

CHRISTIAN MALFORD

NEIGHBOURHOOD DEVELOPMENT PLAN 2015-2035



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For Consultation

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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. Personally, I have made new friends, learned a lot and, I hope, made a contribution to life in Christian Malford. 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, I want to acknowledge and thank 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, Louise 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, Alison, Colin, Iain, Ian, Jo, Mike 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. Your contributions have been magnificent and the outcome is something of which everybody should be very proud.

Kevin Watson
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 11 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 Maford 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.

For Consultation

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 C)

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:

- 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.

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 obtained from 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.

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 are 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.

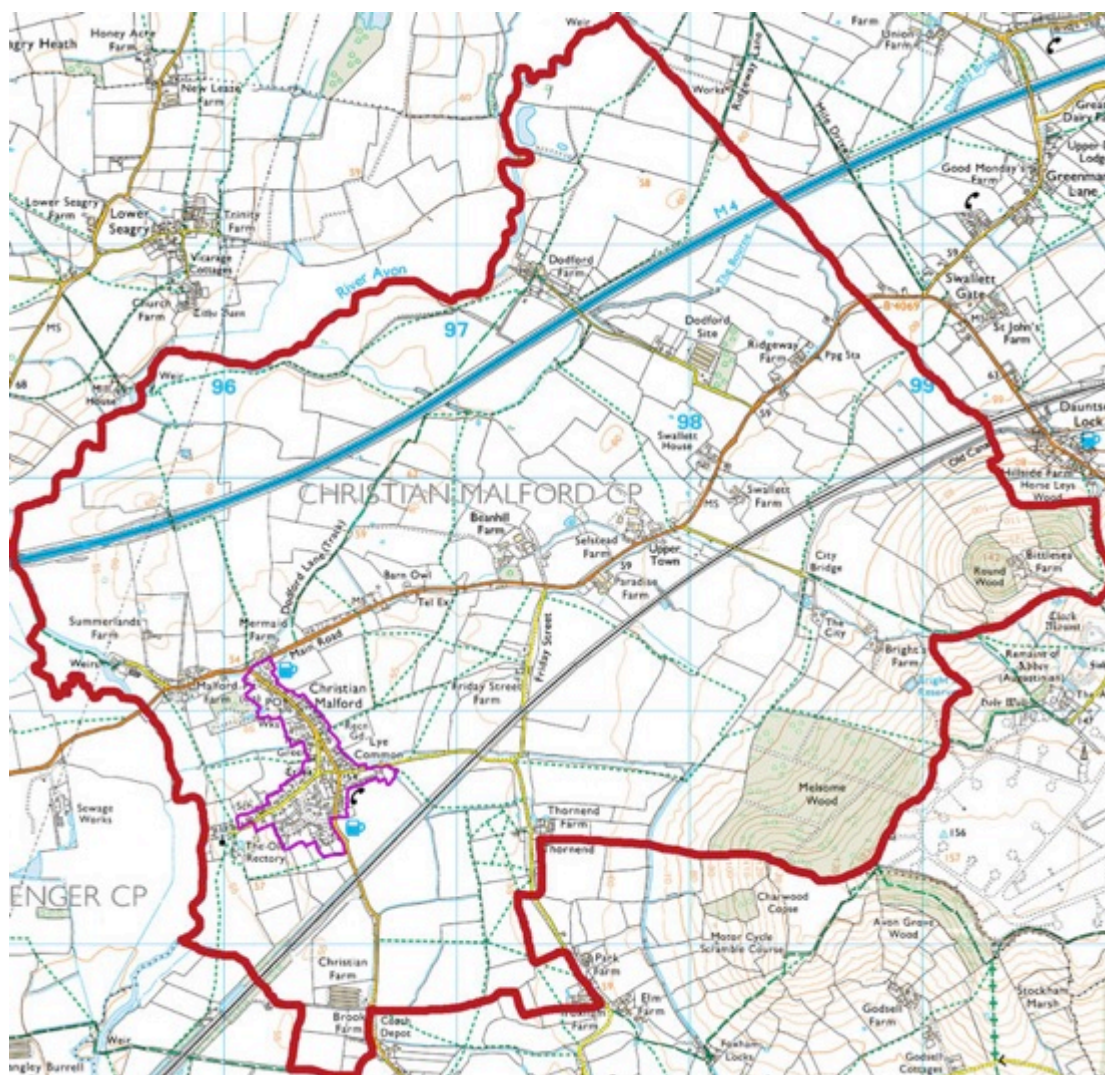
Design

Goal Aims/Objectives

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

For Consultation

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 Area 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 & 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 being developed at Lyneham on the old RAF station forms part of the Eastern boundary of the Parish. This facility is planned to employ over 1500 civilian and service personnel by the end of 2015 with significant further growth expected in subsequent phases.

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 Eastern 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 Area. These are identified as yellow blocks on Map 2 and include the curtilage of each building:-

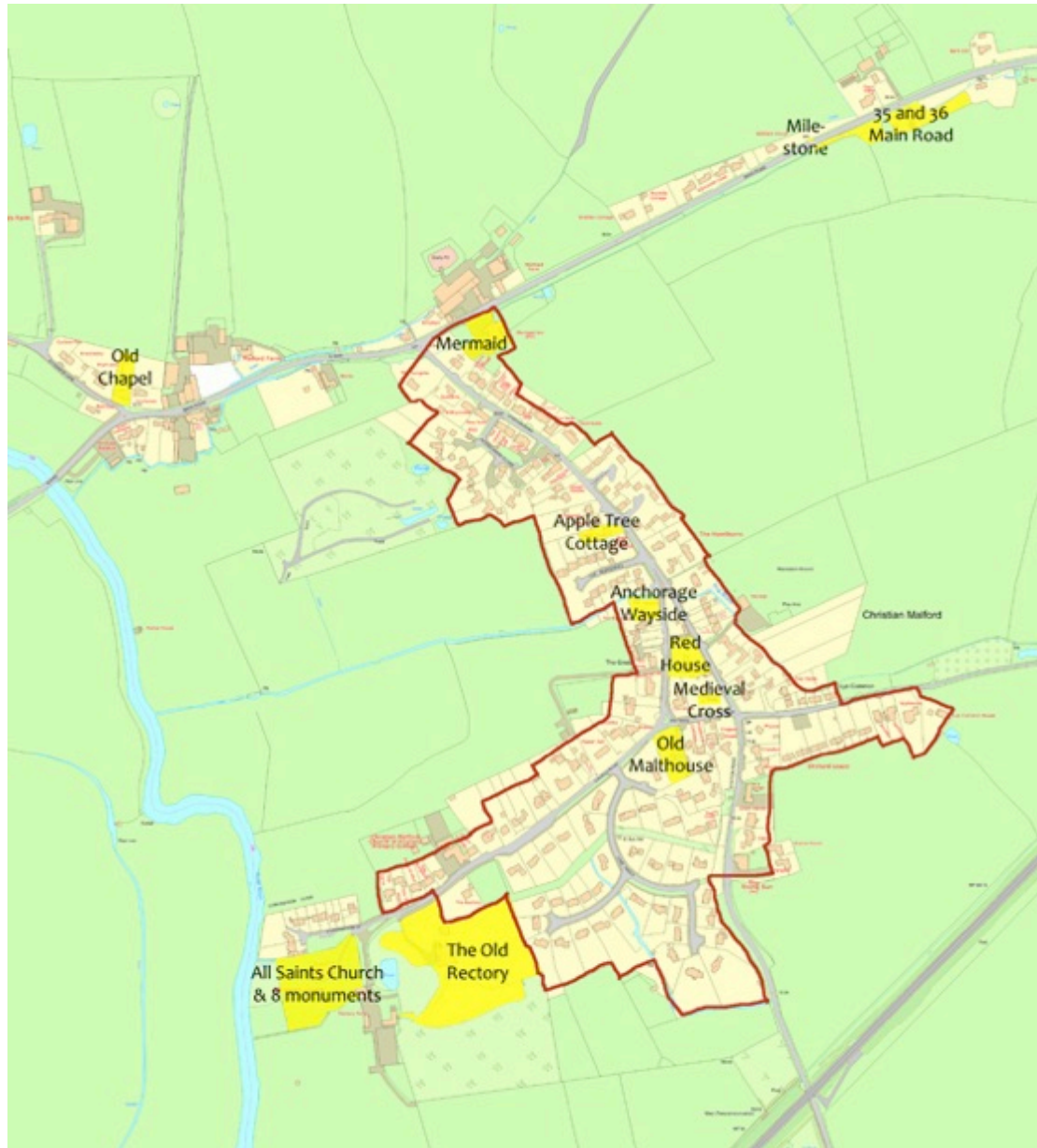
Grade I - All Saints Church

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 area 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 in the Settlement Area. 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 Area. 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 in the Settlement Area 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 in the Settlement Area 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 in the Settlement Area. 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.

A characteristic of the dwellings in the Settlement Area 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 has a cricket pitch, a children's play area and a multi-use games area. 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.



PIC 1: Pavilion at the Recreation Ground



PIC 2: Part of the Recreation Ground with play facilities and the multi-use games area to the rear

Policy CP1

Development on the Recreation Ground will not be permitted.

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 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.



PIC 3: Malford Meadow information board

Policy CP2

Development on Malford Meadow will not be permitted.

The Village Hall.

The current Village Hall was originally built as a World War 1 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.

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).



PIC 4: Current site of village hall, and the potential new site (V) MAP 5

Policy CP3

Re-development of the Village Hall on the current site or with the possible inclusion of some additional land to the rear will be supported.

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.



PIC 5: 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 Bengier, 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

Broadband speeds are poor in the village, being between 0.5Mb/s and 5Mb/s. Wiltshire Council have stated on their website that Christian Malford is in the second half of their roll-out of Optic Fibre in 2015/16.

5.4 Facilities

Christian Malford Village Store

The shop is situated in the middle of the settlement area (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.

The Pubs

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. It is also used as a meeting venue for village gatherings which do not require the larger space available at the Village Hall, and which cannot afford the hire costs.



PIC 6: 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. Consultation on future use is being carried out and is expected to be decided and implemented in 2015.

Supermarkets in the area:

Residents travel to Royal Wotton Bassett, Chippenham 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 either 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 central coordinator. 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.

For Consultation

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



PIC 7: 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 area 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.



PIC 8: Lye Common Crossroads



PIC 9: Station Road

There are no continuous paths or pavements in Christian Malford

Policy TP1

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 provide 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 very slow broadband speeds available within the Parish are a severe restraint on 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 area, 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).

No additional policies are required as this is addressed by Core Policies.

[Preservation of bio-diversity is covered by Core Policy 50; preservation of landscape by Core Policy 51; green infrastructure by Core Policy 52; ensuring high quality design and place shaping by Core Policy 57]

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 mixer 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

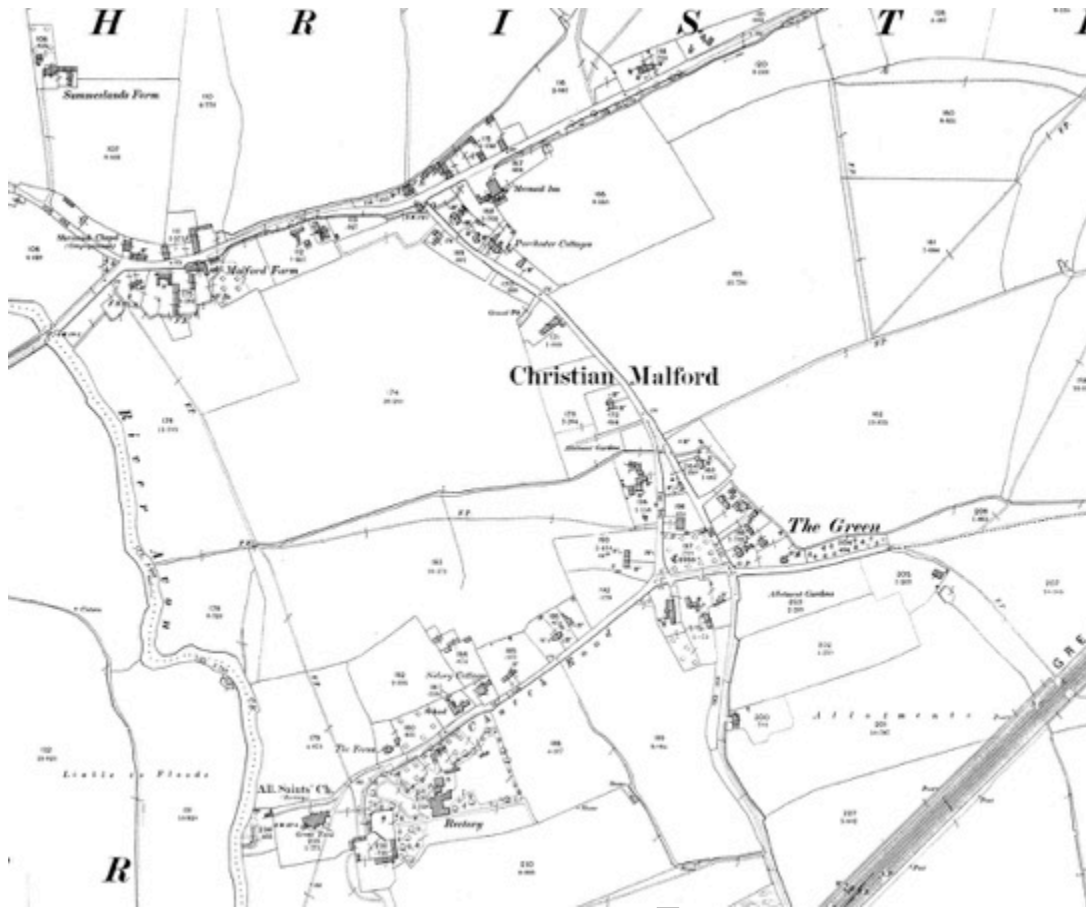
Map 6 is a map of Christian Malford taken from the Ordnance Survey County Series 1st Revision (1915), scale 1:2500. This map has been used to identify current (2016) buildings that were in part or in whole extant in the village before 1915. It should be noted that some of the pre-1915 buildings have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

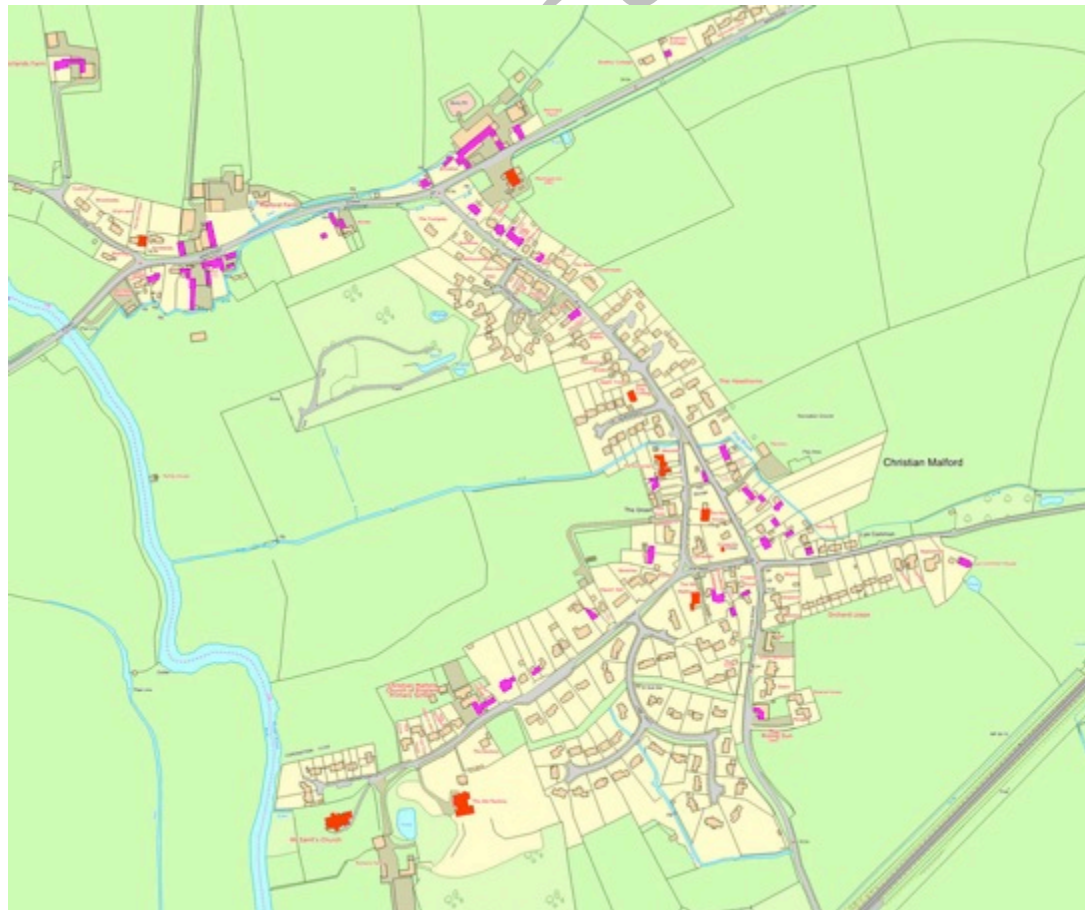
The first category are buildings that are demonstrably of equivalent significance to scheduled monuments, and are therefore considered subject to the same policies as those for designated heritage assets. They are of three types:

- 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. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment.



MAP 6: Christian Malford in 1915



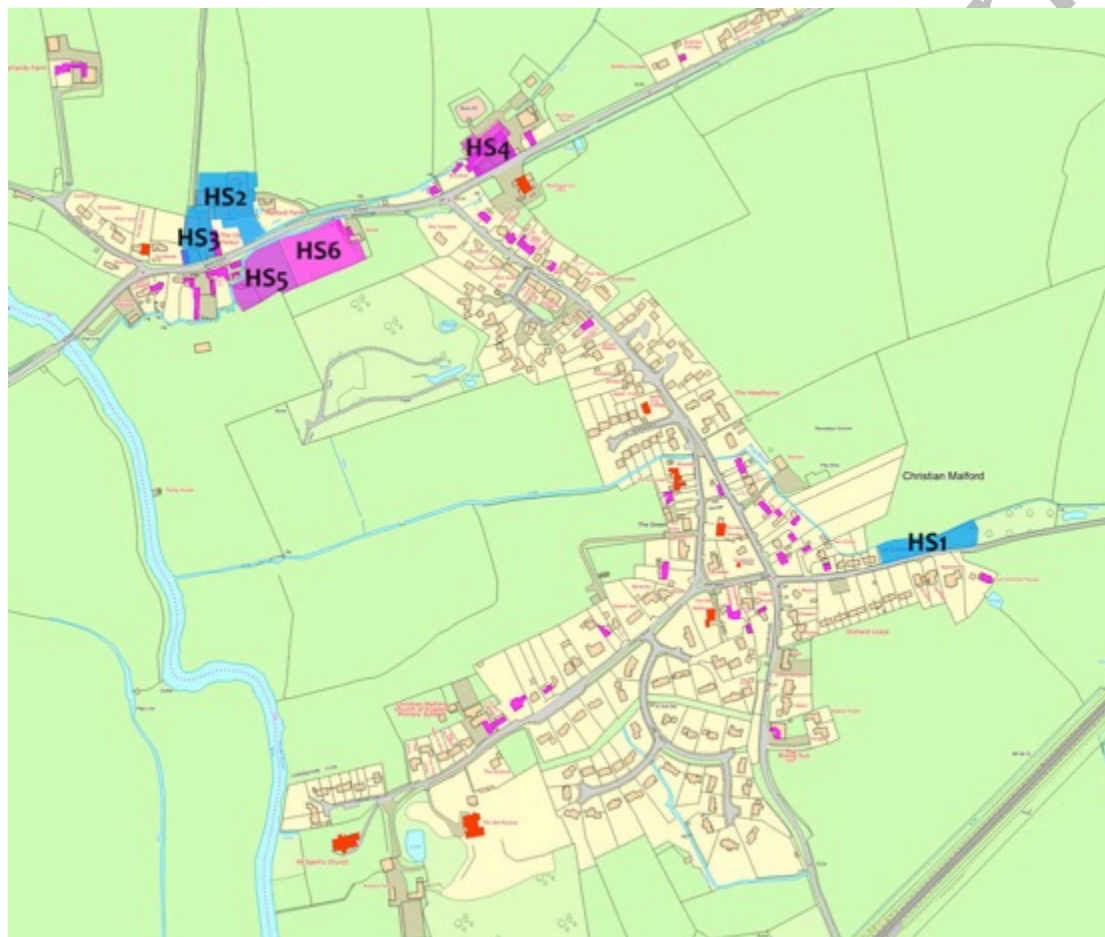
MAP 7: Modern map of Christian Malford showing the location of pre-1915 buildings

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 in the context of proposed Development Sites

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

- Small terraced and semi detached houses;
- Quality 2 or 3 bedroom single storey dwellings with low maintenance plots;
- Homes for the elderly, particularly warden assisted apartments or bungalows.

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;

but they are as a result of 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 the 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 E) 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, and 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 develop" and very few properties over look 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.

Policy HP1

Small developments of 6 or less properties along existing highways or in a new cul-de-sac or courtyard development will be supported.

Policy HP2

New developments behind existing properties will be opposed.

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 criteria 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 retain 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 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.

Policy HP3

Proposals for the building of new 2 bedroom terraced and semi-detached open market houses will be supported.

Policy HP4

Proposals for the building of detached houses will not be supported.

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 in the Settlement Area). It is many years since any have been built and there is pressure on the existing stock to be turned into family homes by the addition of large extensions or second storeys.

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. The provision of assisted housing, nursing and care homes as stated in Core Policy 46 of the Wiltshire Core Strategy is that these will be built in or adjacent to Principal Settlements or Market Towns. This Plan has therefore not pursued their provision in the Parish.

Policy HP5

The building of high quality single storey 2 or 3 bedroom properties with easily managed plots will be supported. Particularly desirable will be a small single storey courtyard development or a cul-de-sac of bungalows.

Policy HP6

Proposals to add a second storey to any 2 or 3 bedroom bungalow in the Parish will not be supported.

For Consultation

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.

Design Policies
No additional policies required as this is covered by Core Policy 57.
<i>[Sustainability, energy saving measures and climate change adaptation are all covered by Core Policy 41]</i>

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 Area boundary and five sites within the 30mph zone of Main Road (B4069) that are outside of the current Settlement Area.

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			
The following Sites HS1 to HS6 are allocated to provide housing and are expected to provide new dwellings according to Housing Policies HP1 to HP6			
Christian Malford NDP Ref	WILTSHIRE COUNCIL SHLAA ref	Site Location and likely timescale	Potential Number of Dwellings
HS1	-	PHASE ONE End of Lye Common – North Side	6
-	-	Land adjacent to 72 The Green	1
-	-	The Mermaid Inn site	7
HS2	-	Redundant farm buildings adjacent to The Old Parlour	6
HS3	688	Redundant farm buildings adjacent to Fordlands	4
HS4	-	PHASE TWO Redundant farm buildings at Mermaid Farm	6
HS5	3436	Land to the East of Malford Farmhouse	4
HS6	3440	Land to the West of The Bakehouse	4
-	-	PHASE THREE Other non specified sites on the South side of Main Road	

There are no potential development sites available within the boundaries of the current Settlement Area. 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 Area

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 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.

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



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 brownfield 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 3 phases. These phases therefore suggest a possible time-line but are not firm commitments.

Phase One – Plans approved within 5 years of the adoption of the Plan.

This would be expected to include completion of existing planning applications and sites being actively considered. This phase would account for approximately 25 homes.

- End of Lye Common – North Side
- Land adjacent to 72 The Green
- The Mermaid Inn site
- Redevelopment of the farmyard & redundant buildings adjacent to The Old Parlour
- Redevelopment of the farmyard & redundant buildings adjacent to Fordlands

Phase Two – Plans approved within 10 years of the adoption of the Plan.

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

For Consultation

Phase Three – Plans approved after 10 years of the adoption of the Plan.

There is undeveloped land on the South side of Main Road in the 30mph zone. There is land that would naturally bridge between the proposed new development sites and the current Settlement Area. The landowners have not put these forward at present but if in the later years of the Plan planning applications on these sites were submitted then they would be supported if they conformed to all Section 9 policies.

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 brownfield 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 Phase 1 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 Phase 1, 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.

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

Map 10 gives an overview of the location of proposed sites to listed Heritage Assets in the Settlement Area. Those Heritage Assets which are in close proximity to the proposed sites are named, other sites are simply shown in yellow blocks.

In order to fully understand the impact of proposed developments it is necessary to differentiate between those developments in Phase 1 which have already been granted planning approval and those which have been identified for future development by The Plan.

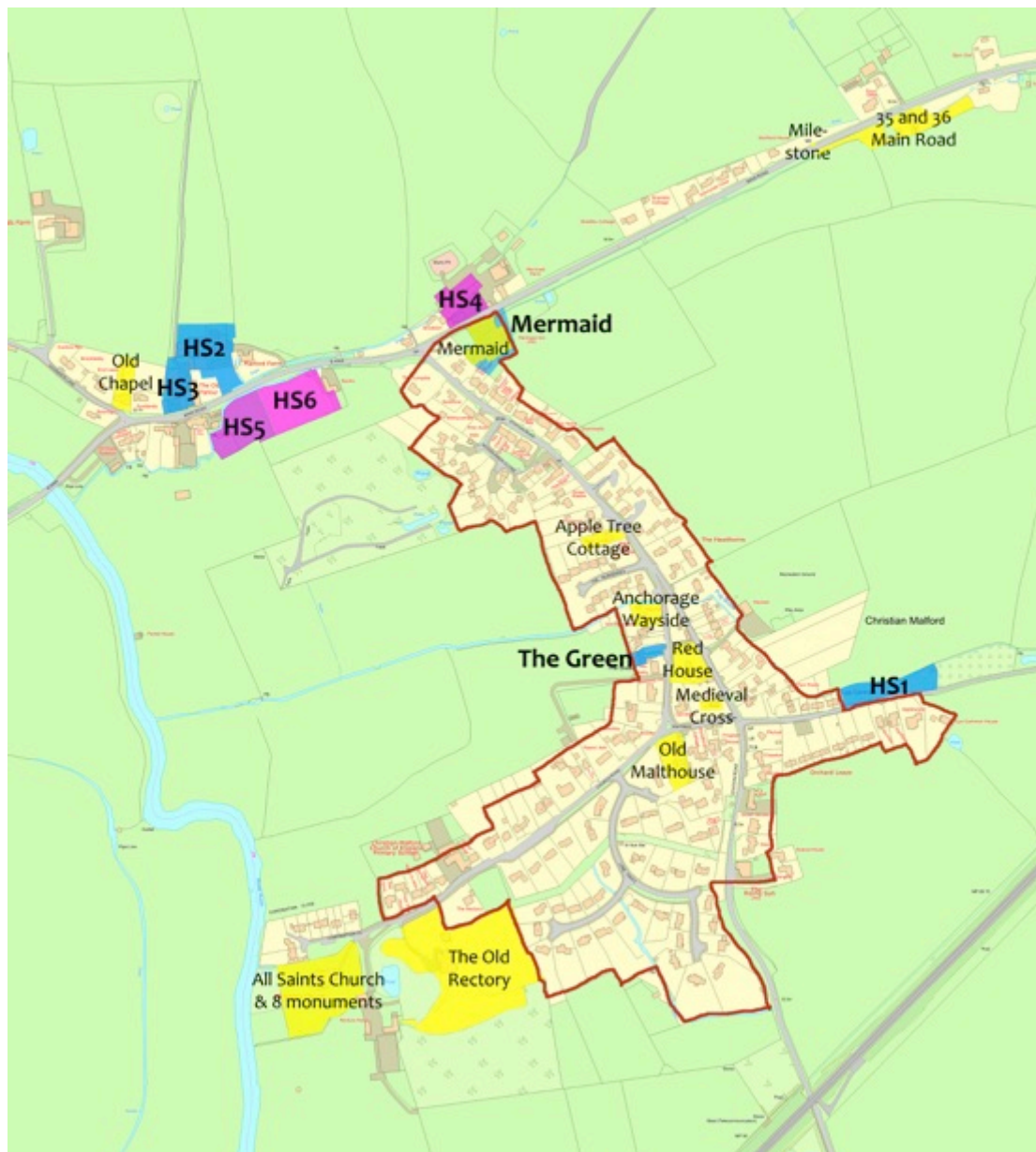
The two sites that are closest to Heritage Assets are the Mermaid Inn and the land adjoining 72 The Green both of which have had planning applications approved by Wiltshire Council.

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).

Planning consent for a development on land adjoining 72 the Green (ref 13/05580/FUL and 15/04105/FUL) was granted in May 2015, and construction started in July 2015. This site is in the immediate vicinity of List Entry nos. 1022467 (The Red House), 1283228 (The Anchorage Wayside), 1199724 (Medieval Cross) and 1363777 (The Old Malt House).

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 brownfield 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 detail assessments of each site is shown in the following individual sites details by planned phases.



MAP 10: Overview of all NDP sites (Blue: Phase 1; Pink: Phase 2) Heritage Assets in Yellow

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 specific housing policies HP1-HP6.

Phase One

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

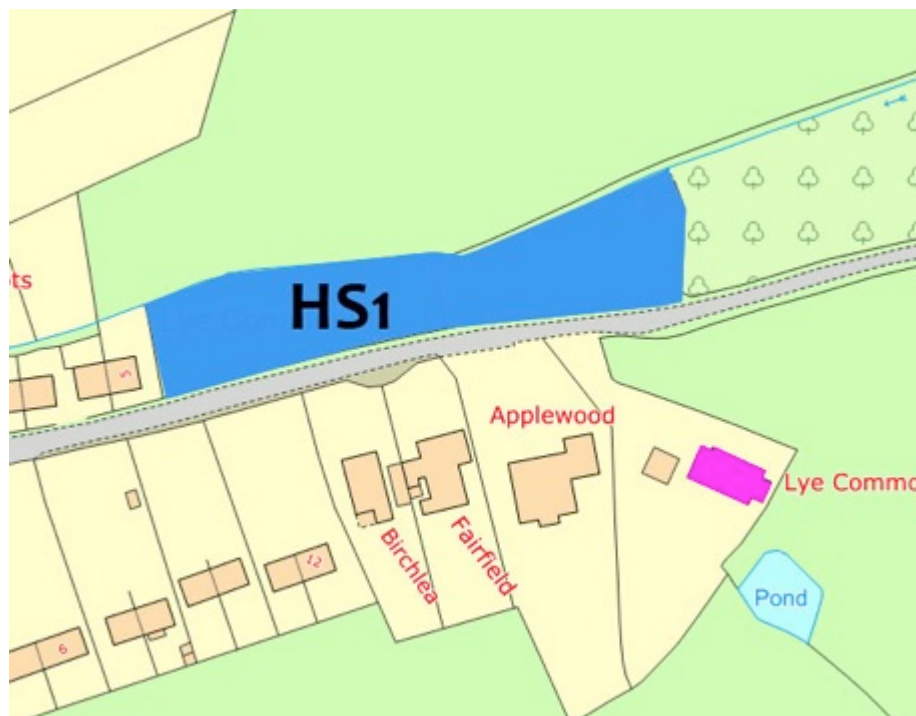
The Parish Questionnaire respondents selected a site that would extend the Settlement Area on the North side of Lye Common as their most preferred site.

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 Area). Given that there are no available areas for new dwellings in the Settlement Area, the NDP supports this small extension of the Settlement Area to make land available for development. The adoption of this site into the Settlement Area 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 be not compete or distract from any heritage asset and will be in keeping with adjacent properties in terms of scale and dimensions. It will not have an adverse affect 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)

Key Policies associated with this site:

Poicy SSHS1	
The following policies are specific to site HS1	
HS1a	No more than 6 dwellings to be erected on this site.
HS1b	Buildings should be no closer than 4.5m from the roadside.
HS1c	Buildings should be either bungalows or 2 story semi-detached.
HS1d	The building closest to the entrance to the village should be no closer than 7m from the roadside in order to broaden the visual impact of the access to the village.



PIC 8: Housing adjacent to site HS1 – set 4.5m back from the edge of the road



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

Site HS2 – Brownfield Site Adjacent to The Old Parlour

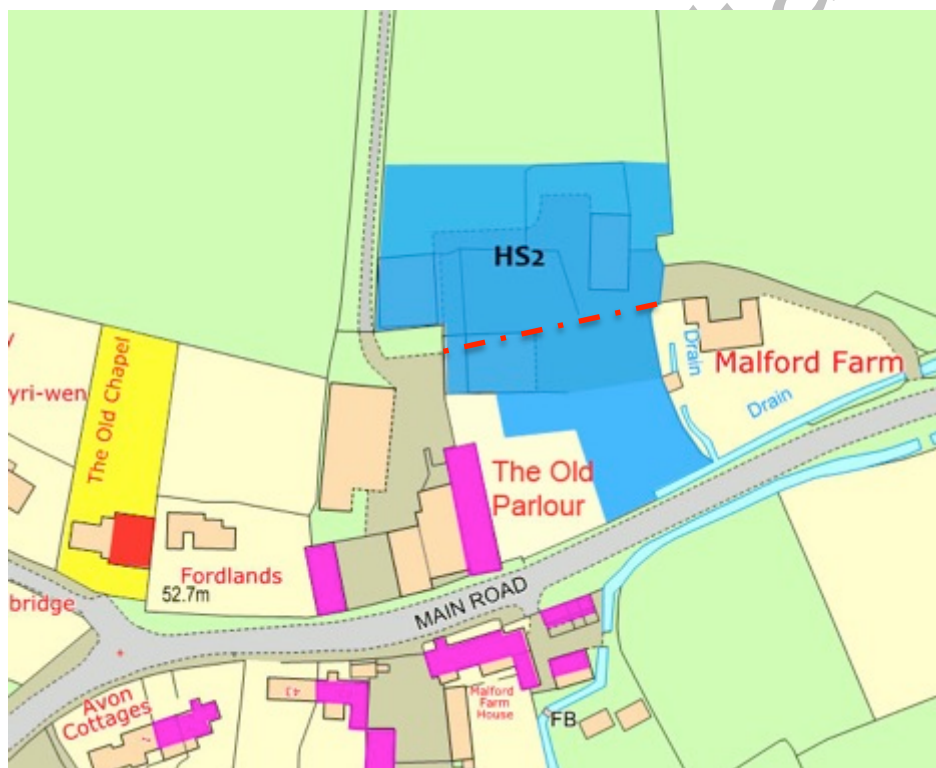
This site, previously the farmyard of Malford Farm has been the subject of several planning applications in previous years. In 2009 the front part of the site on the Western side had planning permission granted for the conversion of old dairy into four terraced two bedroom houses. These were completed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

Although a farmyard and outside the current Settlement Area, it is in the proximity to what is historically a residential area of Christian Malford. 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.



MAP 12: Site HS2

Site HS2 is on the north-eastern side of the Village. This is a brownfield 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).

Key Policies associated with this site:

Poicy SSHS2	
The following policies are specific to site HS2	
HS2a	No more than 6 dwellings to be erected on this site.
HS2b	No development to take place to the north of the rear building line of Malford Farm (marked in red dotted line on Map 12). The site to the north of this line is for amenity land only.
HS2c	Buildings should be either 1 or 2 story terrace.



Pic 10: Current use of site HS2.



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

Site HS3 – Brownfield 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 formally 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 track is an established access for any new development. There is also a second access point which was originally the entrance to one of the old storage barns.

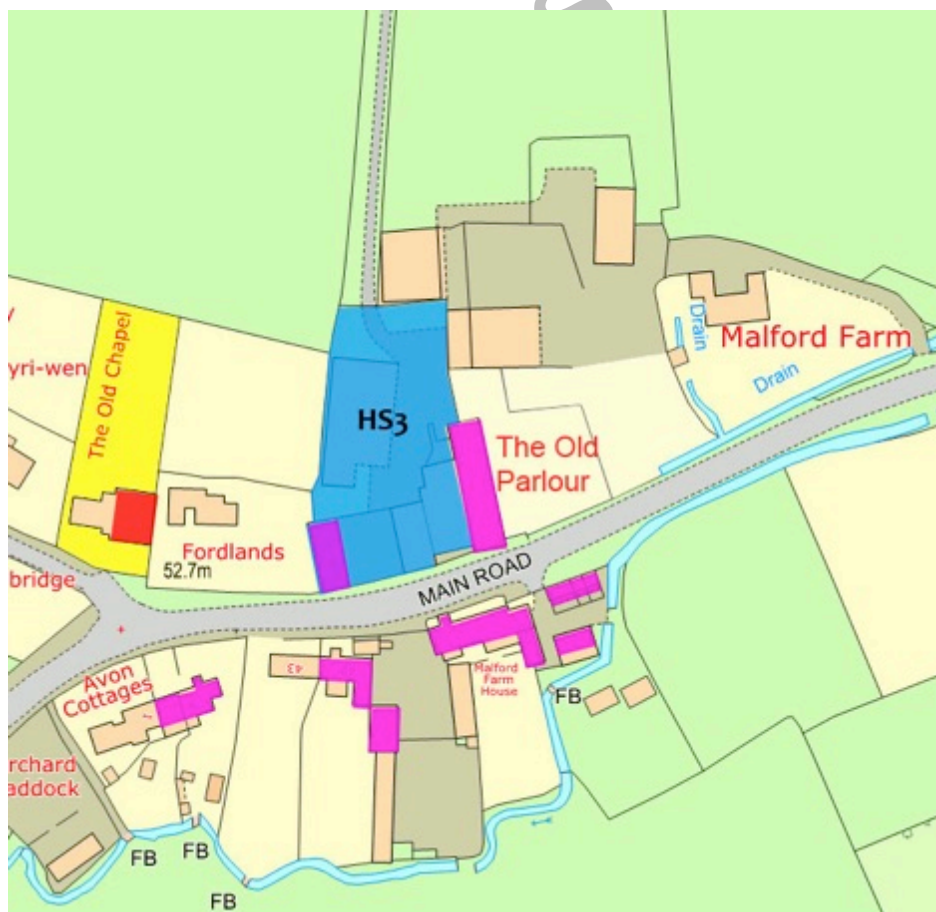
The owners, who are resident elsewhere but continue to farm 160 acres in the area gain access to their fields via an established farm entrance off Avonweir Lane.

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 existing access.

As with HS2 which is in close proximity it is outside the current Settlement Area but 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. It is seen to be part of 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 in close proximity 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.



MAP 13: Site HS3

Key Policies associated with this site:

Poicy SSHS3	
The following policies are specific to site HS3	
HS3a	No more than 4 dwellings to be erected on this site.
HS3b	Buildings should be of a size and scale to reflect adjacent properties, and should be no more than two stories high.
HS3c	Re-development of the stone-built shed should retain the same form and volume as existing.



Pic 12: Site HS3



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

Phase Two

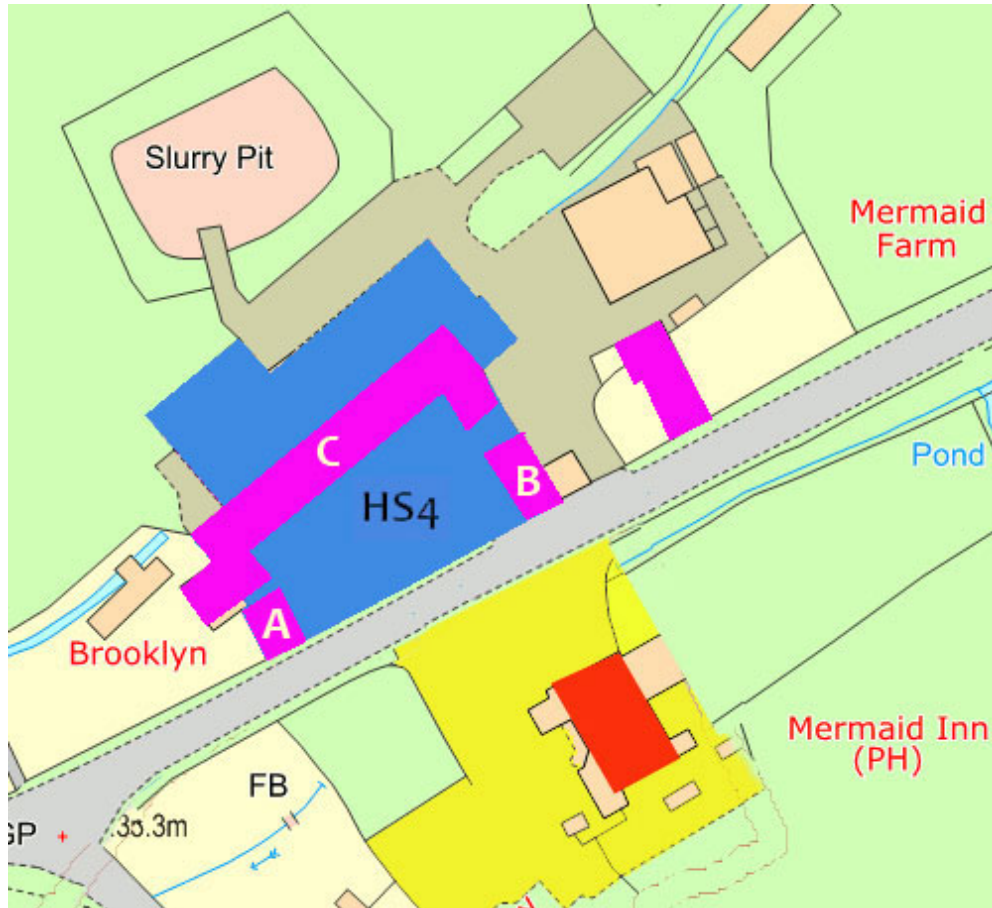
Site HS4 – Brownfield Site at Mermaid Farm

This site is adjacent to the current Settlement Area 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.



MAP 14: Site HS4

Site HS4 is a brownfield 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.

Key Policies associated with this site:

Poicy SSHS4	
The following policies are specific to site HS4	
HS4a	No more than 6 dwellings to be erected on this site.
HS4b	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.
HS4c	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.

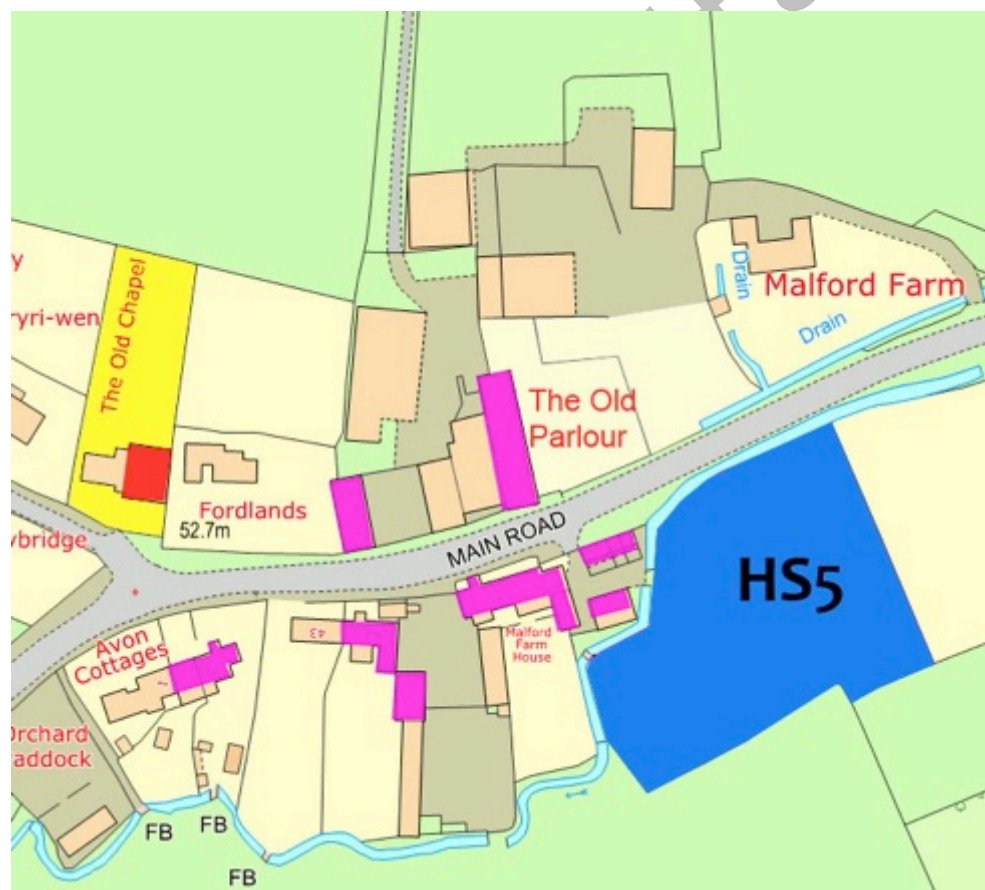
The site is rough pasture screened from Main Road by a scrub hedge and a drainage ditch (Pic 16).

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 outside the current Settlement Area but 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).



MAP 15: Site HS5

Key Policies associated with this site:

Poicy SSHS5	
The following policies are specific to site HS5	
HS5a	No more than 4 dwellings to be erected on this site.
HS5b	Buildings should be semi-detached or terraced.
HS5c	Buildings should be at least 10m from the roadside



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.

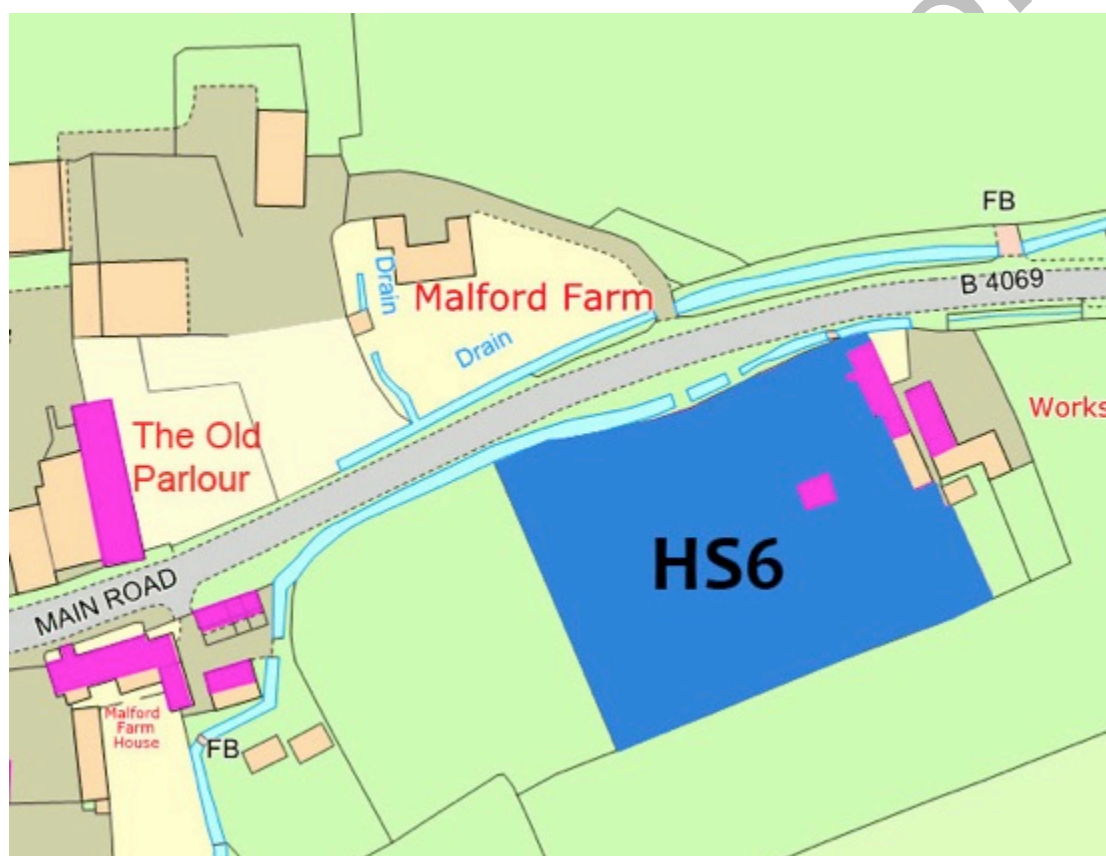
The original Mermaid Inn stood on the site now being proposed for development. The structure became dangerous through neglect and lack of maintenance and was demolished many years ago. No trace of it survives. The site is adjacent to The Bakehouse, a pre-1915 building, and there is a pre-1915 structure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

As with HS2, HS3 and HS5 it is outside the current Settlement Area but 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).



MAP 16: Site HS6

Key Policies associated with this site:

Poicy SSHS6	
The following policies are specific to site HS6	
HS6a	No more than 4 dwellings to be erected on this site.
HS6b	Buildings should be semi-detached or terraced.
HS6c	Buildings should be at least 10m from the roadside



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	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	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

SHLA A Ref	Description	Estimated Number of New Homes	Location	Number of Potential Dwellings	Impact on Existing Residents	Access from existing Highways	Traffic Levels	Fluvial 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	Brownfield 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 assessed, site was developed in 2011 prior to NDP activities
3249	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	Not expected to be a problem	Very close to village shop	Consumes prime agricultural land	Moderate as agricultural land would be lost	None	Not recommended - Although site is centrally located its scale greatly exceeds future requirements
3398	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	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 farm ayrd	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

Appendix C - Summary of Neighbourhood Plan Policies

Community and Wellbeing Policies

- CP1 - Development on the Recreation Ground will not be permitted.
- CP2- Development on Malford Meadow will not be permitted.
- CP3 - Re-development of the Village Hall on the current site or with the possible inclusion of some additional land to the rear will be supported.

Traffic and Transport Policies

- TP1 - To provide safe pedestrian access on the Northern end of Station Road to link up with existing footpaths along Main Road and Station Road.

Employment and Business Policies

None specific as Core policy 34 for employment land outside Principle Settlements, Market Towns and Local Service Centres applies.

Countryside and Environmental Policies

None specific, Core Policies 50, 51, 52 and 57 apply.

Housing Policies

- HP1 - Small developments of 6 or less properties along existing highways or in a new cul-de-sac or courtyard development will be supported.
- HP2 - New developments behind existing properties will be opposed.
- HP3 - Proposals for the building of new 2 bedroom terraced and semi-detached open market houses will be supported.
- HP4 - Proposals for the building of detached houses will not be supported.
- HP5 - The building of high quality single storey 2 or 3 bedroom properties with easily managed plots will be supported. Particularly desirable will be a single storey courtyard development or a cul-de-sac of bungalows.
- HP6 – Proposals to add a second storey to any 2 or 3 bedroom bungalow in the Parish will not be supported.

Design Policies

None specific, Core Policies 41 and 57 apply.

NDP Site Policies

- HSP 1 – The following Sites HS1 to HS6 are allocated to provide housing and are expected to provide new dwellings according to Housing Policies HP1 to HP6.

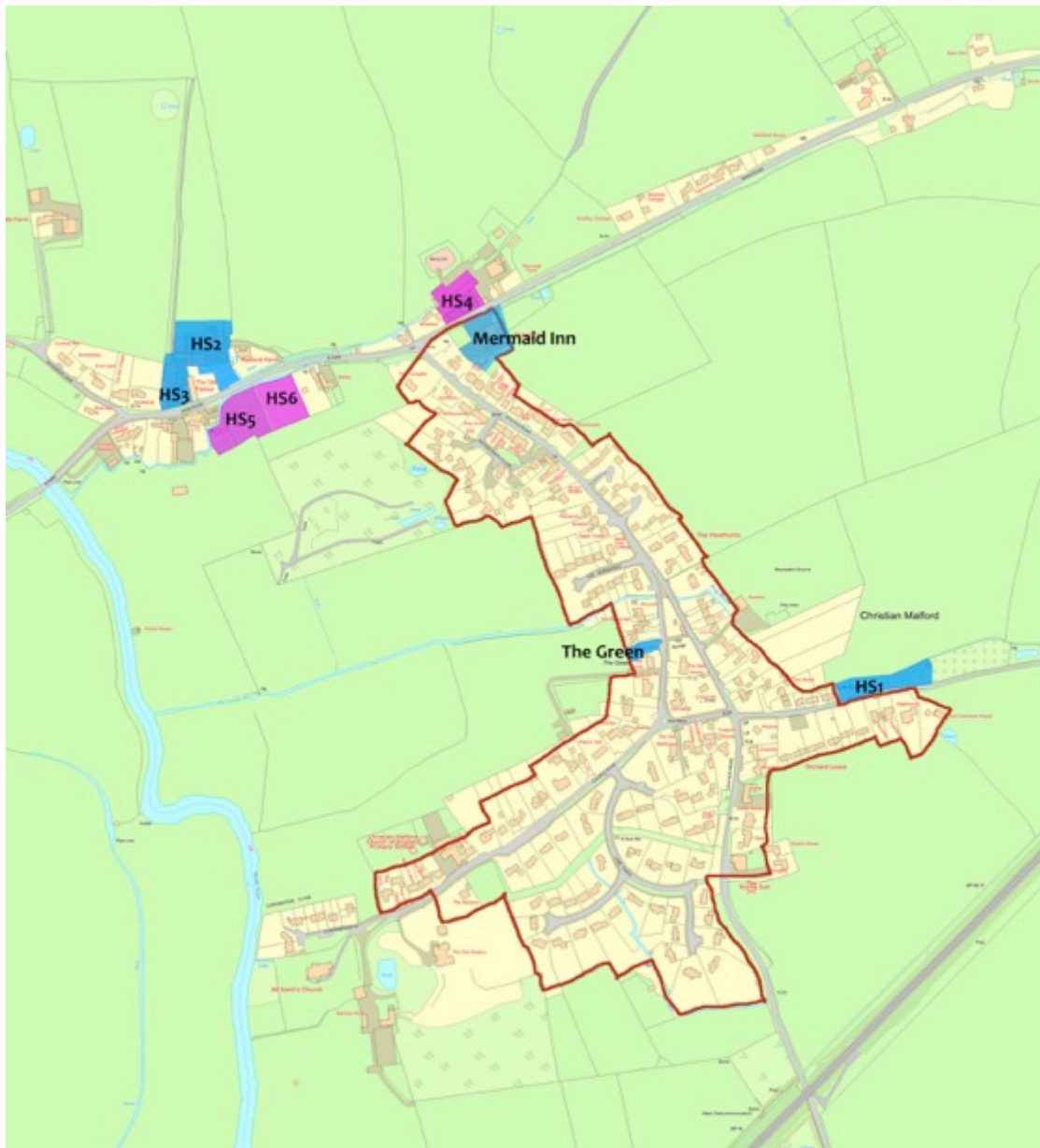
Christian Malford NDP Ref	WILTSHIRE COUNCIL SHLAA ref	Site Location and likely timescale	Potential Number of Dwellings
		<u>PHASE ONE</u>	
HS1	-	End of Lye Common – North Side	6
-	-	Land adjacent to 72 The Green	1
-	-	The Mermaid Inn site	7
HS2	-	Redundant farm buildings adjacent to The Old Parlour	6
HS3	688	Redundant farm buildings adjacent to Fordlands	4
		<u>PHASE TWO</u>	
HS4	-	Redundant farm buildings Mermaid Farm	6
HS5	3436	Land to the East of Malford Farmhouse	4
HS6	3440	Land to the West of The Bakehouse	4
		<u>PHASE THREE</u>	
-	-	Other non specified sites on the South side of Main Road	

Site Specific Policies (SSHSxx)

HS1a	No more than 6 dwellings to be erected on this site.
HS1b	Buildings should be no closer than 4.5m from the roadside.
HS1c	Buildings should be either bungalows or 2 story semi-detached.
HS1d	The building closest to the entrance to the village should be no closer than 7m from the roadside in order to broaden the visual impact of the access to the village.
HS2a	No more than 6 dwellings to be erected on this site.
HS2b	No development to take place to the north of the rear building line of Malford Farm (marked in red dotted line on Map 12). The site to the north of this line is for amenity land only.
HS2c	Buildings should be either 1 or 2 story terrace.
HS3a	No more than 4 dwellings to be erected on this site.
HS3b	Buildings should be of a size and scale to reflect adjacent properties, and should be no more than two stories high.


HS3c	Re-development of the stone-built shed should retain the same form and volume as existing.
HS4a	No more than 6 dwellings to be erected on this site.
HS4b	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.
HS4c	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.
HS5a	No more than 4 dwellings to be erected on this site.
HS5b	Buildings should be semi-detached or terraced.
HS5c	Buildings should be at least 10m from the roadside
HS6a	No more than 4 dwellings to be erected on this site.
HS6b	Buildings should be semi-detached or terraced.
HS6c	Buildings should be at least 10m from the roadside



For Consultation







MAP 14: Development sites



Appendix D - Individual Housing Site Locations



Site HS1 – Land at the End of Lye Common on the North Side				
		Current Land Use	Rough Pasture and scrub woodland bordered by wooden fencing.	
		Estimated Potential	Potential for up to six dwellings.	
		Ownership / Availability	Site submitted by landowners.	
		Additional Notes / Overview	Recent planning application refused, although if incorporated into settlement area, refusal reasons likely to be superseded. Development would substantially improve the visual impact of the area.	
		Related Policies	HP1, HP2, HP3, HP4, HP5	
Constraints	Notes/Mitigation	Constraints	Notes / Mitigation	
Ground Conditions	Flat. No recorded contamination.	Bio Diversity Interest	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.	Landscape Impact	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.	Heritage Impact	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, HP2, HP3, HP4, HP5	
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.		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				
		Current Land Use		
		Redundant farm buildings of mixed age and poor condition		
		Estimated Potential		
		4 new dwellings		
		Ownership / Availability		
Site submitted by landowners.				
Additional Notes / Overview				
Demolishment of the farm buildings will substantially improve visual impact of the approach to the village, and adjacent properties				
Related Policies				
HP1, HP2, HP3, HP4, HP5				
Notes/Mitigation		Constraints	Notes / Mitigation	
Ground Conditions	Flat and concreted. No recorded land contamination.	Bio Diversity Interest	None recorded.	
Flood Risk	Outside Flood Zone. No apparent surface water flood risk.	Landscape Impact	Demolishment of the farm buildings will substantially improve the visual impact of the approach to the village, and adjacent properties.	
Access	Two historic access points, not currently in use. These points offer good access off Main Road if reinstated.	Heritage Impact	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.	

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, HP2, HP3, HP4, HP5
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					
		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, HP2, HP3, HP4, HP5	
Constraints	Notes/Mitigation	Constraints	Notes / Mitigation		
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. 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				
			Current Land Use	Garden mainly laid to lawn within the residential curtilage of the Bakehouse.
			Estimated Potential	4 new dwellings
			Ownership / Availability	Site submitted by landowners.
			Additional Notes / Overview	
			Related Policies	HP1, HP2, HP3, HP4, HP5
Constraints	Notes/Mitigation	Constraints	Notes / Mitigation	
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 and be screened to the East.	
Access	Existing access from Main Road.	Heritage Impact	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.	

Appendix E - Designation Approval of Christian Malford Neighbourhood Area



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

APPLICANT:

Christian Malford Parish Council

APPLICATION:

Application for the Designation of Christian Malford Neighbourhood Area

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

DECISION:

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

Signed:

Alistair Cunningham
Associate Director
Economic Development and Planning

Dated: 05.11.2014

WILTSHIRE COUNCIL

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

Date of application	21.06.2014
Date of decision	05.11.2014
Name of proposed designation	Christian Malford Neighbourhood Area
Community Area	Chippenham Community Area

1. INTRODUCTION

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

2. BACKGROUND

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

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

2.3 The Christian Malford Neighbourhood Plan Team has been set up to prepare the plan and is led by the Parish Council. The Group includes a cross section of community representatives that meet regularly to develop the draft plan.

3. PROCEDURE

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

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

4. CONSIDERATION AS TO WHETHER OR NOT TO DESIGNATE

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

5. REASONING FOR DESIGNATION

- 5.1 The proposed area for designation is the parish of Christian Malford. The parish contains the Large Village of Christian Malford, as identified in the emerging Wiltshire Core Strategy, which is in a rural location, bounded by farmland and near the River Avon. The plan will aim to maintain the distinctive rural nature of the parish while retaining the current sense of community in the village. The plan aims to steer future development in order to develop the village in a controlled way that is supported by parishioners. Therefore the whole parish area is considered appropriate.
- 5.2 The specified area falls completely within the Council's area.
- 5.3 The application for designation as a Neighbourhood Area was publicised for a period of 6 weeks and 2 days from 9am Monday 14 July until 5pm Wednesday 27 August 2014.
- 5.4 Four responses were submitted during the consultation; one relates more to the proposed scope of the neighbourhood plan rather than the area designation itself. The remaining three responses raised no objections and supported the application. The representations received are set out in Appendix 1.
- 5.5 The proposed Christian Malford Neighbourhood Area is coherent, consistent and appropriate in planning terms.

6. CONCLUSION

- 6.1 The reasoning for the designation detailed above and the lack of any specific comments against the proposed area lend support to the designation. It is therefore considered that the specified area is an appropriate area upon which to base a subsequent Neighbourhood Plan.
- 6.2 All representations received through the consultation have been taken into account.
- 6.3 The specified area is not wholly or predominantly business in nature and so it is inappropriate to designate it as a business area.
- 6.4 It is also considered that it is not desirable that only part of such parish areas be designated as this could lead to fragmented approach within those areas.
- 6.5 The specified area without modification should be designated as a Neighbourhood Area for the reasons set out in the application.
- 6.6 A copy of this report will be sent to the constituent qualifying body, Christian Malford Parish Council.

7. DECISION

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

A handwritten signature in black ink, appearing to read 'Alistair Cunningham', written in a cursive style.

Alistair Cunningham
Associate Director
Economic Development and Planning

Dated: 05.11.2014

Appendix 1: Responses submitted to Wiltshire Council during the consultation on the application for designation of Christian Malford Neighbourhood Area.

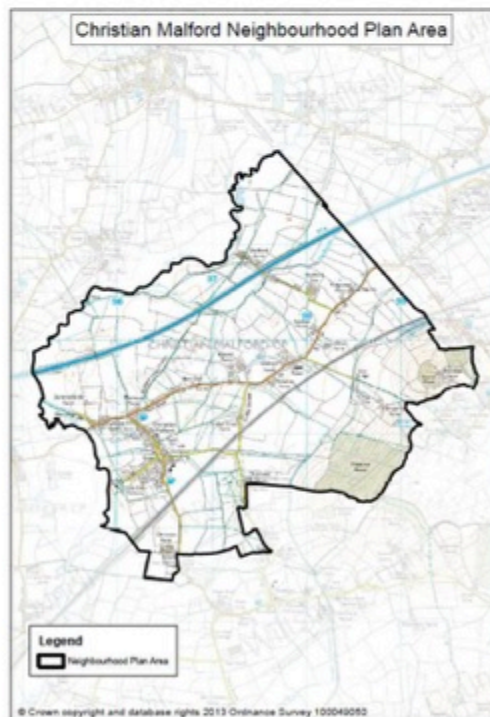
Respondent	Comments
Sue Webb Great Somerford Parish Council	<p>On behalf of Great Somerford (Incorporating Startley) Parish Council, I write in support of Christian Malford's application and their reasons for applying.</p> <p>We wish them well in their endeavours and every success.</p>
Vivian Vines Seagry Parish Council	<p>I refer to your Email of the 10 July 2014 advising my Council that Christian Malford Parish Council had submitted an application for the designation of a Neighbourhood Area and inviting comments.</p> <p>My Council has considered your letter and the application details and has asked me to inform you that they wish to raise no objections.</p> <p>The Council sees this as the start of the process of local communities getting even more involved in determining their futures and wish the Parish Council and their Neighbourhood Planning Team well in their endeavours.</p> <p>The Parish Council trusts that their observations will be taken into consideration when the Christian Malford Parish Council's application is determined.</p>
Ms Andi Witcombe, National Farmers Union	<p>The South West NFU welcomes the opportunity to comment on the Christian Malford Neighbourhood Area Application. The NFU represents approximately 50,000 Farmers and Growers nationally, 10,000 of these farm in the South West. In Wiltshire we represent 800 farmers and growers, including landowners and tenants, from all sectors and commodities. The NFU, and our members, recognise the importance of the Neighbourhood Plan and overall are supportive by the approach given. Our response is set out below along with some key priorities.</p> <p>As you will be aware the farming community continues to face formidable challenges with increasing regulation, volatile markets and fluctuating farming returns. In response to these challenges farmers have had to consider the resources available to them and look at new ways of developing their businesses so that they can grow and remain competitive. This might include the need for modern agricultural buildings to meet regulations or to change the use of existing buildings in order to respond to changing market demand, for example.</p> <p>Our members in Christian Malford are no exception and given that the area is largely farmed it is clear that any form of Neighbourhood Plan must adequately address the issues and opportunities of farming. Our vision for the area is:</p> <p><i>Christian Malford Parish is a sustainable rural community that is underpinned by an innovative rural economy and thriving farming and food industry, which is profitable and supports viable livelihoods, underpins sustainable and healthier communities and enhances the environmental assets that are vital to the counties prosperity.</i></p> <p>For the farming community this vision is to be achieved by the following themes</p> <ol style="list-style-type: none"> 1. Strengthening our farming businesses to help them build profitability and respond to new opportunities 2. To create thriving localities that meets the needs of their communities, businesses and their environment. 3. Realising the value of the region's environmental assets <p>In addition we would see some of the key priorities for farms to include (not in order of</p>

	<p>priority):</p> <ol style="list-style-type: none"> 1. The ability for the next generation to take on management of farms and to support this through the provision of affordable housing to allow succession 2. Develop farming enterprises that can meet the challenges of food security through modernising and becoming more efficient 3. Diversifying farming enterprises to meet new opportunities such as, <i>inter alia</i> , business units or tourism 4. Developing renewable energy which meets the needs of the farm and are appropriate to the location and renewable resources available 5. Access to high-speed broadband. <p>Food production is a key priority for economic growth both nationally but also, importantly, in a rural area such as Christian Malford Parish. In the Government white paper <i>'Local Growth: realising every place's potential'</i> the Coalition Government makes clear that the first priority <i>"is to return the nation's economy to health"</i>. This includes creating, <i>"the conditions that will help business and gets the economy growing"</i> and this includes the support for farming enterprises so vital to the rural economy and enabling them to remain viable through crop or livestock production, and also diversified enterprises. We would expect that any proposals for developing farms will take this into account.</p> <p>Diversification is in line with National Planning Policy Framework (NPPF) that provides that local authorities should support development that enables farmers to become more competitive and sustainable and diversify into new opportunities. A key message within the NPPF is the need for economic growth. <i>"A positive planning system is essential, because without growth, a sustainable future cannot be achieved. Therefore, significant weight should be placed on the need to support economic growth through the planning system...the default answer to development proposals is yes ."</i></p> <p>In the NPPF the government makes a number of very important statements related to this the development of renewable energy. Paragraphs 95 to 98 make a number key points including: <i>'local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources'</i> (para 97); <i>'have a positive strategy to promote energy from renewable and low carbon sources'</i> which <i>'maximise renewable and low carbon energy sources'</i> . Renewable energy represents an important opportunity for farms to reduce their energy bills and also to create revenue that can help support farming activity. We understand that this can be a contentious issue within communities and are aware that early consultation with those that are either impacted or likely to gain is crucial.</p> <p>To help guide any work we have developed some principles which we believe will help Christian Malford Parish to shape activity in the area. These are:</p> <ul style="list-style-type: none"> • Food security is a crucial issue for now and the future and any actions must ensure that we do not compromise our ability to feed ourselves • We should look to increase farm productivity and decrease impact on the environment • The achievement of sustainable development in rural areas through the integration of environmental, social and economic objectives • Meet the needs of a diverse rural population and ensure equality of opportunity. • Maintain and enhance the areas natural asset base • Farmers and landowners should always be consulted and listened to with regard to developing the area • Support sustainable growth in the rural economy • Sustainable farming will support the wider community • Not one system of farming is the answer and all should be supported for maximum benefit to society and the environment • Encourage links between rural areas and urban centres.
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<p>Vivian Vines Dauntsey Parish Council</p>	<p>Noting that Christian Malford Parish Council has submitted an application for the designation of a Neighbourhood Area and that you are inviting comments, my Council has considered the application details and has asked me to inform you that they wish to raise no objections.</p> <p>The Council sees this as the start of the process of local communities getting even more involved in determining their futures and wish the Parish Council and their Neighbourhood Planning Team well in their endeavours.</p> <p>The Parish Council trusts that their observations will be taken into consideration when the Christian Malford Parish Council's application is determined.</p>
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DECISION REGARDING THE APPLICATION FOR DESIGNATION OF CHRISTIAN MALFORD NEIGHBOURHOOD AREA UNDER SECTION 61(G) OF THE TOWN AND COUNTRY PLANNING ACT (AS AMENDED)

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



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

Signed:



Alistair Cunningham
Associate Director
Economic Development and Planning

Decision published: 05.11.2014

For Consultation

Appendix F – Summary of Responses to the Parish Questionnaire

CHRISTIAN MALFORD – NEIGHBOURHOOD DEVELOPMENT PLAN QUESTIONNAIRE RESULTS

General

The Questionnaire was hand delivered to all identified dwellings in the Parish, a total of 294.

Total number of questionnaires returned – 139.

An approximately 47% return.

97 were from inside the Settlement Area (an approximately 51% return).

24 were from outside of the Settlement Area (an approximately 26% return).

18 had no postcodes and therefore could not be identified as coming from inside or outside the Settlement Area.

The results for each question are shown below

Question 1. How important are the following to the quality of life in Christian Malford ?

139 (100%) of the questionnaires had an answer to this question

1 - Not Important through to 5 – Very Important

QUALITY OF LIFE IN CM	1	2	3	4	5	AVE
Open/Green Spaces	1	1	8	29	97	4.6
Rural Atmosphere	0	2	15	31	91	4.5
Wildlife Habitats	0	6	16	31	84	4.4
Sense of Community	0	1	17	26	94	4.5
Friendly & Safe	0	0	3	19	114	4.8
Village Facilities	0	1	6	13	119	4.8
Other	0	0	0	2	18	4.9

Question 2. Housing / Development

There are 291 homes in Christian Malford. The Draft Wiltshire Core Strategy proposes that Christian Malford Parish should accommodate a minimum of 15 additional homes up to 2026. A further allocation increase is likely before the Strategy is finalised.

What are your views on future housing developments?

139 (100%) of the questionnaires had an answer to this question

1 - Not Suitable through to 5 – Most Suitable

FUTURE HOUSING DEVELOPMENTS	1	2	3	4	5	AVE
15-25 New Homes	3	10	18	24	69	4.2
25-35 New Homes	40	20	31	7	20	2.6
35+ New Homes	94	4	7	4	6	1.5

Question 3. What Size Development (s) do you think are suitable for future housing in Christian Malford?

139 (100%) of the questionnaires had an answer to this question

1 - Not Suitable through to 5 – Most Suitable

SIZE OF DEVELOPMENTS	1	2	3	4	5	AVE
One Large Development	71	14	15	5	11	1.9
Several Small Developments	16	18	15	28	34	3.4
Individual Plots	11	13	25	29	30	3.5
Mix of Small & Individual	8	6	16	24	69	4.1

Question 4. What level of housing density is appropriate for future development(s) in Christian Malford? (please tick relevant lines)

133 (96%) of the questionnaires had an answer to this question

High Density	10
Medium Density	62
Low Density	49
Similar to Density outside village centre	46

Question 5. What type of housing are you in now and what type of housing will household require in the future, between now and 2026?

139 (100%) of the questionnaires had an answer to this question

Living in Now	Total	Owned	Rented
Flat	0	0	0
Bungalow	12	12	0
1-2 Bedroom House	6	5	1
3-4 Bedroom House	82	78	4
5+ Bedroom House	39	39	0
Assisted Housing	0	0	0
Affordable Housing	0	0	0
Social Housing	0	0	0
Eco Housing	0	0	0
Other	0	0	0
Required in the Future			
Flat	2	2	0
Bungalow	30	30	0
1-2 Bedroom House	15	14	1
3-4 Bedroom House	65	62	3
5+ Bedroom House	14	14	0
Assisted Housing	5	4	1
Affordable Housing	3	2	1
Social Housing	0	0	0
Eco Housing	7	7	0
Other	2	2	0

Question 6. Housing Development Sites

The Neighbourhood Development Plan enables residents to propose sites for housing development, providing they meet planning requirements.

Indicate on either map (the parish map or the settlement area map) up to 3 sites that you consider would be best locations for additional housing. Mark your preferred site with an “A” and continue on with a “B” and “C” if you wish. We would appreciate if you could provide your reasons behind these suggestions.

121 (87%) of the questionnaires had an answer to this question

The weighted figure below is based on scoring Option A as 3, Option B as 2 and Option 3 as 1.

HOUSING DEVELOPMENT SITES	OCCURENCES	WEIGHTED
Lye Common	56	130
Main Road East towards Lyneham	41	96
Field next to the Mermaid Inn	24	57
Mermaid Inn site	22	57
Station Road East beyond the Rising Sun	29	57
Main Road West towards the Avon	23	48
In the field at the end of The Nurseries	17	34
In the field behind the Village Hall	14	31
Station Road West beyond the Rising Sun	14	28
Others outside of the Settlement Area	17	20
Woodlands Close and the woods behind	9	19
In the field opposite the shop	9	14
In the field behind Roundwood View	9	14
Land around The Old Rectory	5	7
Malford Meadow behind The Green	3	4
Coronation Close	2	4
Village Hall site	1	3
Malford Meadow church end	1	2
Recreation Ground	1	2

7. Village Hall

Plans to re-generate the village hall are being developed separately. However it would be useful to identify your preferred location. Please mark your preference with an X on the map.

83 (60%) of the questionnaires had an answer to this question

VILLAGE HALL LOCATION	Votes
Village Hall Location - Existing	48
Village Hall Location - Recreation Ground	29
Village Hall Location - Shop Field	3
Village Hall Location - Station Road	3

8. Industry

Do you think land should be reserved for businesses suited to Christian Malford's rural environment, to encourage local employment opportunities?

128 (92%) of the questionnaires had an answer to this question

LAND FOR BUSINESS USE

Reserve land - YES	64
Reserve land - NO	64

9. What types of industry would you encourage in Christian Malford?

120 (86%) of the questionnaires had an answer to this question

1 - Not Suitable through to 5 - Most Suitable

INDUSTRY IN CM		AVE
Retail	108	2.1
Warehousing & Distribution	107	1.3
Manufacturing	109	1.6
Offices	115	2.9
Energy Generation	103	1.7
Other	46	2.3

Appendix G – Comments Made in Response to the Parish Questionnaire

Respondent #		
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 Recreation Ground 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 Recreation Ground, 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. Current 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
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 downsizing 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
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
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
Q3	114	Within the village boundary only developments on individual plots on brownfield sites
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
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 West or river side.
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 others that do not impact the existing shape of the village
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 development areas on the Main Road without impacting on the quality of life in the village

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. Recreation Ground and VH serve very different needs and they run well separately

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
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 infra-structure
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 tec 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 tec 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 forever 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

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	WILTSHIRE COUNCIL 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 Yatton Kennel
Q10	75	The recreation ground needs a maintenance plan as it looks unkempt 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 Recreation Ground, 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 nowhere 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 lose 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 WILTSHIRE COUNCIL that S106 monies are used to provide further services & amenities for school & other recreational areas and more development will take place until after 2026

Appendix H – Listings of the historic structures

CHURCH OF ALL SAINTS

Grade: I

CHRISTIAN MALFORD CHURCH ROAD ST 97 NE 5/124 Church of All Saints 20.12.60 GV I Anglican parish church, C12 origins, c1300, C15 with C18 west tower. Restored 1881. Rubble stone and ashlar with stone slate roofs and coped gables. Nave, north porch, chancel, south aisle, south porch and south west tower. Nave is rubble stone with Perpendicular 3-light 4-centred west window and north side plain C13 lancet, deep set C15 flat-headed 2-light, north porch, two Perpendicular 3-light 4-centred arched windows and large stepped north-east buttress. Porch has ashlar front with front buttresses each side, moulded pointed entry and reset small traceried pierced stone in apex. East side has stone pierced with two tiny cusped lancets. Chancel is heavily restored with chamfered eaves cornice and sill course. North side has C16 or C17 two-light with Tudor-arched heads and 3-light 4-centred arched Perpendicular window. East end angle buttresses and large 3-light plate traceried window, apparently entirely C19 with sexfoil and quatrefoils in head. South side has 2-light breaking eaves under coped gable, plate traceried with quatrefoil head, apparently C19 but a restoration of c1300 original, and low door in angle to south aisle. South aisle has fine C14 three-light east window with ogee traceried lights with sharp trefoil heads to outer lights and quatrefoil over centre. Diagonal angle buttresses, moulded sill course and moulded eaves course. Drainpipes dated 1881. From east, two Perpendicular 3-light 4-centred arched windows with buttress between, buttress with scratch dial and two carved rosettes, then c1300 two-light with ogee trefoil head, porch and 3-light 4-centred Perpendicular window. Large ashlar C15 porch has diagonal buttresses, moulded plinth and coved eaves. Front 4-centred arch and hood. Small ogee-headed niche over and sundial above. Small 2-light each side. Stone seats and arch-braced rafter roof, formerly plastered. Fine inner doorway, ogee-headed cinquefoil cusped with one order of shafts, hoodmould and head stops, probably C14. Studded plank door. Ashlar west tower of three stages with plinth, dripcourses, coved cornice battlements and angle pinnacles. Diagonal buttresses to lower stage angles and raised angle piers above. Round arched Y-tracery 2-light bell-openings, clock on east face. South side has similar 2-light to second stage and large 3-light below over reused moulded pointed C14 doorway. Graffito date of 1721 on buttress. Tower has similarities to Kington St Michael tower of 1725. Interior: south aisle has braced-collar-rafter roof and three cambered tie-beams with crown posts, one a C19 copy. East end has cradle roof with C19 moulded longitudinal timbers. Round-arched C18 entry to tower but C14 doorway high up. Windows have sill-course stepped over finely moulded segmental-pointed doorway. The 2-light window has fine shafting. At east end, chapel screened by exceptional C15 timber screen with traceried heads to single light divisions, deep cove and richly carved leaf friezes. East window is shafted with mutilated niche each side and squint to left. Crocketed ogee-headed piscina with side pinnacles. Moulded arch to north side. Nave has four bay arcade with pointed 2-chamfer arches, hoodmoulds and head stops, octagonal piers and moulded caps and bases, possibly C14. Broad C19 cradle roof, originally ceiled, with moulded longitudinal members. North door has exposed a plain C12 round arch later infilled for Tudor-arched doorway. Chancel arch matches arcade, but looks C19. A less elaborate timber screen, early C15 has pointed cusped centre arch and two 4-light sections each side with traceried heads. Chancel has C19 cradle roof, shafted east window with nailhead ornament, apparently C19, but possibly a copy, fine south side paired cusped sedilia and original shafting and dog-tooth ornament to south side 2-light window. Two small carved heads re-set each side of communion rail. Fittings: chancel east window of 1893, some C15 fragments in one north window, the other with poor glass of c1885 by A. Savell. Nave has C19 pulpit, one window with glass of c1912 by A.L. Moore & Son, one with some C15 fragments, and large south side monument to Rev Willes died 1815 by T. King with female mourner and urn in Gothic frame above. South aisle has some small C15 fragments of glass and circular c1200 font with scalloped base moulding, arcading with pellets and zig-zag top moulding. (N. Pevsner Wiltshire 1975

List entry Number: 1199647

THREE HULL FAMILY MONUMENTS IN CHURCHYARD, NORTH OF NORTH PORCH OF ALL SAINTS CHURCH

Grade: II

CHRISTIAN MALFORD CHURCH ROAD ST 97 NE 5/125 Three Hull family monuments in churchyard, north of north porch of All Saints Church GV II Three chest tombs to members of the Hull family of Ridgeway Farm, C18 and C19, ashlar. From south: a) Thomas Hull monument, apparently C19 in C18 style, with baluster angles, raised fielded plaque each side with fielded strips flanking, moulded base and cornice. North plaque to T. Hull died 1862. b) Joseph Hull monument, late C18, with tapered baluster angles, moulded base and cornice, pulvinated frieze and fine north plaque, draped with three cherub heads, flanked by large floral drops. Backgrounds originally blackened. South side raised fielded centre panel. North inscription to Joseph Hull, died 1782, south inscription to J. Hull died 1765. c) William Hull monument, about 3m east of a), late C18 with ornate south plaque, draped with three cherub heads, framed and flanked by ornate fruit and flower drop each side on blackened ground. Tapered baluster angles, moulded base, cornice with pulvination and bead-and-reel decoration. North side fielded centre plaque and fielded strips each side. South inscription. to William Hull, died 1788.

List Entry Number: 1022463

A GALE MONUMENT IN CHURCHYARD IN ANGLE BETWEEN SOUTH AISLE AND CHANCEL OF ALL SAINTS CHURCH, CHURCH ROAD

Grade: II

CHRISTIAN MALFORD CHURCH ROAD ST 97 NE 5/129 A. Gale monument in churchyard in angle between south aisle and chancel of All Saints Church GV II Chest tomb, mid C18, ashlar with raised shield plaques, two each side, fluted angle piers and floral-decorated centre pier. Moulded base cornice, broken forward over piers. North side inscription to Ann, wife of Ralph Gale.

List Entry Number: 1022464

SIX RICH FAMILY MONUMENTS IN CHURCHYARD SOUTH WEST OF TOWER OF ALL SAINTS CHURCH, CHURCH ROAD

Grade: II

CHRISTIAN MALFORD CHURCH ROAD ST 97 NE 5/131 Six Rich family monuments in churchyard south-west of tower of All Saints Church GV II Row of six chest tombs, early C19, ashlar. From north: a) Joseph Rich Sr monument, with concave-sided hexagonal plaque each side on horizontally reeded ground. Broad floral drop each side. Musk drop on end piers. Inscription to Joseph Rich Sr died 1811. b) S.P. Rich monument, with plain slab sides and incised line borders to two plaques each side. Moulded cornice. Inscription to Susanna P. Rich died 1843. c) Charles Rich Sr monument with curved ends to profile of baluster angles and oval plaques each side. Probably early C19 but inscriptions to Charles Rich Sr died 1759 and his children died 1733-44. d) Charles Rich Jr monument, identical to c), with inscription to Charles Rich Jr died 1739. Probably also early C19. e) William Rich monument, with large raised oval plaque each side, decorated raised angle piers, moulded cornice with fluted frieze and oval end plaques. Inscriptions to William Rich d.1804 and Mary Rich died 1821. f) John Rich monument, mid to later C19, trapezoid with cross-gabled capstone and angle antefixae. Inscription to John Rich died 1873.

List Entry Number: 1022465

M HULL MONUMENT IN CHURCHYARD ABOUT 3 METRES NORTH OF CHANCEL OF ALL SAINTS CHURCH, CHURCH ROAD

Grade: II

CHRISTIAN MALFORD CHURCH ROAD ST 97 NE 5/126 M. Hull monument in churchyard about 3m north of chancel of All Saints Church GV II Chest tomb, mid C19 in C18 style, ashlar with baluster angles, raised fielded plaque each side flanked by fielded panels, moulded base and cornice. North inscription to Mary Hull died 1844.

List entry Number: 1283277

THREE FRY MONUMENTS IN CHURCHYARD EAST OF CHANCEL OF ALL SAINTS CHURCH

Grade: II

CHRISTIAN MALFORD CHURCH ROAD ST 97 NE 5/127 Three Fry monuments in churchyard east of chancel of All Saints Church GV II Three chest tombs to members of the Fry family, C18 to early C19, ashlar. a) Thomas Fry monument, about 4m east of south-east angle of chancel, early C19 with two fielded plaques each side, incorrectly assembled so that scrolled centre pier is to left each side, scrolled angle piers, moulded base and capstone. North inscription to Thomas Fry, died 1831. b) William Fry monument, about 1m south of a), and similar in design, though without scrolled centre pier. Fielded end panels. South side inscription to William Fry, died 1836. c) Ann Fry monument, about 1m east of b), late C18 with two shield plaques each side, fielded centre and angle piers, moulded base and cornice. Pulvinated frieze broken forward over piers. North inscription to Ann Fry, died 1773 and Robert Fry died 1777.

List entry Number: 1363774

PEGLAR AND FRY MONUMENTS IN CHURCHYARD, ABOUT 22 METRES WEST OF TOWER OF ALL SAINTS CHURCH

Grade: II

CHRISTIAN MALFORD CHURCH ROAD ST 97 NE 5/132 Pegler and Fry monuments in churchyard, about 22m west of tower of All Saints Church GV II Two chest tombs, early C19, ashlar. a) Benjamin Pegler monument, encircled by spearhead iron railings. Baluster angles, slab sides, two plaques each side with rebated angles. Two-step ridged capstone. Inscription to B. Pegler, died 1829. b) J. Fry monument, about 2m north-west of a), with moulded base and capstone, rectangular side plaques and flat baluster angles. Inscriptions to Joseph Fry died 1831 and Thomas Hopkins died 1860

List entry Number: 1363775

HOPKINS AND NEWMAN MONUMENTS IN CHURCHYARD, ABOUT 6 METRES EAST OF SOUTH AISLE OF ALL SAINTS CHURCH, CHURCH ROAD

Grade: II

CHRISTIAN MALFORD CHURCH ROAD ST 97 NE 5/128 Hopkins and Newman monuments in churchyard, about 6m east of south aisle of All Saints Church GV II Two chest tombs, early C19, ashlar From north: a) Hopkins monument, large scale with fluted frieze baluster angles and slab sides with relief roundels in upper angles. South side inscription to Esther Hopkins, died 1800. b) Newman monument, with draped plaque each side, cherub heads over and urns in arched niches flanking. Stepped capstone. Reversed torches on end piers. South side inscription to Thomas Newman died 1823.

List entry Number: 1283241

UNITED REFORMED CHURCH, AVON WEIR LANE

Grade: II

Chapel, dated 1836, rubble stone with squared rubble front, ashlar dressings and concrete tiled roof. Ashlar raised angle piers, plinth and band under plain coped pedimental gable with oval plaque 'Shecaniah Erected AD 1836'. Two stone Y-traceried windows with plate glass and centre 4-centred arched doorway with double doors and overlight. One south side Y-tracery window with original leaded lights. Windowless north wall with red brick 1909 addition.

List Entry Number: 1022462

THE RED HOUSE

Grade: II

CHRISTIAN MALFORD THE GREEN ST 97 NE 5/138 The Red House 2.9.86 II House, c1830-40, red brick with ashlar dressings, slate low pitched roof coped gables and end stacks. Two storeys, four window range of 12-pane sashes with flush keystones, door in second bay from left, set in large C20 porch with applied half columns. Flush quoins and raised band. Painted brick south end wall. Added 2-storey parallel rear range with crenellated parapet and casements. Interior: ground and first floor rooms to right have simple Regency-style detail with alcoves each side of fireplace. Upper room has original fireplace. House is traditionally said to have been built for, or used by engineers working on the Great Western Railway.

List Entry Number: 1022467

THE MERMAID INN, MAIN ROAD

Grade: II

CHRISTIAN MALFORD MAIN ROAD ST 97 NE (south side) 5/147 The Mermaid Inn II Inn, formerly farmhouse, early C18, painted rubble stone with painted ashlar dressings and hipped stone slate roof with rear stacks. Two storeys and attic. Flush quoins and moulded eaves cornice. Three window front range of 2-light hollow-moulded recessed mullion-and transom windows with small-paned lights. Centre depressed-arched door in C19 ashlar gabled porch with depressed-arched entry and side buttresses. Drip course with pendant hoodmoulds to ground floor. C20 matching single storey additions each end. Large south-east rear wing with coped south gable. Low hipped south-west rear wing has west side 2-light each floor, upper window with cast-iron small-paned glazing. Old photographs show a large 2-storey stable range to south-west, now demolished.

List entry Number: 1022470

MEDIEVAL CROSS IN GARDEN OF CROSCOTE, THE GREEN

Grade: II

CHRISTIAN MALFORD THE GREEN ST 97 NE 5/139 Medieval Cross in garden of Croscote 20.12.60 II Village cross, late medieval, ashlar; octagonal shaft with renewed cross finial, on large square base, chamfered to octagonal. One stone step below. Cross stands on former green, enclosed in C19 and C20.

List entry Number: 1199724

Village cross

Scheduled Ancient Monument

A standing cross is a free standing upright structure, usually of stone, mostly erected during the medieval period (mid 10th to mid 16th centuries AD). Standing crosses served a variety of functions. In churchyards they served as stations for outdoor processions, particularly in the observance of Palm Sunday. Elsewhere, standing crosses were used within settlements as places for preaching, public proclamation and penance, as well as defining rights of sanctuary. Standing crosses were also employed to mark boundaries between parishes, property, or settlements. A

few crosses were erected to commemorate battles. Some crosses were linked to particular saints, whose support and protection their presence would have helped to invoke. Crosses in market places may have helped to validate transactions. After the Reformation, some crosses continued in use as foci for municipal or borough ceremonies, for example as places for official proclamations and announcements; some were the scenes of games or recreational activity. Standing crosses were distributed throughout England and are thought to have numbered in excess of 12,000. However, their survival since the Reformation has been variable, being much affected by local conditions, attitudes and religious sentiment. In particular, many cross-heads were destroyed by iconoclasts during the 16th and 17th centuries. Less than 2,000 medieval standing crosses, with or without cross-heads, are now thought to exist. The oldest and most basic form of standing cross is the monolith, a stone shaft often set directly in the ground without a base. The most common form is the stepped cross, in which the shaft is set in a socket stone and raised upon a flight of steps; this type of cross remained current from the 11th to 12th centuries until after the Reformation. Where the cross-head survives it may take a variety of forms, from a lantern-like structure to a crucifix; the more elaborate examples date from the 15th century. Much less common than stepped crosses are spire-shaped crosses, often composed of three or four receding stages with elaborate architectural decoration and/or sculptured figures; the most famous of these include the Eleanor crosses, erected by Edward I at the stopping places of the funeral cortege of his wife, who died in 1290. Also uncommon are the preaching crosses which were built in public places from the 13th century, typically in the cemeteries of religious communities and cathedrals, market places and wide thoroughfares; they include a stepped base, buttresses supporting a vaulted canopy, in turn carrying either a shaft and head or a pinnacled spire. Standing crosses contribute significantly to our understanding of medieval customs, both secular and religious, and to our knowledge of medieval parishes and settlement patterns. All crosses which survive as standing monuments, especially those which stand in or near their original location, are considered worthy of protection.

The cross on the former green at Christian Malford survives well in what is likely to be its original position, and is a good example of a medieval cross.

List entry Number: 1018417

THE ANCHORAGE, THE GREEN

WAYSIDE, THE GREEN

Grade: II

CHRISTIAN MALFORD THE GREEN ST 97 NE 5/137 The Anchorage and Wayside II House, now two, dated 1739, possibly on earlier core, rendered with imitation slates, ridge stack and north end stack to main range, south end cross wing. Two storeys and attic. Cross wing projects with RSL 1739 plaque, two upper casements and ground floor C19 4-14-4-pane canted bay with tiled roof carried over door to right. Main range has two casement pairs above, ground floor 16-pane sash, door in rendered porch and paired 12-pane sashes. Chamfered timber wall-plate.

List entry Number: 1283228

THE OLD RECTORY, CHURCH ROAD

Grade: II

CHRISTIAN MALFORD CHURCH ROAD ST 97 NE 5/123 The Old Rectory GV II Former rectory, remodelled c1816 by John Provis with C17 cottage to rear. Main house is rendered with ashlar dressings and hipped low-pitched slate eaves roof, 2 storeys, L-plan. West front has 2 ashlar ridge stacks and facade stripped of render revealing rubble stone. Centre is recessed but roof carried over. Raised low plinth, band, eaves band, quoins and window surrounds. Centre has two 12-pane sashes each floor and centre arched doorway, beaded, with 9-panel door and fanlight. Projecting wings have ground floor 4-12-4-pane tripartite sash in raised segmental-headed surround and first floor 12-pane sash with raised surround and cornice on consoles. Long plain south front with four 12-pane sashes each floor, raised quoins, band and plain window surrounds. Ground floor windows are floor-length. One ridge stack and hipped east gable. East end has two upper windows, one to ground floor centre. Rear angle has single and 2-storey service range adjoining rear wall of C17

cottage, rubble stone with stone slate roof and east stack. Sloping dormer each side, north front has door in gabled porch, wooden cross-window to left, side stack to right and some exposed timber-framing at north-west angle. Interior: Regency-style door and window furniture, moulded with roundels. Stone cantilever stair in entrance hall with plain rails. Plaster cornices. (Wiltshire Record Office has plans by J. Provis dated 1816, for remodelling an existing house, including new staircase, not exactly as executed.)

List entry Number: 1363773

THE OLD MALT HOUSE

Grade: II

CHRISTIAN MALFORD THE GREEN ST 97 NE 5/140 The Old Malt House 20.12.60 II House, dated 1673, rubble stone with Bridgwater tile and stone slate roofs. Two storeys and attic, ovolo-moulded mullion windows. Original range is gable-ended to north with large west side chimney gable. North gable is coped with saddlestone, has apex 'FH 1673' plaque, attic 2-light window, first floor 3-light with hoodmould and ground floor early C19 large 24-pane sash. Flush quoins. A smaller gable adjoins to left with similar first floor 3-light and ground floor 24-pane sash. Original range has west side first floor 2-light, to right of stack, and brick south end addition with half-hipped south gable. Smaller parallel range has east side stack with door and first floor 2-light to left. South end addition in painted brick. A large brick stack in valley between two south additions.

List entry Number: 1363777

APPLE TREE COTTAGE

Grade: II

CHRISTIAN MALFORD STATION ROAD ST 97 NE 5/152 Apple Tree Cottage II House, C18, rendered with C19 Bridgwater tile eaves roof and centre ridge stack. Two storeys, double fronted with painted stone mullion cyma-moulded flush mullion windows, two 2-light windows each floor and centre door in C19 gabled porch. North end wall has similar two-light each floor. South end has similar single light each floor.

List entry Number: 1363780

35 AND 36, MAIN ROAD

Grade: II

CHRISTIAN MALFORD MAIN ROAD ST 97 NE (south side) 5/148 Nos 35 and 36 II Pair of houses, late C17, rubble stone with stone slate roof and end stacks. Two storeys, 5-window range of recessed chamfered mullion windows, with hoodmoulds to ground floor three windows, alternating with doors. No 35 to left has ovolo mullion window over door, altered or later insertion, and walls are painted. No 36 has restored or renewed mullions, C20 enclosed stone porch, rendered west wall and C20 rear wing.

List entry Number: 1199764

MILESTONE ABOUT 100 METRES EAST OF TOWNSENDS GARAGE

Grade: II

CHRISTIAN MALFORD MAIN ROAD ST 97 NE at NGR ST 965794 (north side) 5/141 Milestone about 100m east of Townsends Garage II Milestone, late C18 or early C19, ashlar with flat-fronted base and top on curved-fronted stem. Base inscribed 'To Oxford 44 miles', stem inscribed 'To Wootton Bassett 8 miles To Swindon 14 miles' on left and 'To Chippenham 6 miles' on right. Top face is hexagon with 'To Bath 19 miles' inscribed.

List entry Number: 1199732

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