



# Christian Malford

## Neighbourhood Development Plan

### Public Meeting 2 – March 2015



# Tonight's Agenda

- NDP recap
- The story so far
- Current status
  
- Vision
- Objectives and Policies
- Remaining steps

# Neighbourhood Development Plan



HOUSING 2026

- Devolving local decision making to local people
- Legal process
- Highly influential in planning process



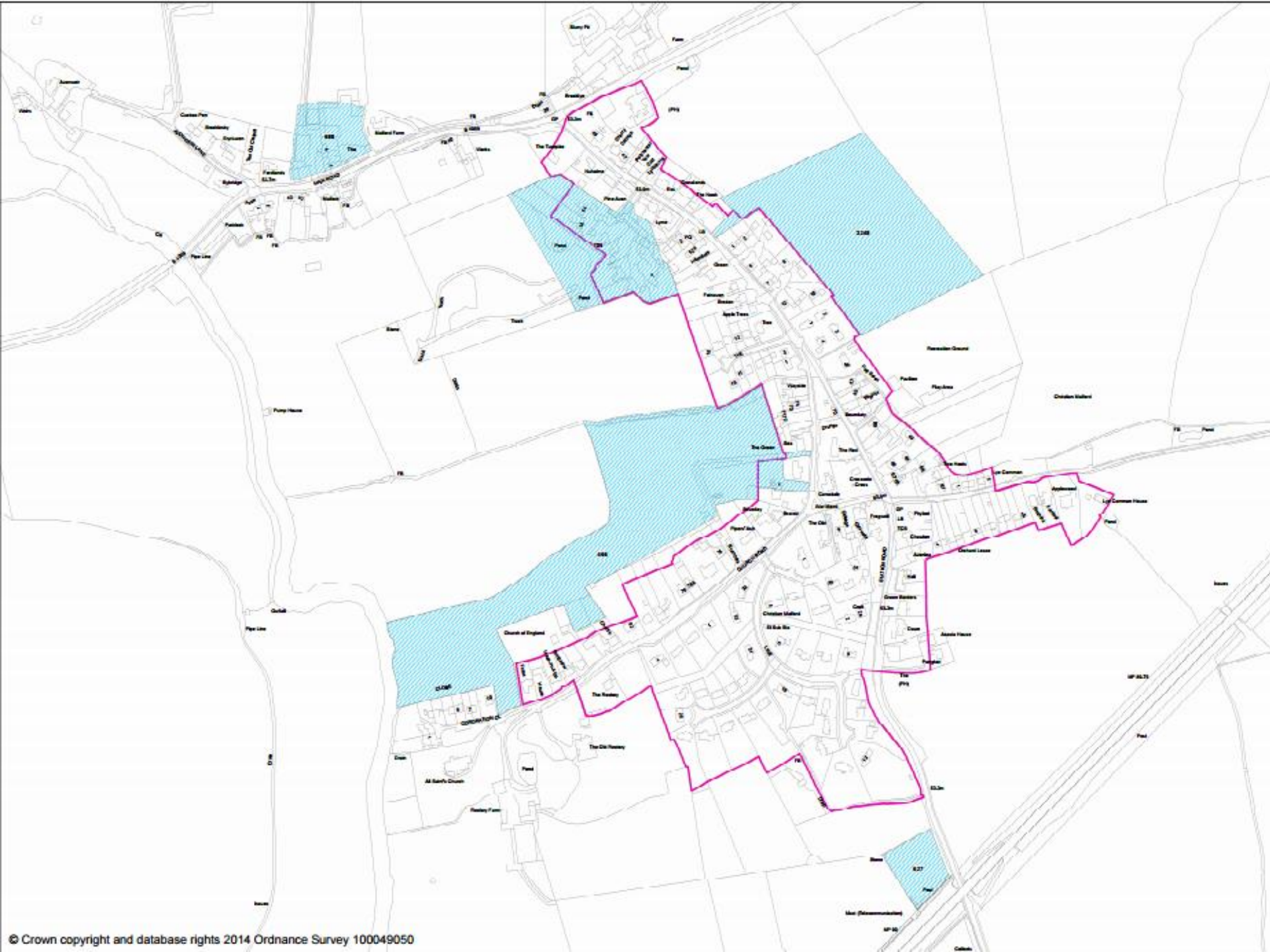
# The story so far....

- January 2014 – Team formed
- March 2014 – Housing survey
- June 2014 – Parish wide survey
- August 2014 – Parish boundary defined as NDP area
- September 2014 – Parish meeting
- October 2014 – Main Road meeting
- Writing the plan.....now at version 5

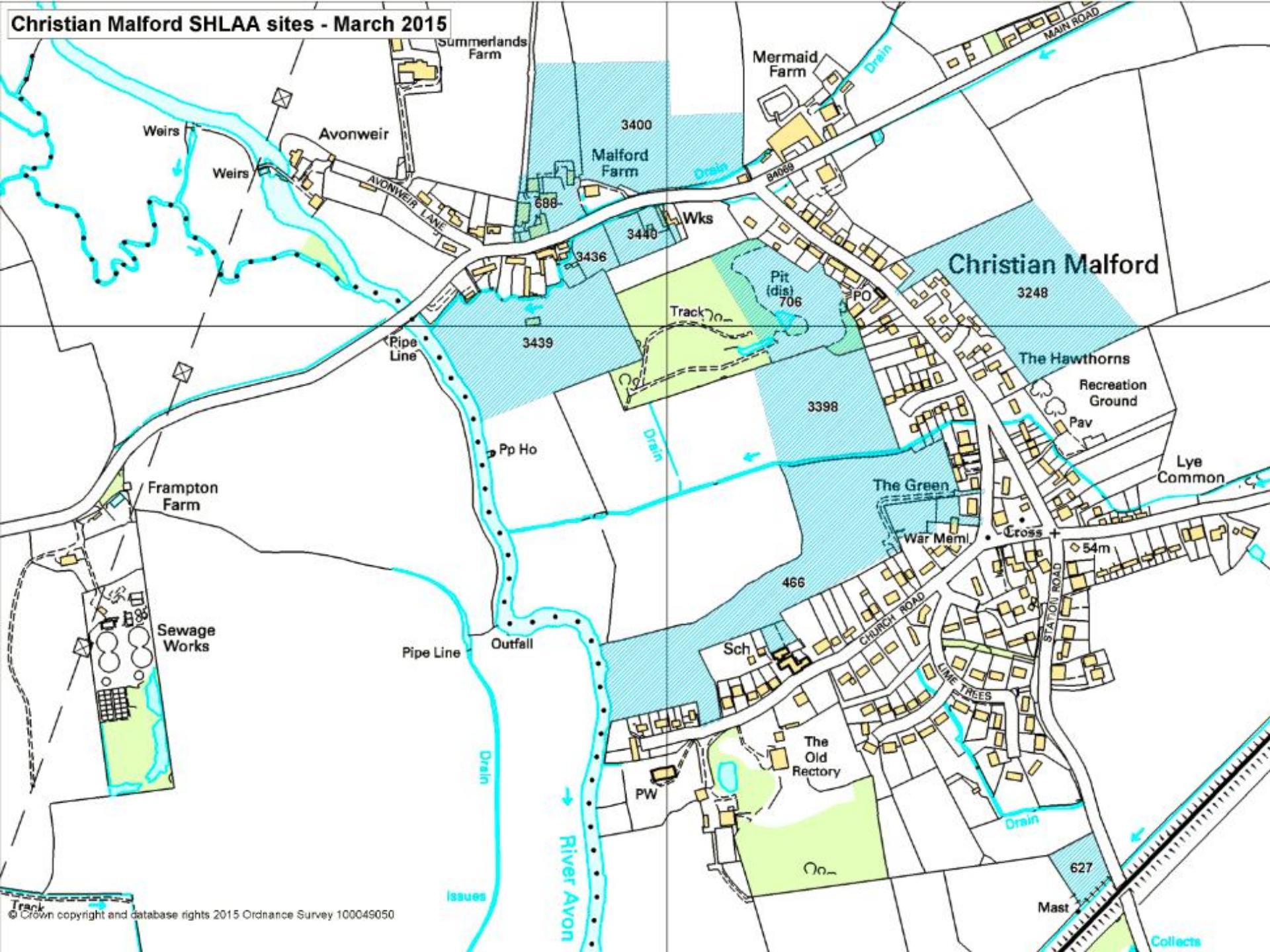


# Current status

- Interpreted what you have told us
- WCC Core Strategy complete, now focusing on housing policy
- Preparing for parish consultation
- Landowners proposing new development sites
- Major developer assessing large scale opportunity
- Existing developments and planning applications consume initial development target



# Christian Malford SHLAA sites - March 2015





# 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 key to this is to ensure that the young and old can remain in the Parish. It is essential to retain close connection to the farming community so that most homes retain their characteristic rural outlook.



# Community & Wellbeing



## Objective

- Protect & enhance green spaces in the village
- Preserve important village assets
- Retain a close connection with the farming community

## Policy Intent

- Oppose development on Malford Meadow
- Oppose development on Recreation Ground
- Support re-development of existing facilities
- The area east of the existing village hall is the permitted development area for a new village hall
- Support 'light' development of farms that are consistent with the vision and promote viability

# Traffic & Transport

## Objective

- Ensure pedestrians and cyclists have safe access to facilities
- Ensure cars are not parked on road to avoid pinch points



## Policy Intent

HOUSING 2026

- All new developments must, where appropriate and practical, provide safe pedestrian access to link up with existing footpaths, ensuring residents can walk safely to village facilities
- Future build should make provision for sufficient off-road parking

# Employment & Business

## Objective

- Discourage development of large industries with associated heavy traffic movement

## Policy Intent



HOUSING 2026

- Commercial developments will be supported if they retain the rural outlook of the parish and avoid an increase in heavy traffic

# Countryside & Environment

## Objective

- Retain the rural character of the parish

## Policy Intent

- *No additional policies required as this is covered by Core Policies 50, 51, 52*



HOUSING 2026

# Housing

## Objective

- Maintain the open rural nature of the village
- Provide opportunity for developers to build new homes that support the parish requirements
- 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

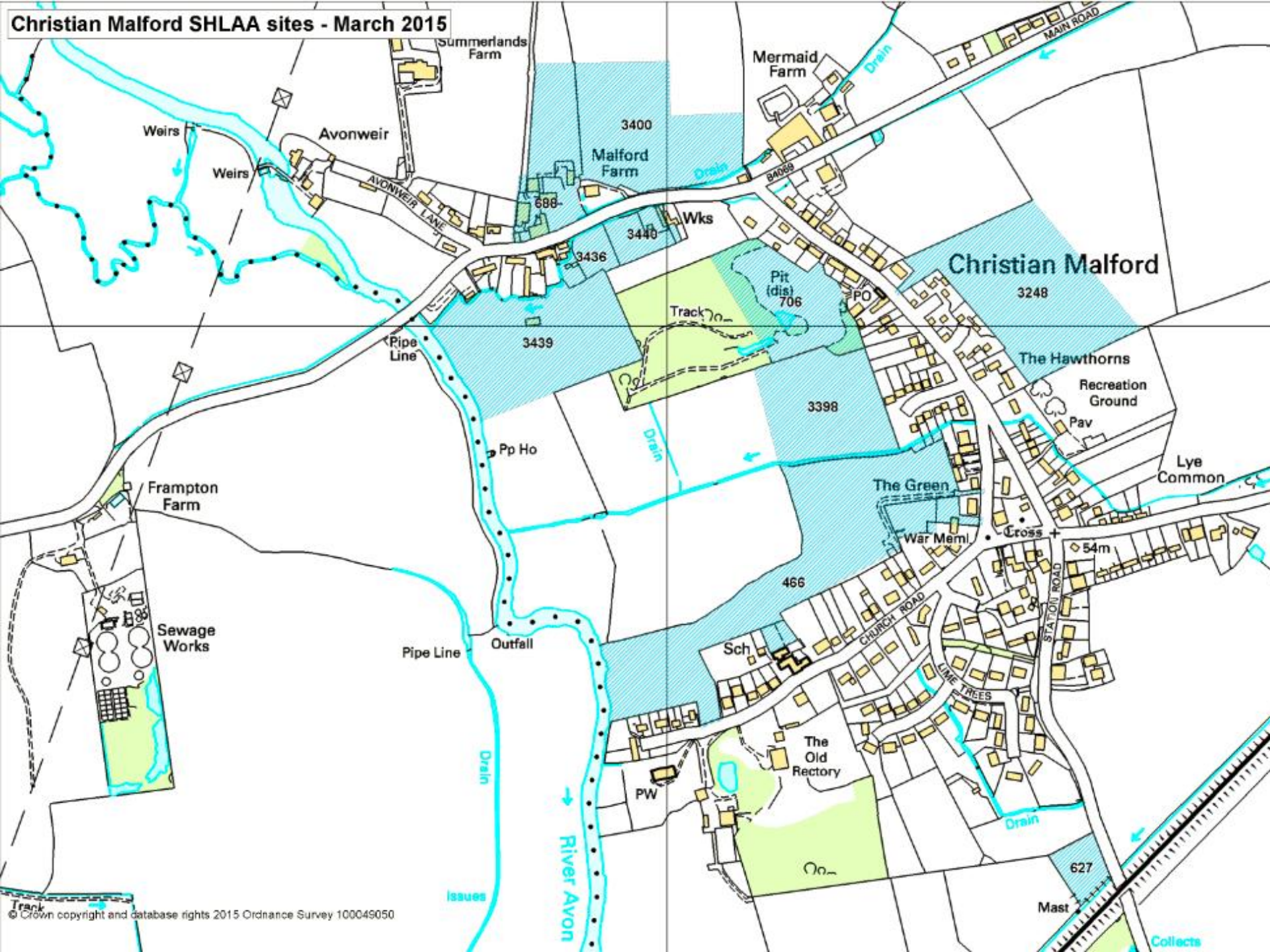
## Policy Intent

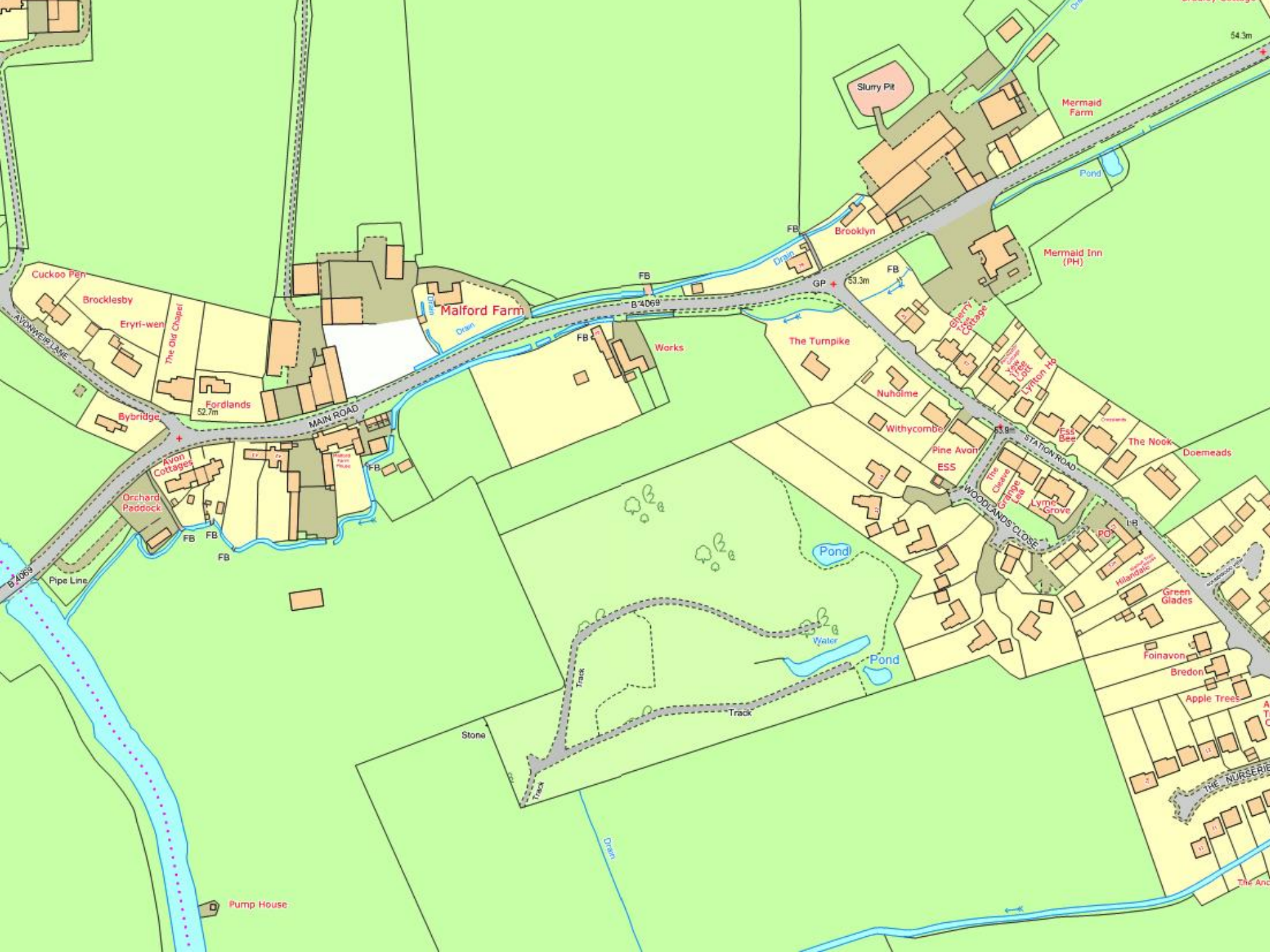


HOUSING 2026

- Small developments of 6 or less properties either linear along, or a cul de sac off, existing highways will be supported
- New developments behind existing properties will not be supported
- Identify Main Road zone as primary development area
- Support only the development of homes that meet the plan objectives
- Proposals for building new 2 bedroom terrace or semi-detached open market houses will be supported

# Christian Malford SHLAA sites - March 2015





# Housing

## Objective

- Achieve a more balanced range of properties on the market
- Provide appropriate new single storey properties that will allow older people to downsize
- Prevent further reduction in the scarce stock of single storey properties in the parish
- Provide accommodation for the less able and those needing external support

## Policy Intent



HOUSING 2026

- Proposals for building detached houses will only be supported where the physical characteristics of the site prevent the building of terraced or semi detached houses or bungalows
- The building of high quality single storey 2/3 bedroom properties with easily managed plots will be supported
- Oppose proposals to add a second storey to an existing bungalow in the parish
- Encourage proposals for sheltered housing or care/nursing homes along Main Road





# Remaining Steps

- Complete the plan
- Parish consultation
- Wiltshire Council consultation
- Statutory body consultation
- External inspector assessment
- Parish referendum → Aiming for autumn 2015



# Acknowledgements

- The Rising Sun
- University of Bath
- Backstage Technologies
- The Team
  - Alison Cross
  - Colin Read
  - Iain le Duc
  - Ian Bell
  - Jo Lawrence
  - Mike Lawrence
  - Neil Chambers