

CM NEIGHBOURHOOD DEVELOPMENT PLAN COMMENTS

Q1 How Important are the following to the quality of life in Christian Malford

- Q1 4 Continuity with the landscape and history of the buildings while providing for the future
- Q1 6 Would like to see the Mermaid open asap
- Q1 9 Traffic Noise Management is important
- Q1 10 Currently cars are parked mainly off road. Increasing the density of housing and the use of the roadside as a car park will spoil the appearance and accessibility of the village. Do not allow the village to be urbanised
- Q1 11 Social Clubs & Associations
- Q1 17 Very important to maintain village atmosphere
- Q1 19 Facilities for young people
- Q1 20 All development should be sympathetic to the character of the village
- Q1 21 Malford Meadow and the Rec are enough large open areas
- Q1 22 Pub & VH important
- Q1 23 Need better public transport
- Q1 24 Bus route for daily access to doctors, hospital & shopping. Taxis
- Q1 25 Important to village atmosphere to have no street lights and no pavements
- Q1 29 Pub, Recreation Facilities & Village Hall
- Q1 31 Maintain a mixed farming community
- Q1 33 Meeting social place (not pub) open all day e.g. coffee shop, café
- Q1 35 Need a mix of ages and social mix so that it is not expensive/exclusive
- Q1 37 A mix of ages is important
- Q1 42 Pub!
- Q1 43 Village events essential
- Q1 44 No skate boarding in the road
- Q1 44 Traffic speed too high in Station Road, speedwatch stand in the wrong place
- Q1 45 Friendly village and very public spirited across all age groups. Small/medium village with a great sense of community and care
- Q1 49 Pub must be retained
- Q1 50 Pub
- Q1 52 keep green areas around houses and developments
- Q1 53 Access to a doctor
- Q1 58 Views. Develop along existing roads
- Q1 61 Increasing the village will create a dormitory village, empty during the day with inherent crime risk.
- Q1 63 Maintenance of roads and pavements
- Q1 64 Small dwellings
- Q1 68 Village must grow to sustain a demography that will utilise the facilities that give it its character
- Q1 71 Pub is important
- Q1 76 Car speeds kept down
- Q1 76 Dog Fouling
- Q1 80 Public transport links for younger & older residents and non car drivers. Make car transport less essential
- Q1 81 Community meeting venue fit for purpose for all ages
- Q1 83 Pub
- Q1 89 Open up the railway station and an improved bus service
- Q1 89 Improvements to shop to make it a community shop & more facilities through a modernised PO counter
- Q1 100 I would like to see provision for good size old peoples apartments so they can move out of their large homes. Missed opportunity when the Glebe land was built on.
- Q1 103 Better bus service - mini buses
- Q1 107 Important to maintain areas for safely walking dogs e.g. The Rec, Malford Meadow and footpaths
- Q1 108 Pub/Restaurant. Recreation Ground with sports facilities & playground facilities
- Q1 110 Community organisations - art, sport, WI, probus etc. Especially for teenagers & the elderly singles
- Q1 114 Quietness & road safety
- Q1 118 I believe that these are core values which should be shared by anyone who lives in any village
- Q1 119 Village clubs & activities, pub
- Q1 125 It would be good to see smaller homes in the village allowing residents to downsize if they need to.
- Q1 126 Sports facilities e.g. football/cricket pitches
- Q1 136 We need more 1st time buyer homes for young families to encourage a younger proportion of village residents

Q2 What are your views on future housing developments?

- Q2 2 Affordable houses for 1st time buyers
- Q2 3 Mix of small with a few large
- Q2 4 Need more residents to support school, shop and pub
- Q2 6 A mix of family, starter homes & bungalows
- Q2 10 More housing will reduce the quality of life for those already here. Currnet situation is due to successive governments not stopping immigration. There has been continual building in the village for the last 50 years
- Q2 11 Too many houses & the village will lose its identity
- Q2 19 Use brown field sites for development
- Q2 21 Not 4/5 bedroom but smaller homes. Not affordable as these will be company/association owned
- Q2 22 More 2 bedroom starter homes for sale but not affordable for rent
- Q2 26 If the village becomes too big it will lose its sense of identity and "belonging" to it
- Q2 27 Existing villagers would prefer similar people & housing to blend in with the community
- Q2 29 Important to have some but not too many new homes to keep the village alive

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- Q2 34 The infrastructure needs to be able to support the significant development in the area
- Q2 35 Need enough people to make facilities viable but too fast to lose village spirit
- Q2 37 The village can easily cope with 35 new houses. Needed for the future of the school, pub & church. Might even generate new businesses
- Q2 39 Needed houses for locals to keep the youth in the village to maintain sense of community. Use redundant areas in the village which will not have a significant effect on the look and feel of the village
- Q2 40 Village needs houses for down sizing for the older generation and affordable homes for youngsters
- Q2 45 Development should be limited to smaller homes as we have an abundance of large homes. There are many older residents looking to downsize. Consideration should be given to providing suitable homes for them
- Q2 45 There are already problems with water & sewerage and it is doubtful if the systems could cope with a large increase in numbers
- Q2 46 Affordable housing only
- Q2 47 Need starter homes for young families, this has been overlooked by all recent developments
- Q2 49 Must not become like SB with large development
- Q2 50 Be good to have affordable housing for young people to buy
- Q2 51 New housing needs to be in 2/3 small groups
- Q2 54 Off road parking essential
- Q2 54 Wider roads necessary and better viewing of approaching traffic
- Q2 55 Building should be sympathetic to the general rural nature of the village. Priority is for retirement bungalows to free up larger houses.
- Q2 55 Priority should be to meet the needs of the community rather than maximising profits of developers
- Q2 56 Bungalows please
- Q2 58 Drainage, water and services cannot cope at present.
- Q2 58 Improve utility services, telcomms, street lighting and traffic calming first
- Q2 61 Ribbon development only
- Q2 62 Village would lose its community feeling & spirit with large development.
- Q2 68 A 10% growth over 10 years will not alter the character of the village
- Q2 74 Need smaller properties and bungalows so that residents can downsize to free up larger houses
- Q2 76 No large developments and small houses preferred
- Q2 77 Must be smaller houses to facilitate downsizing and to enable young couples to buy
- Q2 77 Infra-structure can't take any more, particularly drains.
- Q2 80 Preferable minimum size aimed at older residents and young people/couples
- Q2 81 Smaller developments allow easier integration
- Q2 93 Too many additions and we will lose the village atmosphere that exists now
- Q2 93 Mixture of small/large homes is important to provide a good age profile
- Q2 98 There are enough homes already but if there must be more do it in one area and let that do
- Q2 100 Do not mind new homes as long as village facilities improve in line
- Q2 104 To keep village feel it would be better to keep development less than 25
- Q2 105 35 homes will have little if any impact on the first 4 points of Q1. More people in the village may help protect village facilities from closing
- Q2 108 CM is surrounded by road, river or railway with rural farmland in between. There is minimal space to build
- Q2 109 Difficult balance between taking our fair share and significantly re-shaping the look & feel of CM. Would need work on drainage, roads, lighting etc
- Q2 110 Any new homes should be a mixture of small house for 1st time buyers and small bungalows for the not so able elderly
- Q2 114 Larger developments might be suitable far from the village centre but not in the village boundary or close to it.
- Q2 118 If this integration of housing can be achieved without compromising those values in Q1
- Q2 119 Need families for school
- Q2 125 New housing should not increase existing flooding and sewerage issues.
- Q2 125 Additional social housing would be of value but issues with heating costs outweigh benefits. Poor transport provision also impacts on tenants in social housing in outlying villages
- Q2 128 The village at present is a diverse mix of building styles which may be lost with larger developments
- Q2 139 New homes should be on the outskirts of the village, keeping/maintaining the few areas of open space in the centre of the village e.g. on the Main Road where there is opportunity for infill development like The Parlour
- Q3 What size development(s) do you think are suitable for future housing in Christian Malford**
- Q3 4 Infill building into extended boundary
- Q3 10 Much of the building since the 60's has been in small groups or singularly with the exception of Lime Trees, the Nurseries and recently Woodlands. Roundwood View was an attempt to fit into the village with moderate success.
- Q3 16 To be fair need to spread new development throughout the village
- Q3 20 2-3 developments of 5-6 houses is reasonable
- Q3 24 Good quality retirement properties are required
- Q3 24 Good quality starter homes are required
- Q3 25 Should be character buildings not like Woodlands.
- Q3 26 To allow better integration into the village
- Q3 33 Developments of 10+ do not promote village community
- Q3 34 Small - 2/3 new homes in areas of established housing area to prevent fragmentation. Could 5/6 separate areas.
- Q3 35 Individual plots help integration, small developments of economical house good, a large development would be a disaster
- Q3 39 Large dev would have high impact, individual plots only will kill the spaces in the village. A mix of individual & small will be a more natural expansion

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- Q3 43 There are no suitable starter homes for first time buyers
- Q3 44 Individual plots preferable as several small developments have already altered the character of the village
- Q3 45 A large development would alter the character of the village
- Q3 45 Any developments should be in keeping with current properties in the village
- Q3 47 Starter homes and homes for young families are a priority
- Q3 61 Do not want a community within a community which could happen with estate style development
- Q3 68 One large development will produce a mix of housing. Several small developments will be more difficult to impose a coherent plan
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- Q3 75 A development of 1/2 bedroom properties is required
- Q3 76 Turn the Mermaid into warden assisted accommodation
- Q3 80 Phased development on a small scale aids integration
- Q3 81 Not identical some character please, various prices not all for commuters on high salaries
- Q3 89 Mix of high & low cost housing. No low cost or social housing along Lye Common & Orchard Leaze
- Q3 104 Difficult to integrate new population in one large development
- Q3 104 It may be difficult to identify 25 individual plots
- Q3 108 CM has just had a large development of mixed housing. Some starter homes would be useful to enable younger people to buy in the village
- Q3 109 Favour integration into existing housing rather than a new estate which could create a community within a community
- Q3 110 Individual & small developments will create ribbons along existing roads leading to loss of social cohesion and a sense of community
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- Q3 114 Within the village boundary only developments on individual plots on brownfield sites
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- Q5 What type of housing are you in now and what type of housing will your household require in the future, between now and 2026**
- Q5 56 McCarthy Stone type residential homes
- Q5 88 Smaller houses to enable downsizing
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- Q6 Housing Development Sites**
- Q6 4 Build along Main Road, part of history of the village. Would increase continuity & increase visual attractiveness. A front door to the village
- Q6 11 Main Road has too much traffic
- Q6 17 Assuming that planning application already submitted for Mermaid Field
- Q6 23 Use Mermaid for warden assisted housing
- Q6 31 Individual or small units along existing highways. Ideally brownfield sites.
- Q6 34 Integrate into existing without creating new overlooking sites
- Q6 39 Develop along B4069 will have minimal visual impact and minimise increase in traffic on Station Road
- Q6 41 Replicate streetscape of SB. Re-develop the Mermaid with low density housing as a pivot for further sympathetic expansion
- Q6 45 Station Road & Main Road West suitable for bungalows and retirement homes
- Q6 54 Station Road is too busy now and cannot accommodate more houses
- Q6 56 NF for young families and OAP's.
- Q6 68 Housing development should contiguous with existing housing & enable use of off road routes due to lack of adequate pavements
- Q6 72 Away from current housing (areas towards Friday Street on Main Road indicated) to avoid village becoming too dense
- Q6 80 Make Mermaid into a residential home
- Q6 93 String development along Main Road East could also be used
- Q6 94 Individual developments only
- Q6 106 Whole area running behind the houses along the whole length of the Eastern side of Station Road marked due to risk of flooding on the
- Q6 109 In addition to marked areas there may be suitable infill sites. I have considered sites that I consider are in need of development and
- Q6 114 Porters Recycling if available and gaps along Main Road between farms & houses on Main Road between Friday Street and Swallett House
- Q6 116 Keep any additional traffic off Station Road as it is up to capacity
- Q6 128 Maintain listed status on Mermaid despite changes
- Q6 135 Lye Common should be used for old peoples bungalows
- Q6 137 The questionnaire forces us to agree to at least 15 houses, are individual or very small developments not being considered?
- Q6 137 More housing on the Main Road would ensure more adherence to the speed limit
- Q6 139 There is plenty of opportunity to develop areas on the Main Road without impacting on the quality of life in the village
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- Q7 Village Hall**
- Q7 49 This question should not have been included as it has already been decided
- Q7 74 It would be a big mistake to re-site VH. Rec and VH serve very different needs and they run well separately
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- Q8 Industry**
- Q8 137 The Hatts Coaches land should provide more than enough business development land for the surrounding villages
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- Q9 What types of industry would you encourage in Christian Malford**
- Q9 1 Extra traffic would be a problem
- Q9 4 Better Broadband
- Q9 19 There is no requirement for non agricultural industry in CM
- Q9 20 Small hi-tech companies in quality office space would be beneficial
- Q9 23 Poor roads, no pavements and poor public transport make village not suitable
- Q9 26 Rarely creates local employment. Increased industry would encourage more traffic and this would be detrimental to the village and the area

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- Q9 27 Little demand for similar in Sutton Benger
- Q9 29 Any industry would spoil the village & not guarantee jobs for local residents
- Q9 31 Small units on brownfield sites
- Q9 34 Larger village shop with coffee/deli provision
- Q9 34 Residential/Nursing Home
- Q9 35 Are offices in SB viable?
- Q9 39 It would be good for local residents if they could work nearer home
- Q9 40 Additional industry only if roads are upgraded
- Q9 41 Small scale rural crafts, farm shop, boutique hotel
- Q9 42 Encourage local jobs for local residents
- Q9 44 Roads will not any industry generating large vehicle movements
- Q9 45 Any additions should have a low impact on the environment & infrastructure and no large scale complexes
- Q9 45 Offices should be barn conversions & almost individual in nature
- Q9 47 Need to support the shop we have now!
- Q9 53 Residential Nursing Home needed
- Q9 54 Residential village which gives such high quality of life. Business would add to already saturated infrastructure
- Q9 55 Light industry, small 4-6 people units within a small cluster
- Q9 57 Light industry not noisy
- Q9 61 Industry will not generate local jobs
- Q9 62 Small companies that don't introduce HGV's into the village
- Q9 63 Roads not suitable for more heavy traffic
- Q9 65 Village is not suitable as access is difficult
- Q9 67 Perhaps small engineering or something similar
- Q9 68 Any industry should be along Main Road where traffic can have easy access
- Q9 70 Possible small high tech businesses
- Q9 80 Market Gardening & Produce with weekly/fortnightly market
- Q9 81 Rural Crafts workshop in farm buildings to generate work/apprenticeships promoting traditional countryside skills
- Q9 83 Local crafts
- Q9 88 No traffic is already a concern
- Q9 89 Hub for those homeworking to meet, socialise & network and support for young people to get into work
- Q9 97 Plenty of spaces in the surrounding towns. Village is for people to live in countryside away from industry
- Q9 99 Introduction of industry must not include extra homes & heavy vehicles
- Q9 102 Small scale - Farming support, green endeavours (not fracking), arts & crafts
- Q9 103 The village is not the place for industry. Of the Main Rd CM is a very quiet place, keep it that way
- Q9 104 Would be good to have another shop e.g. hardware or restaurant
- Q9 109 Light industry only would be suitable. Consideration has to be given to the impact on residents on Main Road to increased traffic. Pavements & access to the village
- Q9 110 Service providers such as - call centre operations, internet retailing, small workshops for vehicle repairs, garages, high tech specialists in electronics, aviation, sports equipment etc.
- Q9 114 Industry would bring unwanted traffic including delivery vans
- Q9 118 A larger shop may be necessitated with existing shop owner given first option on ownership
- Q9 121 Small businesses similar to Broadfield Farm, Great Somerford
- Q9 124 Perhaps consideration could be given to a village owned amenity which provide small office facilities for small business enterprises, perhaps an area in a new village hall
- Q9 128 We don't require more traffic in the village on single track lanes
- Q9 136 Some sort of business would bring people to the village and/or provide employment for residents. It would help keep the village alive rather than being a dormitory
- Q9 139 No business in the centre but on the outskirts is a possibility if not disruptive/noisy
- Q10 Is there anything not covered above that you think should be covered by the Neighbourhood Plan?**
- Q10 4 Transport services, safe walking to SB and speed of traffic on the Main Road.
- Q10 5 Village deserves a larger & more attractive shop.
- Q10 5 The Mermaid site is an eyesore & needs sorting
- Q10 9 The Mermaid should be included
- Q10 11 Speeding & HGV's on the Main Road
- Q10 14 What happens after 2026
- Q10 20 Better to control change than have it thrust upon us
- Q10 20 Village needs to avoid becoming a dormitory by shift demographic profile to more younger residents
- Q10 24 Need more medical facilities to supplement Sutton Benger due to elder population
- Q10 25 The questionnaire does not adequately cover the size of homes to be built. There must be at least 2/3rds of starter homes so that the village can have more younger people
- Q10 26 Once greenfields are lost they are gone for ever and there are an important part of the village. Small scale development in line with other developments is most appropriate
- Q10 27 Preserve open green spaces
- Q10 32 Try & use any section 106 money to impose 20mph restriction in the village, hard parking for the field/meadow, wild flower planting in the meadow to support bees, the school needs off road parking, the new envelope should protect the meadow
- Q10 33 Housing suitable for downsizing. 2/3 bedrooms but not affordable housing.
- Q10 34 Options for elderly residents so that they could stay in the village

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- Q10 35 Maintain the meadow as a community space & don't sub-divide it
- Q10 41 Footpath along Station Road and Main Road would improve safety and encourage pedestrian traffic
- Q10 42 Housing to attract younger families. Good for village school and counters aging population
- Q10 43 Would the Mermaid make an ideal village amenity i.e. shop/teashop/village hall/meeting room all with plenty of parking. Sell VH site to help fund it
- Q10 44 Bowls club. Clubs for children.
- Q10 45 Issuing only one questionnaire per household gives a voice to only half the community. There was no offer of additional questionnaires for those inclined to voice an opinion
- Q10 48 Nursing/Residential Home - 15 rooms with 10 x 1 bedroom flats
- Q10 54 Need small development of 2 bed bungalows or flats for elderly residents
- Q10 54 Need starter homes to enable children to remain in the village with families
- Q10 56 Improve roads - potholes, replace sign into station road. Pavements, street lights. Roads not suitable for HGV's
- Q10 58 Should fight to improve infra-structure before any development.
- Q10 58 Any development should be single string along current roads
- Q10 59 Increasing residents is good for shop, pub and school. Do not allow new builds behind existing residents.
- Q10 61 WCC will impose a decision on the village. Comments about SB development.
- Q10 63 It would be nice to see The Mermaid re-open.
- Q10 67 No further 4/5 bedroom "executive" houses should be built
- Q10 67 Need a small cluster of retirement type homes to free up larger houses
- Q10 67 Need starter homes to allow youngsters to remain in the village
- Q10 68 Any development should have smaller houses with the potential to extend as families living in them grow.
- Q10 70 Will sewage system, water, electricity and flooding issues cope with village expansion
- Q10 73 PC should pursue the permanent placement of the 18ton weight limit on Main Road
- Q10 75 The recreation ground needs more interesting equipment for very young children, look at Yattton Kennel
- Q10 75 The recreation ground needs a maintenance plan as it looks unkept and un? For so early in its build
- Q10 80 Traffic calming & restriction of heavy lorries on Station Road and/or speed restriction on tractors & coaches, particularly around Lye Common crossroads
- Q10 81 Recycle banks for less household pick ups
- Q10 83 Slow all traffic within village to 20mph
- Q10 83 Provide single/priority traffic signs along Station Road where narrow
- Q10 83 Speed bumps?
- Q10 85 There appears to be infill in the village but not outside. Regulations need to be relaxed, this will provide additional dwellings
- Q10 86 Sort out the Mermaid, tidy up the pub garden
- Q10 87 Infill between the River Bridge and the 40mph sign. Build new properties on unused farm buildings
- Q10 87 Need 1/2 bed properties for downsizing and maybe eco houses for these
- Q10 91 Concerned about the increasing dereliction of the old farming sites heading East from the River Avon. Highlighted by the development at The Old Parlour
- Q10 93 Large village will need better/larger facilities such as VH, shop & improved recreation
- Q10 93 New VH on the Rec, house or new shop/PO on VH site
- Q10 93 Large VH for functions, drama, indoor sports, health & fitness
- Q10 93 Changes to rec are excellent but maintenance and grass cutting need to be improved
- Q10 95 Main Road through village is in desperate need of re-surfacing
- Q10 95 95% of any new houses should be private
- Q10 99 All developments must fit in with the current village dynamics & not change anything significantly. CM is largely rural community & it is vital this is maintained
- Q10 102 General infra-structure requirements e.g. improved pavements especially along Church Road where tree roots have carved? up the pavement which are never maintained with overhanging branches
- Q10 102 Better internet
- Q10 103 The children are here 365 days per year with no where to ride their bikes & scooters. Need a track round the edge of the playing field before there is an accident
- Q10 104 I am new to the village & have been impressed by its friendliness and warm community spirit. It would be easy to lose this if development is not carefully planned. Some development would be a +ve thing.
- Q10 110 If solely housing is considered the village will increasingly become a commuter village with loss of community spirit & cohesion
- Q10 110 Support for local farmers. They are key employers & long term residents. Their views should be rated highly. Support them as they support the village.
- Q10 110 Provision of care for the elderly
- Q10 114 High priority to re-open CM Halt on GWR. This would offer easier eco friendly access to Chippenham, Swindon, Oxford, Bath, Bristol, Reading, London etc. It would also help take pressure of Chippenham Station
- Q10 114 Any developments need to be high quality in fitting with the current village
- Q10 128 We trust If more housing is built that reassurance from WCC that S106 monies are used to provide further services & amenities for school & other recreational areas and more development will take place until after 2026