

Stanton St Quintin Neighbourhood Plan



Community Engagement Event 20th September
2017



Summary Report

Stanton St Quintin Neighbourhood Plan

Introduction

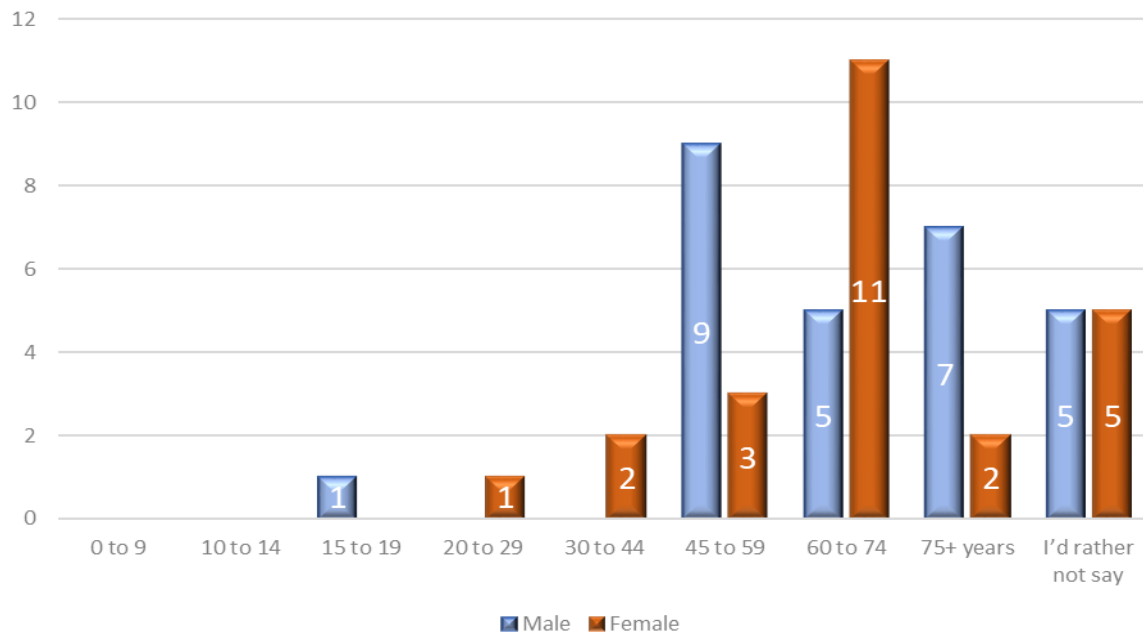
A Neighbourhood Plan is being prepared for Stanton St Quintin, and community engagement is being undertaken throughout Autumn 2017 to gather views to establish the scope of the Neighbourhood Plan. The Neighbourhood Plan development is being supported by Lemon Gazelle CIC.

A community engagement workshop event was held at the Village Hall on 20th September to begin this phase of the work. This report provides the results and analysis of this event. A community survey is being developed to follow up the event, and gather more detail on the key issues affecting the Parish.

A total of 51 people attended the community engagement event, and their age/gender breakdown (where provided) was as follows:

Age	Male	Female	Total
0-9 years	0	0	0
10-14 years	0	0	0
15-19 years	1	0	1
20-29 years	0	1	1
30-44 years	0	2	2
45-59 years	9	3	12
60-74 years	5	11	16
75+ years	7	2	9
I'd rather not say	5	5	10
Total	27	24	51

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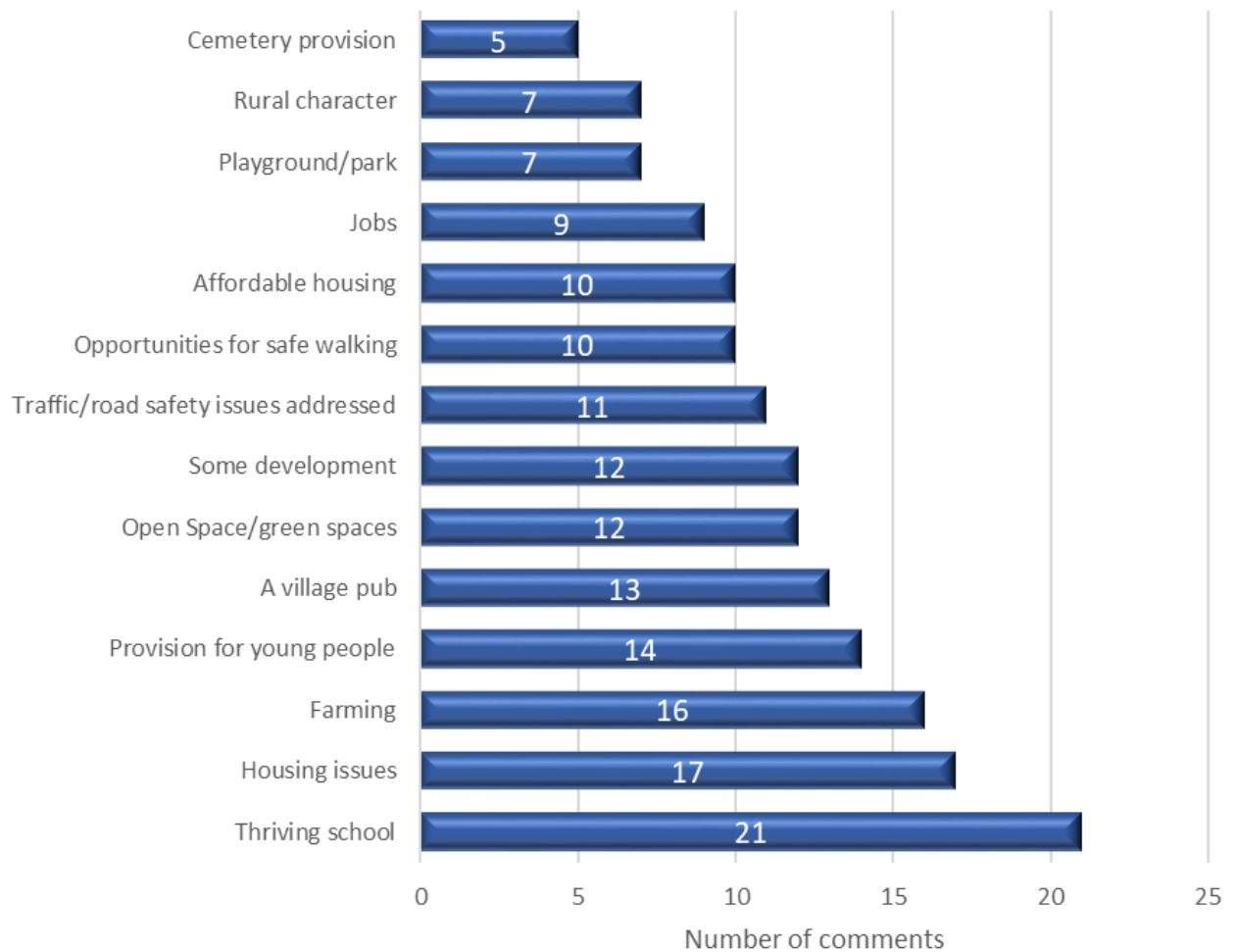


Headline Issues

Postcards from the Future

We used a simple postcard exercise, writing a postcard from the imaginary future of Stanton St Quintin, to help residents articulate the positive changes they would like to see in their village. We asked the question, “What do you want to see in your village in the future?”. Residents were given a short time to draft their “postcard”, and the full transcript of all the answers is at Appendix 1. The chart and word-cloud below show the most common themes raised by residents in their answers.

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Other key issues raised: desire for a village shop, safe parking, provision for cycling and the re-use of MoD land.

Postcards from the Future – Word-Cloud

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Workshop Session

Residents worked in groups to look at four key theme areas which may be covered within the Neighbourhood Plan; Housing, Employment, Services/Facilities and Getting Around. They were asked to note “What’s Good?”, “What could be improved?” and “Ideas” on each theme area, the aim being to encourage positive conversations and ideas. The following summarises the answers the groups provided.

Summary of Workshop Session

Housing

Positive comments were made about the housing available in Stanton St Quintin, in terms of design, materials, quality and mix of housing types. It was suggested that more affordable housing was needed to increase the number of families living in the village, and to provide enough people to support important services. There was concern about the MoD housing, and the future of the housing and the site more broadly.

Participants suggested that additional housing which helped to link the two parts of the village together could be welcomed, and that land in the area near the petrol filling station may be suitable for residential development. People felt that new development should respect the character, design and rural feel of the village, and should make use of brownfield land in the first instance.

Employment

The groups noted the various employers within the village and beyond, including the hotel, garage, school, agriculture, small home-based businesses, the MoD and Dyson, and felt that the area is a great location for business because of its proximity to the motorway and rail links.

The issues that need to be addressed are high speed broadband, more frequent bus services, communication with the MoD. It was suggested that re-using MoD land and buildings, developing a business hub and improving access to the A429 would all help to support business growth in the area.

Services and Facilities

There are a number of services and facilities in Stanton St Quintin, including a school, garage, newly refurbished village hall, church and library van. Many people felt that a pub, shop, play park and cemetery facilities were needed to help provide for the needs of residents. Improvements to paths and roads to make them safer and more attractive for walking and cycling was also felt to be important. It was suggested that a higher population may be needed to support these additional facilities, and that links between the two parts of the village were important to help it feel like one community working together.

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Getting Around

The location of Stanton St Quintin in respect of the motorway, road and rail links was seen as an advantage and people also commented on the bus service to Chippenham. The suggestions made to improve “getting around” included road safety measures within the village and at the A429 junctions, a reduced speed limit in the village, more footpaths and safe cycle routes and measures to address parking near the school. It was hoped that development in the village and surrounding area could help to fund road improvements such as a roundabout/traffic lights on the main road junction, a footbridge or other safe crossing and a greater frequency of bus services.

Conclusions and Next Steps

The community engagement event was a very successful evening, drawing views from 6% of the population of the village. A wide range of views was expressed and residents were keen to think of positive means to solve issues they identified.

The community survey is currently being drafted for the Steering Group to comment/modify. The aims of the community survey will be to reach a wider audience and to gather more detailed information around the issues of importance. It will be an online-based survey, but paper copies will be made available to anyone who wishes to complete it in this way. A period of 6 weeks will be allowed for residents to complete the survey, and appropriate methods for promoting it will be discussed and actioned with the Steering Group.

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Appendix 1: Postcards from the Future

46 postcards were completed, and this appendix provides all answers given.

- Good development of Valetta Gardens. Sensible development of Buckley Barracks when the MoD move out.
- I see in my village a thriving community. There is a vibrant pub and a little shop. The school is full and there is a good range of age groups within the local demographic. There are safe routes around the village and lots of green spaces available to all. The area between the villages has been utilised for development.
- I would like to see proportionate residential development – a balance, not just executive homes – in stone, high quality build. Consideration of traffic on the various roads should be paramount. Wooded spaces to be preserved too, and open space for dog walking.
- the real change in 20 years has been that the village has become a village, with a proper focus and a shared life, and a better mix of ages, with many more young families. Living in much more attractive houses, much more sympathetic and traditional housing materials than the MoD left us.
- I would like to see a thriving church, school and local shop. Also a pub. Important – a burial ground – the cemetery here is close so no burials of bodies can currently take place in Stanton.
- To improve car parking facilities for the school. We want the school to stay.
- To see a row of terraced houses in Valetta Gardens with parking in front and small gardens at the rear. Would be starter homes to give an opportunity for younger people to be in our village with more children.
- Lights on the road at crossing. I would like to see a post office, car parking for the school. Valetta Gardens houses full of families, the school.

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- there are many young families here in new homes. The school is a thriving place for all the community. We have signposted footpaths making it safe and interesting for walkers. There is a walking route to Hullavington. There are dog poo bins. There is a 30 mph limit on the A429. There is a footbridge too! We have a play area for all our young children. We have a pub, a village green and a larger cemetery. The village needs to grow – more homes.
- A vibrant community with young families enjoying a safe community. Primary school and pre school for village children. Being able to ride bikes, walk between areas safely. Local amenities – pub, shop.
- Developing a diverse, well balanced community, complete with services imperative to sensitive growth. Whilst protecting the rural sensitivity.
- Improvement in local traffic – congestion. A local pub/restaurant
- Infrastructure to handle all increases, residential and commercial. Road junction, roundabouts, cycle access across M4. Retail and leisure facility (pub?). Commercial development integrated to include light industrial.
- I see attractive in-character buildings, green fields/open spaces, farm animals, farm vehicles, well kept footpaths and cycle paths, considerate vehicle park, clean litter free roads, happy smiling people.
- while undertaking my daily walk from my lovely cottage (situated on the junction of the A429 road leading to Upper Seagry), I continue to get the chance of walking in the countryside, large open spaces, passing the farm and cows (who still enjoy a feed from my apple tree), knowing that my son has been able to grow up in such a lovely calm environment. The ongoing support to the farmers and farmland have helped to endure the scenery, keeping the build up of traffic to a manageable way, but also rebuilding the heart of the village, so we can enjoy this as a true community. All the best, Tom.
- A village that still feels rural with lanes, hedges, trees, space. Any development in keeping with the village (oldest part).

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- I love the rural aspect of my village. The countryside is unspoiled with a character the visitors compliment favourably on.
- I envisage a quiet rural village, it will have a vibrant school, not be full of traffic. It will still have working farms and the hotel will thrive. It will be easy to drive in and out on the main road even if this requires traffic lights. A pub would be nice!
- I would like to see all the houses in Valetta Gardens inhabited. I would also like a field or woods to walk the dog (the airfield has gone). Thank you.
- Stanton St Quintin is a lovely rural village area. It has a range of housing from affordable starter homes to larger older properties, the school has expanded and is thriving, there are local amenities of a playground and pub. The countryside around the village retains an agricultural emphasis. There is traffic control at the A420 turning to Lower Stanton St Quintin. The former barracks is a thriving centre of light industry and offices with sufficient residential property for those working nearby.
- The village has two historic parks, linked by a road with footpath and cycleway. The junction with the main road is traffic light controlled. Former military housing is now privately owned and occupied. Dyson University gives local employment. Affordable housing exists on parts of the former base. The school thrives and there is a playground. New burial ground. Pre-school, sustainable economically viable farms, active church.
- I would like a local public house
- Preservation of green, open countryside. Mix of housing types and styles, including affordable. Community facilities – shop, school, pub. Viable agricultural businesses and light industry reflecting rural character of the area. Improved connectivity/roads.
- there is a safe way to get from one village to the other half. There is a range of housing to suit all budgets and young people are staying in the village. A range of accessible work opportunities, some community garden space/allotments, perhaps a

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pub, good access beyond the village to local amenities, even some local work opportunities.

- In ten years time I would like to see SSQ still being a characterful village, with a thriving primary school and any expansion to facilitate young families to afford to live here. Traffic calming prevent the village being a rat run.
- A cycle path between both parts of the village. Access to main road, organised with roundabouts.
- we would like to see some affordable housing and improved transport links. Farming vehicles to be considered with the roads.
- I would like to see more young people in the village and living in the village. Small businesses employing local people. Better transport links and improved roads. More local facilities to promote better community engagement. Living in SSQ you have to travel for everything. Concern the village is becoming older in terms of age distribution.
- Generally a farming community with housing development on the east side of the airfield, and playing fields for children, a successful school and green space.
- There's a village shop, a beautiful open space for children to play with excellent play equipment, and a safe place to run and use scooters. There are a few new houses, affordable but beautiful, village style with wooden doors. The farms are thriving and fields are producing crops.
- SSQ is a small village adjacent to the large former army camp and the Dyson campus. The south side of the village LSQ is largely residential, while the former airfield is a significant industrial site. There are good transport links.
- Affordable housing, traffic control, some employment, open spaces.

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- I'd like to be able to walk to the local pub, greenfields, less traffic, in keeping house construction.
- The village has remained small and compact. The school is still open but the parking has much improved. The airfield has not turned into a housing estate.
- time has stood still, how lovely (if only). Need more time to formulate my answer.
- Affordable housing, young families, thriving school. A pre school, safe route from Lower Stanton to Upper Stanton (walking/cycling/driving). Playground, teen shelter, sports facilities. Community involvement in community events. A village green in Lower Stanton with trees.
- It is good to see that there has been an increase in low cost housing bringing young children to the village and expansion of school numbers. That housing development has taken place along Church Lane which has resulted in linking both parts of the village. That commercial and industrial development has not taken place around J17, ensuring that the rural aspect of the environment has been retained. It is good that road improvements to the A429 have meant an end to difficult traffic access from the village roads. Village facilities have improved with new sports and leisure facilities. A village green in Lower SSQ with trees.
- A village look/feel. Contained within boundary. Green around the village. Development of housing/light industrial in between the current village. Community facilities. Affordable housing, separated from J17 as is now by green space. Increase in employment, Dyson etc
- The village is great now. We can cross the main road easily and there are small affordable homes and plenty of jobs for young people. Speed limits are much better suited to our roads – cyclists and pedestrians
- I can see the village as it was 10 years ago and the development of Dyson has blended in with village life. The MoD homes are well used. The officers mess is now the village pub. The road network has been improved with good access in and out of the village. It is a very nice area to live. Village life is good!!

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- I am walking through Stanton village in 2027, enjoying picking blackberries, delighted that we still have a conservation/countryside feel to the village. Our farming community still thrives. I am delighted that I can exit the village onto the main Malmesbury Road without fear of accident or injury. Years ago it was a perilous journey and I am pleased that our village has not been swamped with too many new housing estates but equally pleased that youngsters can now live where they grew up due to affordability. I love living in this village.
- I would wish to see: A village that has green agricultural surroundings. A sensible junction where the people cross the A429, or turn onto the A429. A sensible development of the airfield site (a brownfield site effectively) to provide some employment, and houses for the people who will come to work there. A good bus service to both Chippenham and Malmesbury. A good social centre for community activities. Green spaces within the villages. Top rate internet facilities to support commerce/light industry.
- Nice pavements, safe and wide. Safe roads, no potholes. Houses as they are now. School still there. Field still there for local children.
- I'd like to see contented people, good mix of ages (babies to elderly). How? Mixed housing, including affordable, so younger ones can stay in the area. Jobs: High tech already assumed, also low tech. Farming – I fear small family farms may be driven out of business. They are part of the spirit and ambience of the village and it wouldn't be the same without them. Provision for children and young people's leisure activities.
- A happy people with kindness.
- in 2027 I hope that our conservation areas are still in place. However we are happy to see that the main road between Chippenham and Malmesbury is now much safer with roundabouts to help Dyson employees travel safely. Love Nick

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Appendix 2: Information from the Workshop Session

Note – repeated comments have been noted just once in this section rather than repeating verbatim.

Getting Around

What's Good?

- Location – M4, airports, A429/A350.
- Church Road – good link between two parts of the village
- Buses – access to Chippenham
- Chippenham Railway Station
- Good train links
- Walking
- M4 easy access

What could be improved?

- Bus service – more frequent and over longer period of the day and reduced fares.
- Pavements, footpaths and bicycle lanes
- Lower speed limit on A429
- Improved access from village to A429
- Better connectivity between the two parts of the village
- Open up footpaths, maintenance
- Path down side of A429
- Safe crossing at A429 in Petrol Station area
- Speed reduction to 20mph through SSQ and on A429
- Parking (back of garage)
- Exits onto A429 – needs a roundabout and safer crossing for pedestrians.
- Road between the villages needs more lights and a footpath
- Double yellow lines at garage – they are crumbling to near invisible and being ignored by continental lorries.
- School parking
- Church Lane
- Cycle paths, improving cycle safety
- Dog walking routes
- More open access to land for responsible dog walkers and ramblers
- Also the rat population here has increased dramatically in the last two years.

How/ideas?

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- Roundabouts at road junctions
- 30mph speed limits
- Improvements to enable pedestrians to cross road safely
- More affordable buses to encourage regular use
- Stiles, kissing gates, properly marked paths, maps for ramblers
- Cycle paths
- Traffic lights
- Raise road under railway bridge on A429 to stop trucks
- Open up old station by Brook End
- Open Hullavington Station to improve train communications
- Dyson could link into local bus services eg have extra seats at low cost
- Upgrade links to Dyson
- Parking areas to come with any new businesses
- More police moving these vehicles on (large lorries)
- Improvements to A429 and how the village joins it, ie roundabouts at crossroads to help join the two halves of the village. 3 major roundabouts needed.
- More frequent buses
- Fix pot holes and footpaths
- Footbridge for crossing A429 to link both halves of the village

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Services and Facilities

What's good

- School
- Garage
- Hotel
- Re-vamped Village Hall
- Church
- Library Van
- Fitness clubs available
- Post box
- Access to M4/train
- The Pit Stop
- The recycling centre

What could be improved?

- Pub in the village
- Village needs more facilities to make more of the village centre
- Community activities through village hall
- Play Park
- Play area for children up to teenagers – scooter/skateboard area
- Shop
- Better/safer road between the two villages
- Teenage area
- Tennis Court
- New burial ground
- Electric car charging points
- Takeaway (Chinese)
- Pre-School
- Sports Facilities
- Sports field – access for villagers once MoD leave
- Road condition
- Buses/Bus shelter
- Broadband
- Better connection between Lower SSQ and SSQ
- Illegal parking enforcement
- Safe pathways
- Forest Paths to Stanton Wood
- Green spaces
- More people to justify increased facilities

How/Ideas?

- More consistently available high speed broadband
- More frequent and affordable bus service
- Character-ful entrance to village both ends
- Speed limit 20mph through the village and on A429
- Allotments
- Belisha beacons and/or crossing by petrol station
- Central access, not divided village
- Sports facilities with new village hall – Neighbourhood Plan to incorporate this
- Bakery/coffee shop
- Safe crossing
- Lorry Park to help keep them away from the garage
- Need land for a cemetery and play ground
- Roads need to be improved.

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Employment

What's Good?

- School
- Hotel
- Garage
- Farming
- Dyson, lots of potential
- MoD/Barracks
- Location – access to M4/train
- Proximity to M4 (though this leads to dormitory town)
- Good transport links, good bus services, affordable to places like Bristol and Bath
- Some small businesses

What could be improved?

- Communication – bus service – more frequent
- Broadband – superfast, as soon as possible to make home working possible
- We need high tech home working, which is very dependent on broadband speed
- 5G mobile service
- Traffic control – slowing through the village
- Improve communication with MoD
- Transport

How/ideas?

- Develop garage site?
- Develop church for all the village
- Fibre optic cabinets to improve broadband speed
- Utilise ex MoD facilities
- Ancillary services for Dyson
- Work centre with free wifi etc
- Hub for small businesses
- Improved access to A429
- More mobile phone masts
- Provide land and planning
- More employment opportunities available locally
- Working with other parishes on joint initiatives
- Identifying what type of employment might be needed
- If the community is more sustainable then more employment
- Consider area for perhaps light industry/offices (but in keeping with local village feel)

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- Safer transport, especially crossing over A429
- Enterprise centres
- Develop more local facilities eg pub and shop
- Better public transport

Housing

What's good?

- Character and individual
- Stone materials, keeping in character
- Good quality housing
- Nice variety of styles
- Sporadic development
- Surrounded by green/rural
- Sympathetic to environment
- Not uniform in layout or design
- Different ages of development
- Similar pallet
- Mainly owner occupied
- Not too dense
- Good stock of traditional housing
- Lower Stanton
- Good mix of housing
- Not too isolated
- Safety of conservation area – prevents potential build of sympathetic housing

What could be improved?

- Connection between two parts of the village
- Increased affordable and small housing to improve demographics and increase young people/working families
- More sustainable – energy efficient housing
- Better housing mix – size, type, value, location, including social housing
- Green/environmental, innovative ideas
- Limited number of houses
- More housing for rent/purchase
- MoD housing – empty housing on barracks/Valetta Gardens
- Beside garage is a large area for potential development
- Affordable housing: 12 houses, 3 of which should be affordable

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How/ideas?

- Creative home ownership models
- Development along Church Lane to link two parts of the village
- Community solar farm
- Community district heating scheme to support the housing
- Identify areas for potential development
- Garage development needs to be thought through – use land for housing – something like the new development in Corston
- Land by filling station – could be developed
- Develop land between Church Lane and Valetta Gardens
- Do a demographic analysis to see what is needed in the future.
- Need to keep a village feel with variety of house types and prices
- New houses take advantage of brown field sites (eg airfield)
- Sympathetic design and local feel
- Work with other parishes
- Consider development on land between the lower and upper village to join together
- Protect village boundaries, not to be swallowed up by other areas being developed.
- Safeguard sports field when army moves – must not be developed
- Safeguard school field

Any other issues?

- More tourism
- More dog walking facilities.