dropped kerb at site entrance from Main Road	Low due to size of site	None	Moderate. Partial footpath access	Site currently in poor state of repair with redundant farm buildings	None	None	Location popular with local residents. Remote from Settlement Boundary but in a housing area. Location suited to housing quantity. Demarkation and SHLAA reference unclear.
706	Woodlands Close	13 built											Not recommended - Site was developed in 2011 prior to NDP activities
3248	Land behind Roundwood View and The Hawthorns	40-50	Close to village centre but extends existing housing area	Scale of potential development exceeds future requirements and scale of developments	Surrounds existing residents	Potential narrow access from field onto Station Road opposite shop	High from scale of potential development	Identified as surface water flood risk, Wiltshire Council feedback 2016	Very close to village shop	Consumes prime agricultural land	Moderate as agricultural land would be lost and would be away from original village layout.	None	Not recommended - Although site is centrally located its scale greatly exceeds future requirements
3388	Land behind The Nurseries	30-40	Close to village centre but extends existing housing area	Scale of potential development exceeds future requirements and scale of developments	Extends existing housing area	Not available, land would need to be accessed through existing developed cul de sac	Moderate from scale of development and would be channelled along existing quiet cul de sac	Land known to experience surface flooding in heavy rain	Close to village shop but with no current access route	Consumes prime agricultural land	Moderate as agricultural land would be lost and would be away from original village layout.	None	Not recommended - Although site is centrally located its scale greatly exceeds future requirements and has no means of access to remainder of village
3400	Fields to north of Main Road	40-50	Close to village centre but extends existing housing area	Scale of potential development exceeds future requirements and scale of developments	Extends existing housing area	Existing dropped kerb on to Main Road	High from scale of potential development emerging on to Main Road	Not expected to be a problem	Moderate. Partial footpath access	Consumes prime agricultural land	Moderate as agricultural land would be lost	None	Not recommended - Large site that exceeds future requirements with loss of farming land
3436	Land to east of Malford Farmhouse	Upto 4	In fill area between existing properties	Scale consistent with future requirements	Small scale development on to Main Road	Access to Main Road would need to be created by development	Low due to size of site	Not expected to be a problem	Moderate. Partial footpath access	Partial development of redundant farm building	Low	None	Recommended - Small site on to Main Road
3439	Land behind properties south of Main Road	30-40	Extends existing housing area, moderate distance from village centre	Scale of potential development exceeds future requirements and scale of developments	Rural aspect of numerous residents in Station Road and The Green	Narrow access through existing farmyard	High from scale of potential development emerging on to Main Road	Very high, field floods frequently in River Avon flood plain	Moderate. Partial footpath access	Consumes prime agricultural land	Moderate as agricultural land would be lost	None	Unsuitable - Large site that exceeds future requirements with loss of farming land in high flood risk area
3440	Land west of The Bakehouse	Upto 4	In fill area between existing properties	Scale consistent with future requirements	Small scale development on to Main Road	Existing access to Main Road would need to be used by development	Low due to size of site	Not expected to be a problem	Moderate. Partial footpath access	Land not currently developed	Low	None	Recommended - Small site on to Main Road
TBC	Land east of The Mermaid BA069	114	Extends existing housing area, moderate distance from village centre	Scale of potential development exceeds future requirements and scale of developments	Large scale development behind existing and planned housing	Existing access from BA069	High from scale of potential development emerging on to BA069	Not expected to be a problem	Moderate. Partial footpath access	Consumes prime agricultural land	Moderate as agricultural land would be lost	None	Unsuitable - Large site that exceeds future requirements with loss of farming land

Appendix C - Summary of Neighbourhood Plan Policies

Community and Wellbeing Policies

- CP1. The Recreation Ground, shown on Map 4, is identified as Designated Open Space and will be protected from built development.
- CP2. Malford Meadow as shown on Map 4 is designated as Local Green Space. New development will not be supported on Malford Meadow except in very special circumstances
- CP3. Proposals for a new or extended village hall with associated car parking will be supported subject to the following criteria:
- The village hall is located within or adjacent to the settlement boundary;
 - The design of the village hall would respect the character and appearance of other buildings in its immediate locality; and
 - Its development would not have an unacceptable detrimental impact on the amenities of adjacent residential properties by virtue of its pedestrian or vehicular access, its height and mass or in terms of its general noise and disturbance.

Where appropriate and necessary a broader package of development measures will be supported in order to facilitate the construction of a new or replacement village hall. In these circumstances the applicants concerned will need to demonstrate that the wider package proposed complies with development plan policies and is of a size and scale commensurate both with the size of the village and its contribution towards the costs of providing a new village hall.

Traffic and Transport Recommendations

- TR1. A painted walkway should be funded by Parish Council to provide safe pedestrian access on the Northern End of Station Road to link up with existing footpaths along Main Road and Station Road.

Design Policies

- D1. Proposals that would result in high quality design will be supported.
- Proposed new development in the Plan area should respect the existing layout, character and historic design features of the village and otherwise conform to the principles included in Core Policy 57 that are relevant to the site concerned.

Housing Policies

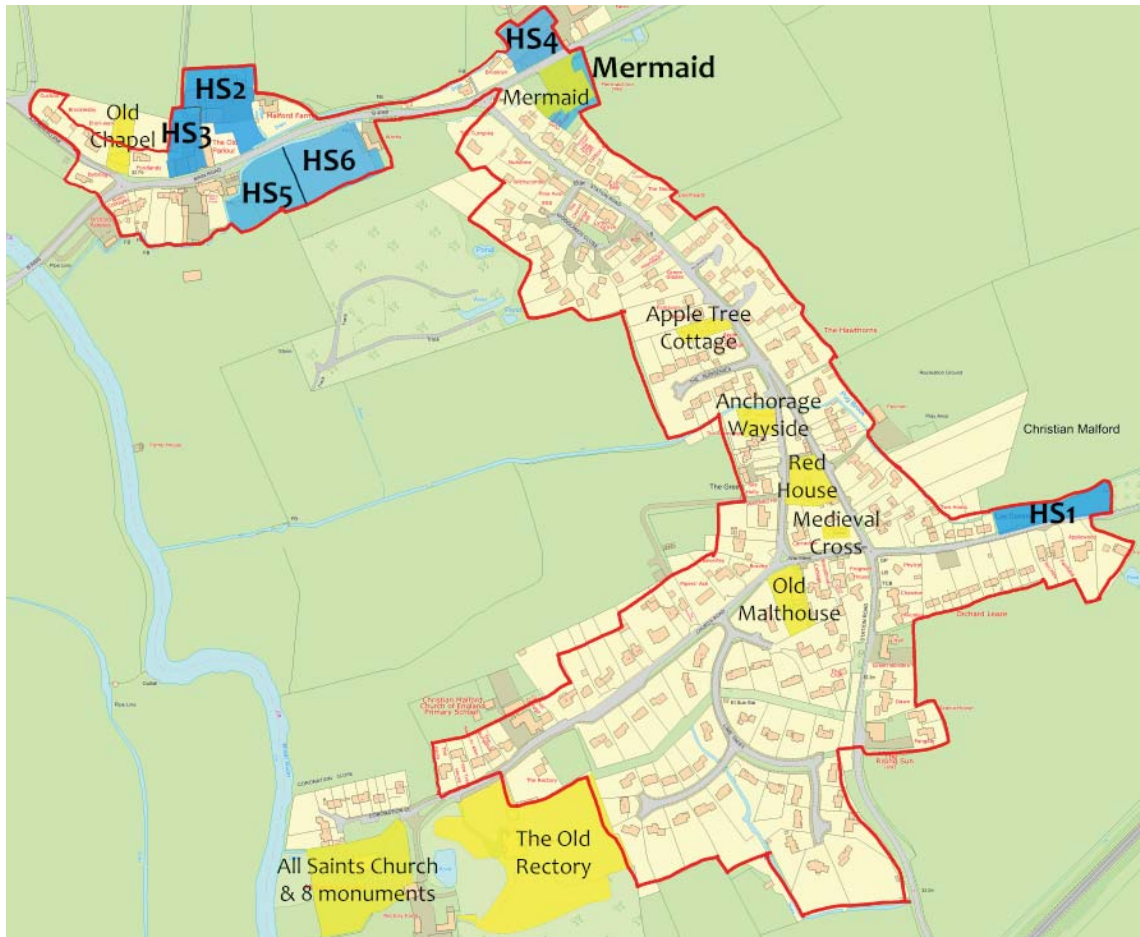
- HP1. Proposals for residential development within the settlement boundary will be supported subject to the following criteria:
- their size and layout respect the character of the site concerned and that of the immediate locality and the resulting development front onto existing highways, or are arranged in cul-de-sac or courtyard configurations;
 - their format respects the layout of adjacent residential properties in general and the generally single-plot form of the village in particular;
 - they result in the development of houses of up to three bedrooms; and/or
 - they result in the development of single storey properties; and/or
 - they result in the development of houses that meet the needs of older persons;
 - and their design is of a high quality and which respects the character and appearance of the village

Housing Site Allocation Policies

Sites HS1-6 as identified below are allocated for residential development in the context of the specific policies for each of the sites (Policies HP1-6).

Christian Malford NDP Ref	Site Location	Potential Number of Dwellings	Anticipated delivery timetable
HS1	End of Lye Common – North Side	6	2018-2023
HS2	Redundant farm buildings adjacent to The Old Parlour	6	2018-2023
HS3	Redundant farm buildings adjacent to Fordlands	4	2018-2023
HS4	Redundant farm buildings at Mermaid Farm	6	2023-2028
HS5	Land to the East of Malford Farmhouse	4	2023-2028
HS6	Land to the West of The Bakehouse	4	2023-2028

The Christian Malford settlement boundary is extended to incorporate the six housing sites and is shown on Map 10



MAP 10: Overview of all NDP sites with Heritage Assets in yellow and revised settlement boundary in red

Site Specific Policies

Policy SSHS1

Proposals for residential development on the site as shown in Map 11 will be supported subject to the following criteria:

- The development of the site respects the character of the surrounding area in general terms and delivers approximately six dwellings
- The houses should be set back at least 4.5 metres from the southern boundary of the site except for the house that would sit immediately adjacent to the eastern boundary of the site which should be set back at least 7 metres from the southern boundary of the site; and
- The development should consist of either bungalows or two-storey terraced or semi-detached houses

Policy SSHS2

Proposals for residential development on the site as shown in Map 12 will be supported subject to the following criteria:

- The development of the site respects the character of the surrounding area in general terms and delivers approximately six dwellings.
- No development should take place to the north of the red dotted line on Map 12. The land immediately to the north of this line is for private gardens only and to remain undeveloped.
- The development should consist of either bungalows or two-storey terraced or semi-detached houses.
- The access road should continue to the boundary with site HS3 in order to allow access for this site.

Policy SSHS3

Proposals for residential development on the site as shown in Map 13 will be supported subject to the following criteria:

- The development of the site respects the character of the surrounding area in general terms and delivers approximately four dwellings.
- Buildings should be of a size and scale to reflect adjacent properties, and should be no more than two storeys high.
- Re-development of the stone-built shed should retain the same form and volume as existing.
- Access to the site should be through the access road on site HS2

Policy SSHS4

Proposals for residential development on the site as shown in Map 14 will be supported subject to the following criteria:

- The development of the site respects the character of the surrounding area in general terms and delivers approximately six dwellings.
- The brick-built buildings on the east and the west boundaries (marked A and B in Map 14) should be retained in any new development.
- The line of structures marked C in Map 14 should be followed in any new development which should not be more than one storey high.

Policy SSHS5

Proposals for residential development on the site as shown in Map 15 will be supported subject to the following criteria:



- The development of the site respects the character of the surrounding area in general terms and delivers approximately four dwellings.
- The development should consist of either bungalows or two-storey terraced or semi-detached houses.
- The houses should be set back at least 10 metres from the northern boundary of the site.

Policy SSHS6



Proposals for residential development on the site as shown in Map 15 will be supported subject to the following criteria:

- The development of the site respects the character of the surrounding area in general terms and delivers approximately four dwellings
- The development should consist of either bungalows or two-storey terraced or semi-detached houses
- The houses should be set back at least 10 metres from the northern boundary of the site.



Appendix D - Individual Housing Site Locations

Site HS1 – Land at the End of Lye Common on the North Side		Current Land Use	Estimated Potential	Ownership / Availability	Additional Notes / Overview	Related Policies	Notes / Mitigation
							
Constraints	Notes/Mitigation	Constraints	Bio Diversity Interest	Landscape Impact	Heritage Impact		
Ground Conditions	Flat. No recorded contamination.						None recorded.
Flood Risk	Not in Flood Zone. Parts of site at risk of surface flooding which needs to be taken into consideration when planning development.						A small linear development on the North side of the road would enhance the visual image of the village when approaching via Lye Common.
Access	Good, off existing highway.						None. Site is not adjacent to, or visible from, any heritage sites.



Site HS2 – Brownfield Site Adjacent to The Old Parlour

				Current Land Use	Agricultural farm buildings and storage yard.
				Estimated Potential	6 new dwellings.
		Ownership / Availability	Site submitted by landowner.		
		Additional Notes / Overview	Adjacent to a SHLAA also submitted by landowner but not taken up by The Plan.		
		Related Policies	HP1		
Constraints	Notes/Mitigation	Constraints	Notes / Mitigation		
Ground Conditions	Flat and concreted. No recorded land contamination.	Bio Diversity Interest	None recorded.		
Flood Risk	Not in Flood Zone. Parts of the site at risk of surface flooding which needs to be taken into consideration when planning development.	Landscape Impact	Would improve the visual amenity of the immediate vicinity. Forms part of the planned visual improvement to the Western approach of the village.		
Access	Existing roadway onto Main Road provides suitable point of access. This access route would be required as access to site HS3	Heritage Impact	None. Site consists of three modern farm buildings and concrete hard standing. Site is 200 metres from The Old Chapel (Grade II listed) but not visible from, or affecting its setting. A recent development of four terraced houses is set between the site and The Old Chapel.		



Site HS3 – Brownfield Site Adjacent to Fordlands

				<p>Current Land Use</p> <p>Redundant farm buildings of mixed age and poor condition</p>	
				<p>Estimated Potential</p> <p>4 new dwellings</p>	
				<p>Ownership / Availability</p> <p>Site submitted by landowners.</p>	
				<p>Additional Notes / Overview</p> <p>Demolishment of the farm buildings will substantially improve visual impact of the approach to the village, and adjacent properties</p>	
				<p>Related Policies</p> <p>HP1</p>	
<p>Constraints</p>		<p>Notes/Mitigation</p>		<p>Notes / Mitigation</p>	
				<p>Bio Diversity Interest</p> <p>None recorded.</p>	
				<p>Landscape Impact</p> <p>Demolishment of the farm buildings will substantially improve the visual impact of the approach to the village, and adjacent properties.</p>	
				<p>Heritage Impact</p> <p>Existing buildings have no historic value. Site is 50m from The Old Chapel (Grade II listed) with one intervening property. Site has no potential impact on the setting of The Old Chapel. The Plan is trying to make this area of the village a more integrated part of the village as it was historically. Any proposed development would not be prominent or conspicuous and would therefore not change the general character of the vicinity.</p>	
<p>Constraints</p>		<p>Notes/Mitigation</p>		<p>Notes / Mitigation</p>	
				<p>Ground Conditions</p> <p>Flat and concreted. No recorded land contamination.</p>	
				<p>Flood Risk</p> <p>Outside Flood Zone. No apparent surface water flood risk.</p>	
				<p>Access</p> <p>Access would need to be through site HS2</p>	



Site HS4 – Brownfield site at Mermaid Farm

Site HS4 – Brownfield site at Mermaid Farm			
			
Current Land Use	Semi redundant farm buildings in various states of repair. Yard storage.		
Estimated Potential	6 new dwellings		
Ownership / Availability	Site submitted by landowners.		
Additional Notes / Overview			
Related Policies	HP1		
Constraints	Notes/Mitigation	Constraints	Notes / Mitigation
Ground Conditions	Flat concrete. No recorded land contamination although in proximity to an existing slurry pit.	Bio Diversity Interest	None recorded.
Flood Risk	Not in Flood Zone. Parts of the site at risk of surface flooding. This needs to be taken into consideration when planning development.	Landscape Impact	Site has a historic stone wall which would need to be taken into consideration in the event of re-development. Farm buildings have no visual merit and redevelopment would improve visual amenity.
Access	Existing point of access onto Main Road provides suitable point of access.	Heritage Impact	Site is opposite The Mermaid Inn (Grade II listed). The Mermaid Inn has been granted planning consent for redevelopment including four new dwellings within its curtilage. Development of the site needs to take into account existing scale and materials in order not to adversely affect the setting of the Mermaid Inn.

Site HS5 – Land to the East of Malford Farmhouse

Site HS5 – Land to the East of Malford Farmhouse		Current Land Use	Rough grassland area within curtilage of residence.		
				Estimated Potential	4 new dwellings
				Ownership / Availability	Site submitted by landowners.
				Additional Notes / Overview	
				Related Policies	HP1
Constraints	Notes/Mitigation	Constraints			
Ground Conditions	Flat grassland. No recorded contamination.	Bio Diversity Interest	None recorded.		
Flood Risk	Site is bordered by a brook which drains surface water into the Avon. No history of flooding or surface water flooding.	Landscape Impact	Site is reasonably well contained by hedgerows and trees along the site boundaries. Development would need to respect rural aspect to the South of the site.		
Access	Existing access through adjacent yard. Potential good new access from Main Road would be required, involving removal of some trees. Ditch would need to be culverted.	Heritage Impact	None. Site is 200m from The Old Chapel (Grade II listed) but not visible from, or affecting its setting.		

Site HS6 – Land to the West of The Bakehouse

Site HS6 – Land to the West of The Bakehouse		Current Land Use	Estimated Potential	Ownership / Availability	Additional Notes / Overview	Related Policies	Notes / Mitigation	
							<p>Garden mainly laid to lawn within the residential curtilage of the Bakehouse.</p> <p>4 new dwellings</p> <p>Site submitted by landowners.</p>	
Constraints	Notes/Mitigation	Constraints						
Ground Conditions	Flat grassland. No recorded contamination.	Bio Diversity Interest						
Flood Risk	Site is bordered by a brook which drains surface water into the Avon. No history of flooding or surface water flooding.	Landscape Impact						
Access	Existing access through Main Road, requiring improvements involving removal of some trees. Ditch would need to be culverted.	Heritage Impact						
			<p>None recorded.</p> <p>Site is reasonably well contained by hedgerows and trees along the site boundaries. Development would need to respect rural aspect to the South of the site and be screened to the East.</p> <p>None. Site is 200m from The Old Chapel (Grade II listed) and from The Mermaid Inn (Grade II Listed) but not visible from, or affecting the setting of either. The Mermaid Inn was originally on the site but all trace of it has long been lost.</p>					

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