



Important Information; New Crudwell Neighbourhood Plan

- The Government recently published new planning guidelines with a compulsory target to deliver 1.5 million homes. This means that the number of new homes to be built in Wiltshire has been increased by 80%. This has a direct impact on the number of new homes that must be built in Crudwell by 2038 from 11 to 39. This is in addition to the 25 homes to be built in Tuners Lane and other existing commitments.
- The Neighbourhood Plan “made” in 2021 protects us from any development in Crudwell until 2026 and we are currently undertaking a formal Review of that plan to give us extended protection until 2031/2.
- If we do not complete this new plan, Crudwell will be exposed to speculative planning applications for sites, which could be much larger than we require or could sustain, as can be seen springing up in Malmesbury and Tetbury and many other towns and villages. The new plan will ensure that our protection is extended and limited to the 39 homes required of us on sites chosen in consultation with the community.
- As part of this process, we held a new call for sites, and since the new targets were announced, have had renewed Steering Group discussions with the two landowners who responded with offers of sites considered to be viable by 2038. (Three landowners responded with one likely to be excluded as it is remote from the village and very small.)
- Fresh discussions focussed on demonstrating the suitability and deliverability of housing on the sites to meet the parish’s requirement for new homes by 2038 have taken place. We have confirmed that two sites could potentially meet the requirement of 39, these are designated as Site A (Carpenters Yard) and B (Chapel Way), with Site A potentially providing up to 15 homes and Site B providing 25 homes.
- We are fully conscious of the issues of increased traffic and flood risk and are convinced that completion of the new plan, including allocation of the two sites, will prevent us from exposure to excessive, unsustainable developments that will fully compromise the character of the Parish. This new plan ensures that Crudwell will remain rural and pleasant, while delivering on the mandatory allocation.
- We are committed to consulting with the community at all stages of the Neighbourhood Plan’s development. So in light of new nationwide house-building targets, we would welcome your feedback on these latest proposals ahead of formal consultation processes later in the year.

We would welcome your comments, please complete the comments form online at:

<https://form.jotform.com/250464278207357>



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Roy F Hamilton Lambley; Chairman, Crudwell Parish Council