

HOUSING

THE ISSUES

When it came to looking at future development in the village it was unsurprising to find that opinions were divided. By a small margin more people were in favour of some expansion of the village but when it came to the type of development there was an overwhelming opposition to large family and executive homes. Small family and starter homes did attract some support.

“I don't want it to become an anonymous dormitory for the big towns, which adding ever more executive" homes brings about. In order to preserve a community, you need the young to be able to be able to buy into the village.”

Resident of Christian Malford

“A small number of low cost houses. Sites limited to in-filling gaps along existing roads, no new roads. Any significant increase in numbers of residences may well require an upgrade in the infrastructure (water/sewage).”

Resident of Christian Malford

It was recognised at an early stage that there was a need to look at planning in some detail and we were aware that some villages have made this issue the prime focus of their research leading to what have been called “Village Design Statements”.

We have sought to engage the local planners and to determine the best approach for Christian Malford; however, at a recent meeting it emerged that a change in the way that the establishment of what is termed Supplementary Planning Guidance is to be determined. In effect the District Council now has to prepare a Statement of Community Involvement. They will then look how to implement their conclusions.

We see this as an excellent opportunity for the village to take a leading role in this process. We would wish to encourage both the Parish Council and interested individuals to engage with the planners to ensure we can take the broad principles of the Village plan and produce policies that will safeguard and enhance our community.

THE VISION

To prevent large scale housing development within Christian Malford thus preserving the small and friendly nature of the Village. Future development should be on an in-fill basis and restricted to affordable housing with some low cost rental accomodation.

NATIONAL, REGIONAL and DISTRICT POLICIES

Listed below are a number of National, Regional and District Policies that would support Christian Malford’s wishes to see no large scale housing development:

National:

Government Guidance on Housing (PPG3):

Promotes: ‘*sustainable residential environment*’

Regional:

Regional Planning Guidance for the South West (RPG10)

“Growth should be concentrated on ‘Principal Urban Areas’ (i.e. Swindon) and ‘Designated Towns’ (i.e. Chippenham), which have the best potential for sustainable growth”

“In rural areas expansion should be restricted to meet the needs of the local community”

District:

North Wiltshire Local Plan 2001 First Deposit Draft (Not adopted)

Section C4 Development Control Care Policy – Item (vi) aims to:

“Promote sustainable patterns of development that will reduce the overall need to travel and support increased use of public transport, cycling and walking”.

Section C4, Item 5.5: New development design should be: *“compatible with the scale, character and distinctiveness of the local vernacular and landscape”*

Section H7: Affordable Housing in Rural Areas, requires that up to 50% of dwellings in a new development are ‘affordable housing’; *“dependent on the level of local housing need”*. (Para 10.19).

ACTION

- ◆ Liaise with Community First to conduct a ‘Housing Needs Analysis’ for Christian Malford.
- ◆ Continue to liaise with the District Planners to understand the context as to where Christian Malford sits within current planning and how National, Regional and Local Policies effect us.
- ◆ Depending on the findings, make a decision to adapt part of the Village Plan so that it is compliant with any procedures required by the District Council in order that our views are represented in their ‘Statement of Community Involvement’; or, any planned replacement to ‘Supplementary Planning Guidance’.