



PRESTON NEIGHBOURHOOD DEVELOPMENT PLAN

2018-2031

REGULATION 14 CONSULTATION DRAFT

Preston NDP – Regulation 14 Consultation Draft

Introduction by Chairman of the Steering Group



Table of contents

Introduction by Chairman of the Steering Group	1
Table of contents	2
The role of the neighbourhood plan in the planning system	3
NDP structure	4
Neighbourhood planning area	5
Background to Preston Parish	6
Demographic characteristics	8
Engagement	12
Green Gaps	14
Design	19
Employment Land	21
Footpaths and Cycleways	23
Community Infrastructure	25
Transport and Village Amenity	27

The role of the neighbourhood plan in the planning system

1. Neighbourhood Development Plans (NDPs) were introduced by the Localism Act 2011 and enacted in the Neighbourhood Plan Regulations 2012. NDPs are prepared by parish councils for a designated area – in this case, Preston Parish Council prepared this NDP for Preston Parish. Once the NDP is “made”, i.e. has been adopted, it becomes part of the planning decision-making framework for Preston. When this NDP successfully passes its referendum with a majority vote in favour of adopting it, every planning application and decision that is submitted and considered in the parish must pay regard to the policies in this NDP.
2. There are several stages in the preparation of an NDP and this version is only part-way through that process. As the draft plan progresses, the policies and proposals will be tested to ensure that they are suitable as a planning tool when finally adopted.
3. This current stage seeks confirmation from the Preston community and other interested people and organisations that the policies are wanted and necessary. Once the comments from the community are considered, another draft will be submitted to the planning authority, Cotswold District Council, for them to undertake a wider consultation. It will also be necessary to confirm that the draft NDP does not pose significant environmental concerns – if it appears that it might, it may be necessary to undertake a Strategic Environmental Assessment which involves more consultation. The plan will then be

finalised, with the help of the planning authority, and it will be submitted to a NDP Examiner to consider whether it is compliant with the Cotswold District Local Plan and whether it has been prepared correctly. The Planning Authority will then make any necessary changes suggested by the Examiner and the NDP will be put out for a referendum.

4. At the referendum, the Preston community can decide whether it wishes to adopt the NDP as its local planning policy. If there is a majority result, the plan will be “made” and it will be used in planning decisions immediately.

5. The planning authority prepares the Local Plan. This sets out strategic policies that are applicable across the entire Cotswold District. The Preston NDP works within those policies and adds local detail. Neighbourhood planning gives communities the power to develop a shared vision for their area.

6. Once the NDP has been brought into force, the policies it contains take precedence over existing non-strategic policies in the local plan for Preston Parish.



NDP structure

7. The NDP is the main document but each policy is based on evidence such as the results of the community survey, consideration of the Local Plan policies and other information collected by the steering group who have overseen the NDP preparation. In the interest of brevity, the NDP only summarises the evidence.

Applicants are advised to consider the detailed analysis in the evidence papers.

Evidence papers in support of NDP policies

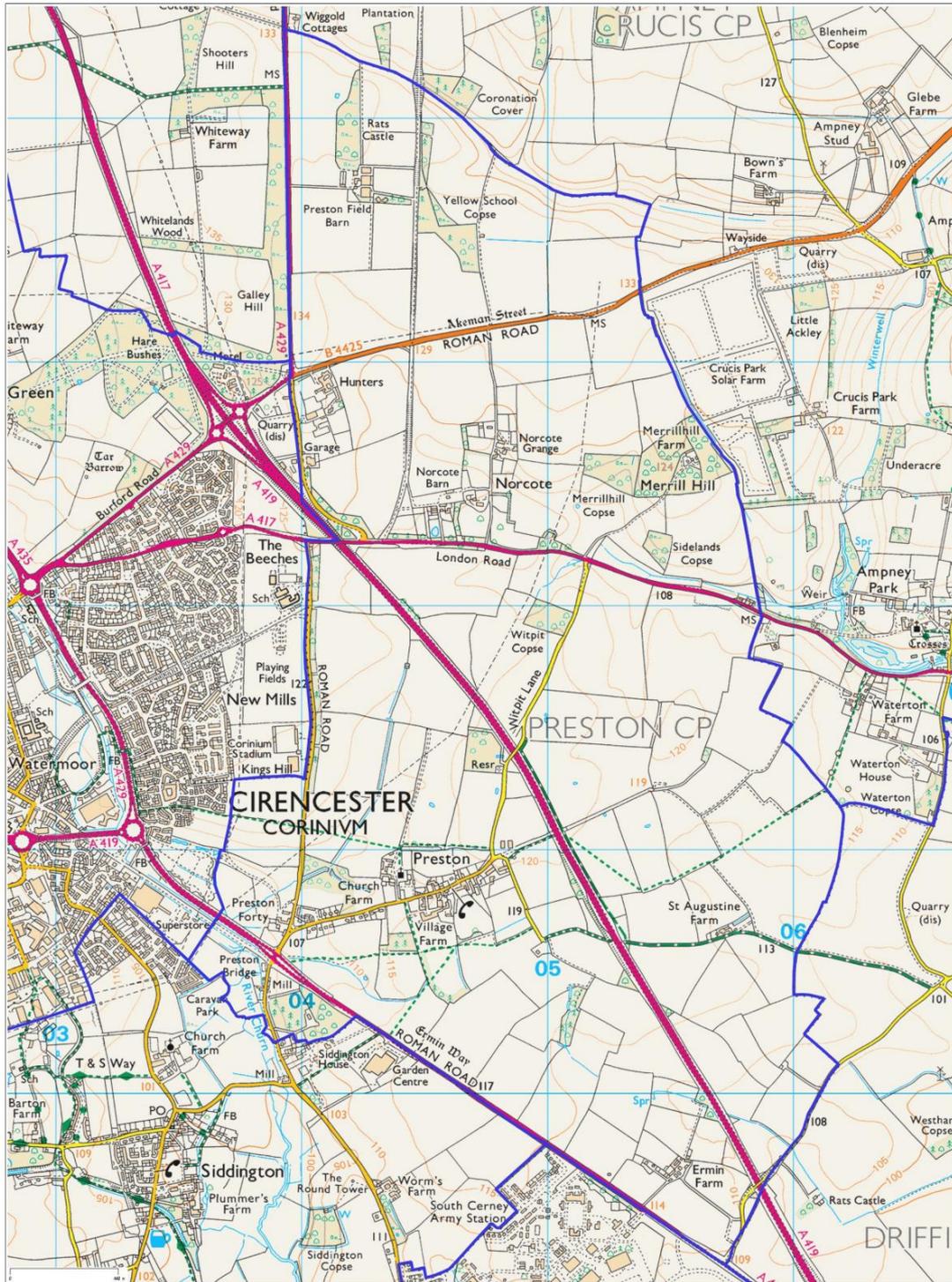
- Community Infrastructure
- Community Consultation
- Design in Preston
- Employment Land
- Green Gaps
- Photos of Rural Character and Views
- Sustainable Transport
- Transport and Village Amenity

8. When the NDP is submitted to the planning authority for consultation, it will also be accompanied by a statement that explains why it meets the “basic conditions” of an NDP so that it is in conformity with national policy and the local plan; a statement explaining how the community and others were consulted, and if required, and environmental statement to meet the need for strategic environmental assessment.

Neighbourhood planning area

9. The area covered by this NDP is the parish of Preston shown in **Figure 1**. Cotswold District Council approved Preston parish as the NDP area under the Neighbourhood Planning Regulations 2012 and the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016 on 17 May 2017.

Figure 1: NDP area – the Parish of Preston



Background to Preston Parish

10. The Village of Preston lies approximately 2 miles to the south east of Cirencester in Cotswold District. There is good access to Cirencester by car and cycle. The A417 is easily accessible and both Swindon and Cheltenham can be reached within 20 minutes. The 2018 community survey showed that Preston residents rely upon Cirencester and Cheltenham for leisure, though a high proportion of responders relied almost entirely on Preston and Cirencester to meet their work, study and leisure needs.

11. The parish is composed mainly of countryside with scattered dwellings and small businesses. The A417 travels through the parish, effectively severing the north and south of the parish, except for the bridge at Witpit Lane.

12. The Parish of Preston extends north along the Fosse Way (A429 Stow Road) to Ragged Hedge Covert, East along London Road (A417) to near the entrance of Ampney Park, south to the A419 road junction opposite the South Cerney Airfield and west towards Cirencester.

13. Part of the new Kingshill Meadow development on the outskirts of Cirencester used to be in the parish but, as part of boundary reorganization, the boundary was moved in 2015 to enable the whole of that development to be part of Cirencester. Preston Parish Council supported the boundary change because they felt that to accept a new and large development would change the nature of the parish.

14. Archaeological finds from Preston show evidence of occupation back to Neolithic times, through Roman, Saxon and medieval times to the present day.

15. The agricultural hamlet of Preston has stood in the Cotswold countryside for more than a thousand years. Documented in the Domesday Book as being held by Regenbald, (debatably) the chancellor of Edward the Confessor, it formed a part of the endowment to the Abbey of Cirencester by Henry I in the mid part of the 12th century along with the majority of Regenbald's estates. So it remained over the course of the next four hundred years, until the Dissolution of the monasteries in the 1540s. The Church of Preston, like other possessions of the Abbey, stayed in royal hands until it, along with other estates in the area was purchased from Queen Elizabeth by her physician, Dr. Richard Master, in 1564.

16. That purchase began a relationship between the Master (subsequently Chester Master) family and Preston that continues to this day.

17. The community remained stable between the time of the enclosure of the parish in 1772, and the Second World War, with the addition of an imposing new rectory in 1820. Two or three more substantial farmhouses near the centre were interspersed with smaller cottages, forming a ribbon-like settlement along the central part of the village road.

18. Between 1950 and 1980 the village expanded with new dwellings being built on intermittent sites along the roadside from the crossroads at the western end to the junction at the eastern end to the Ampneys one way and Harnhill and Driffield to the other. That development was continued into the 1980s and 1990s with the conversion of farm buildings into both residential and small commercial properties. However, the fundamentally rural nature of the built area of Preston has been maintained, despite a change in the demography of the village from the

Preston NDP – Regulation 14 Consultation Draft

historical, purely agricultural, to the more varied background of today.

19. In the centre of Preston village is a conservation area. This is the oldest part where the church, letter box, telephone box and village hall can be found. There are 23 listed buildings in the parish. These range from the 13th and 14th century Anglican church with some monuments in the churchyard, to individual houses and farmhouses built in the 17th, 18th and 19th centuries.

20. Preston relies upon a number of community facilities:

- **All Saints Parish Church:** this is part of the Churnside Benefice along with churches at Siddington, South Cerney and Cerney Wick.
- **The Village Hall:** this is the social hub of the village. It was renovated by the residents in 2008. It is a well-equipped and a welcoming space and is used by various clubs and organizations, as well as social events organized in the village.
- **Village Playing Field:** this located to the rear of what were Forty Farm Cottages (now part of Kingsway) is provided and maintained by Preston Parish Council. It is a safe and enclosed area for children with play equipment and football posts.
- **Allotments:** These are available for rent from the Chestermaster estate and are situated centrally to the south side of the village, behind The Barn.

The parish area consists mainly of undulating arable fields, typical of the Cotswold landscape, that are surrounded by hedges and dry stone walls. The area is crossed by numerous drainage ditches and is prone to limited localized field flooding. To the north of Preston village, the fields are dotted with several old dew ponds and an underground reservoir is located to the south of the A417, along Witpit Lane.

21. There are no areas of designated SSSI within the parish, but the area north of Akeman Street is within the Cotswold ANOB.

22. The parish is crisscrossed by the routes of old Roman Roads (the Fosse Way, Ermin Way and Akeman Street) and also includes the route of a dismantled railway, now the main access road to the Organic Farm shop at Abbey Home Farm.

23. Most of the farmland is arable, though the Abbey Estate does have some livestock. The parish is also dotted with a number of copses, which help to break up the skyline. The copses and drainage ditches also provide excellent wildlife corridors. Buzzards and Green Woodpeckers are resident and Red Kites, Heron, Otters and roe and fallow deer are often seen.

24. Despite its proximity to Cirencester, the fact that most of the land is arable farmland and subject to rotational cropping helps to maintain the distinctly rural feel of the parish.

Demographic characteristics

25. The key characteristics in the NDP are taken from the 2011 census¹.

26. Most residents live within the village though there are some scattered individual dwellings, mainly farms or former farms. Hunters Care Home accounts for around a quarter of residents. There were 327 usual residents as at Census day 2011: 76.1% lived in households and 23.9% lived in communal establishments (Hunters).. Excluding Hunters, around 250 people were resident in Preston in 2011 which is the start of the Local Plan period. There are currently 250 people on the electoral role.

27. In total there were 118 households. There were 327 usual residents (45% male, 55% female). The ethnicity is overwhelmingly white (99.7%) and born in the UK (99.6%).

28. Preston is a community with a relatively older population: the mean age is 54.8. This is skewed by Hunters but it was not possible to determine the age profile for the remainder of the residents. In 2011, there were only 48 young people under the age of 19, and over three times as many people aged over 60. The 2011 age structure is illustrated in **Figure 2** and **Figure 3** which shows that Preston has a relatively older population than Gloucestershire or England though again, this is skewed by Hunters Care Home.



All Saints Church



Preston Village Hall



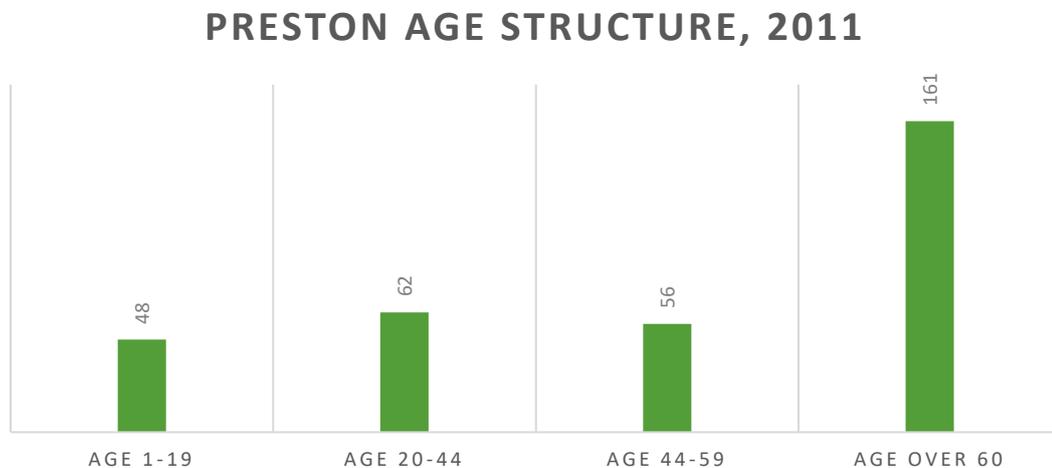
Preston Playing Fields



Preston Allotments

¹<https://www.nomisweb.co.uk/reports/localarea?compare=1170214123>

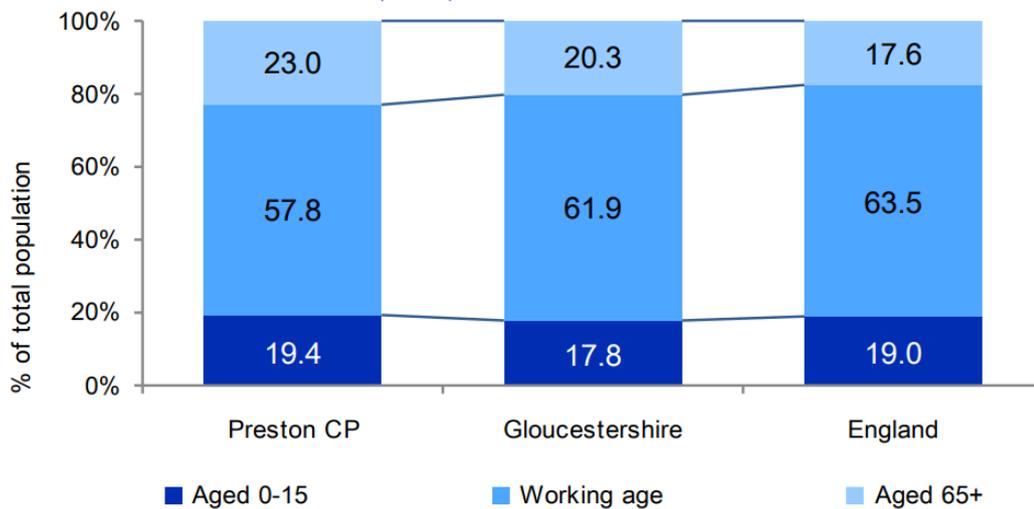
Figure 2: Age Structure,
2011



Source: 2011 census

Figure 3: Comparative age profile, 2014

Figure: Population by age
Source: Mid-Year Estimates (ONS) 2014



Source: Gloucestershire Parish Profiles Report, created 8 November 2016

29. Of the residents over the age of 16, 49% were married, 23% were widowed, and 22% had never married.

30. The population is healthy, where two thirds of census respondents classified themselves as very healthy or in good health and not limited in their daily activities. These figures would probably be higher if Hunters Care Home is excluded.

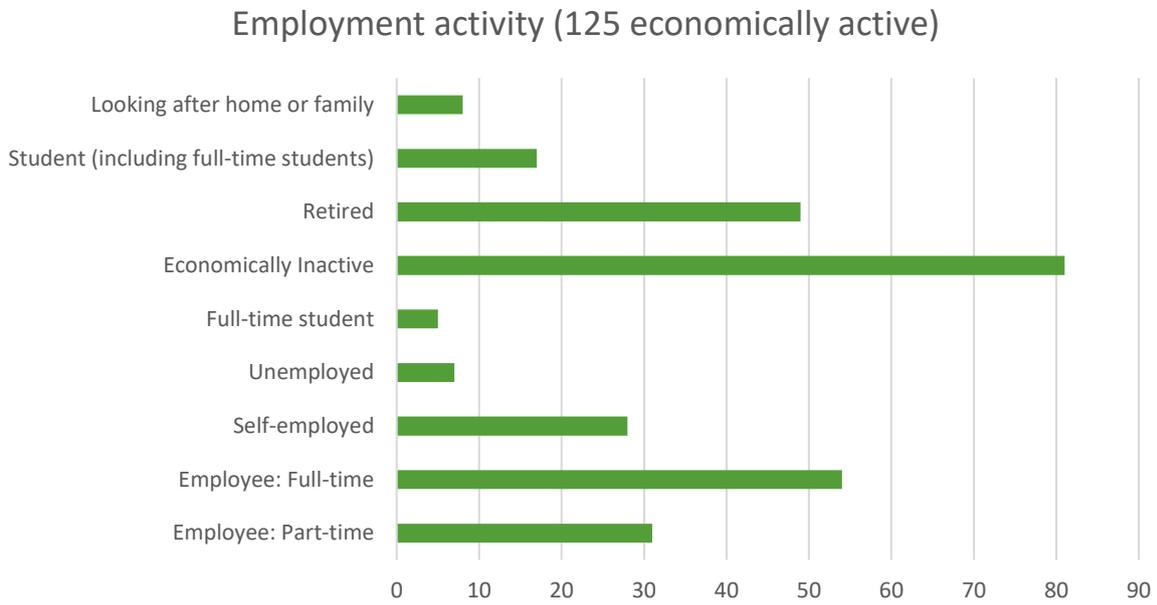
31. Most people lived in detached properties (44%) or semi-detached properties (38%), and the remainder lived in terraced properties. The average household size is 2.3 persons and the average house has 3.4 bedrooms. Most

homes are owned (66%) and the remainder are rented (14% of all properties are social rented). One third of all homes have only one occupant and the remainder are occupied by families. The Community Survey, undertaken in 2018, showed that 55% of respondents lived in detached homes and another 30% in semi-detached homes. On average, responders had been at the same address for 21 years and few responders wished to move or downsize.

32. The average number of adults in employment in each household is only 36% and their employment activity is shown in **Figure 4**.



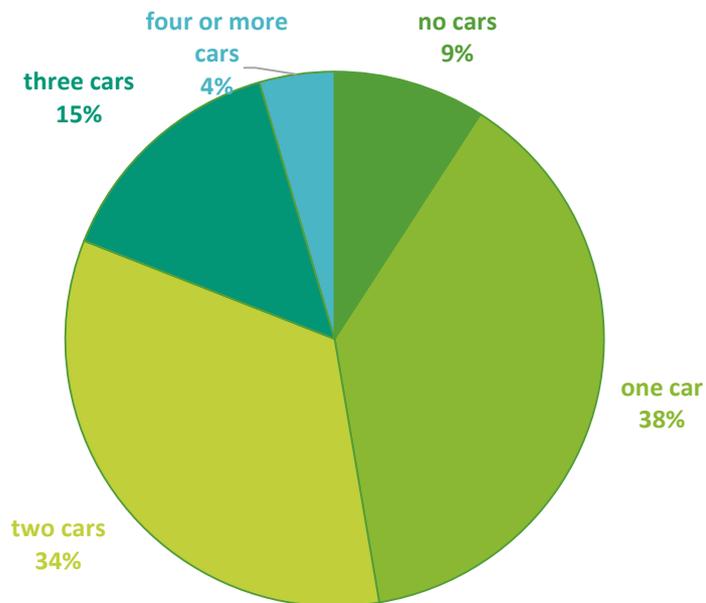
Figure 4: Economic Activity



Source: 2011 census

33. Most households have access to at least one car, shown in **Figure 5**.

Figure 5: Number of cars per household, 2011



Source: 2011 census

Engagement

34. The NDP is based on extensive consultation with the Preston community. The NDP steering group is made up of representatives from the local community and the parish council. It was supported by a professional town planner, Andrea Pellegram MRTPI.

35. The steering group had its first meeting in May 2017 and has met monthly since that time. A meeting for local landowners was held in July 2017. A successful community event in the village hall on 26 September 2017 was well attended (49 people plus the steering group) – this was the opportunity for the village to suggest the vision and policy themes for the steering group to refine. The steering group also prepared materials that the Parish Clerk posted on the village website and many of the NDP activities, particularly the surveys, were advertised in the Parish newsletter. A community survey was undertaken in early 2018 and 50 villagers responded. A separate survey of local businesses was undertaken in Spring 2018. Individual villagers collected and prepared

other evidence that is described in the Evidence Papers.

36. This draft has been discussed with officers from the planning authority on 7 June 2018 and amendments were made accordingly.

37. This consultation document is being made available for discussion at the 5 July 2018 village consultation event.



VISION FOR PRESTON TO 2031

Preston Village will retain its Cotswold character within its rural setting, preserving the surrounding countryside and wildlife, whilst maintaining safe, convenient and good quality footpaths and cycleways into Cirencester.

There will be good provision of public and sustainable transport to meet the needs of all residents of the parish.

Preston will continue its strong sense of community with a thriving village hall, and a range of recreational facilities for all ages.

The established small rural and agricultural businesses will be retained and the opportunity for small commercial enterprises will continue.

Any residential development in the parish will have had minimal impact on the area's distinctive character and environment and will accommodate everybody.

There will be a reduction in traffic noise and the traffic speed and volume will be controlled through the village.

Light pollution will not be increased, and the tranquil character of the village and surrounding countryside will have been preserved.

Green Gaps

38. Since its first settlement, Preston village has maintained a separate identity from other villages in the area, particularly Cirencester. Villagers have demonstrated their passion for retaining Preston’s village identity throughout the NDP consultation. The importance to them of retaining this, geographically in terms of built development, and socially in terms of preserving a village where people know and like one another, was stressed time and time again. What they fear the most is the coalescence of Preston with Cirencester and a merging of the two areas.

39. Evidence Papers *Design in Preston, Green Gaps* and *Photos of Rural Character and Views* illustrate how the traditional green areas left between the two settlements of Cirencester and Preston have been eroded in recent years and their current landscape value.

40. There was a clear green gap between settlements historically. Cirencester’s eastern urban boundary moved significantly closer to Preston with the 2007 Kingshill South development which brought the built- up area hard against the Preston parish boundary. This is the land that was previously within the Parish boundary but which was transferred to Cirencester Town in a boundary review. Increasing urbanisation around Kingshill schools and the Football club are changing the rural character of Kingshill Lane. The encroachment of Cirencester’s urban development has occurred in the living memory of many of the villagers.

41. Recent planning applications in Preston on the western side of Kingshill Lane were strongly resisted by the Parish Council. They have now been withdrawn.

A major reason for concern was that the housing proposals would bridge the gap between the two settlements.

42. Evidence Paper: *Green Gaps* concludes that policies in **emerging** Local Plan support special consideration of the countryside surrounding the village as a setting for the conservation area and the setting of the village. In addition, the countryside green gaps separate the settlement from the Cirencester urban area. The countryside is also important for its intrinsic amenity and recreational value. The **emerging** local plan seeks to restrict development to principle settlements, in this case Cirencester, and discourage anything but infill development or exception sites for affordable housing in rural areas such as Preston parish.

43. Community members clearly support the continuing separation of Cirencester and Preston village as demonstrated in the community consultation event and the community survey. They value the rural and tranquil character of the countryside surrounding the village and use it as a recreational resource.



Preston NDP – Regulation 14 Consultation Draft

The NDP therefore contains a policy that seeks to reinforce the **emerging** Local Plan’s emphasis on preventing the coalescence of the two settlements. It provides a clear policy that will protect the strategic green gaps between the settlements, preserve the rural character of Preston Village as a historic separate settlement as well as the tranquil and peaceful rural hinterland that villagers cherish. Finally, by maintaining the views from the vantage point of the A419, Cirencester’s character will also be enhanced because the rural areas of Preston will create a distinct and legible border for Cirencester, thus clarifying its own settlement identity.

44. **Figure 6** shows the **emerging** local plan’s development boundary for Cirencester in yellow and Preston’s NDP and parish boundary in red. The Evidence Papers *Design in Preston, Green Gaps* and *Photos of Rural Character and Views* illustrate the importance of the rural character of the land between the settlements and the contribution that the countryside makes to the character of Preston.

45. The analysis in these documents indicate that the most important views are those from Cirencester’s urban fringe towards Preston Village and from the A419 approach to Cirencester, shown in the white shaded area in **Figure 6**. Loss of these views will damage the current sense of openness enjoyed by villagers and those who drive through or view Preston from afar. Though several views have been identified as playing an important role in this regard, a priority gap has been identified that is worthy of special protection.

46. The NDP therefore seeks to reinforce the **emerging** Local Plan’s emphasis on keeping the two settlements separate and preserving the rural hinterland. A clear policy that sets out strategic green gaps between the settlements will be instrumental in preserving the rural character of Preston Village as a historic separate settlement. It would serve to preserve the tranquil and peaceful rural hinterland that villagers cherish. Finally, by maintaining the views from the vantage point of the A419, Cirencester’s character will also be enhanced because the rural areas of Preston will create a distinct and legible border for Cirencester, thus clarifying its own settlement identity.

47. The review of the planning policy context identified policies that are of relevance here and the local evidence has provided justification and clarification of how they should be interpreted in Preston Parish. The following development principle can be extrapolated.



48. Figure 6: Priority Gap (shown in white)



Preston NDP – Regulation 14 Consultation Draft

Preston Development Principles	
The separation of the settlement from other urban features	Development which causes an urbanizing influence or restricts the feeling of openness between existing development and the setting of Preston Village will be resisted. Where development is necessary, it should avoid the priority gap between Cirencester’s development boundary and the village as illustrated in Figure 6 . Erosion of other gaps described in the Green Gaps evidence paper should be undertaken according to the remaining principles set out below.
Local character and distinctiveness	Development in the countryside surrounding Preston Village should preserve and enhance the rural character of the parish and should not result in urban or suburban features. When considering Local Plan policies EN1 and EN2, planning applications should address how local character and distinctiveness will be better managed and enhanced.
Protection and enhancement of the historic built environment	Development outside Preston Village’s built-up area should have a positive impact upon the parish’s historic assets. Development within Preston Village’s built-up area should fully address Local Plan policies EN8, EN9, EN10, <i>Design in Preston</i> and other policies in this NDP.
Tranquillity and amenity in the countryside	New development in the countryside in Preston parish should preserve and where possible enhance the feeling of tranquillity and openness when perceived from the public realm. When considering Local Plan policy EN2, applications should demonstrate that tranquillity and amenity in the countryside will not be negatively affected.
Recreational amenity	Development in the countryside, or that will give rise to increased use of the countryside in the parish, should demonstrate when addressing Local Plan policies EN1, EN2 and INF3(d) that the recreational amenity afforded by the countryside in Preston parish will not be harmed and where possible, will be better managed and/or enhanced.
Landscape, views and vistas	New development should not erode important views and vistas described in Evidence Paper: Green Gaps, but in particular, the priority gap between Cirencester’s development boundary and the village.
Infill development	Infill development may be appropriate within the village itself, on existing residential plots or immediately adjacent to the built-up area as it exists in 2018. However, infill development should not subliminally erode the bucolic character of Preston which is a rural settlement. The village form has remained stable for hundreds of years and it would be inappropriate to diverge from the existing linear development pattern which follows the main road through the village. To do this would introduce modern structures at the edge of the settlement which would change the character of the village from public vantage points. Light pollution should be avoided to preserve night-time darkness which is a valued feature of local character.

Preston NDP – Regulation 14 Consultation Draft

Woodlands, hedgerows and trees	Development in the countryside should avoid harm to existing woodlands, hedgerows and trees. Local Plan policy EN5 seeks to conserve and enhance these assets and suggests that were they must be removed, compensatory planting will be required. Should this become necessary, it is important that the replacements are wholly in keeping with what was lost. Replacements and compensation should result in planting that is in keeping with the existing historic character in terms of form, species, habitat and landscape.
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Policy 1: Green Gaps

Development in Preston will only be permitted where it is in accordance with the Preston Development Principles.



Design

50. Evidence paper *Design in Preston*, which was based on a consultation exercise that pre-dated the NDP by one year, describes the features that contribute to Preston’s unique local character.

51. In the centre of Preston village is a conservation area. This is the oldest part of the village where the church, letter box, telephone box and village hall can be

found. The conservation area stretches on the north side of the road from Church Farm to the Old Farmhouse and on the South side of the road from Preston House to Village Farm Cottage. This includes a number of listed buildings which are an important part of the village’s history. The conservation area and listed buildings are shown in **Figure 7**.

52. *Design in Preston* proposed development guidelines that are relevant to the NDP and which underpin Policy 2.

Figure 7: Preston Village Conservation Area Listed buildings and AONB



Policy 2: Design

Development proposals should comply with the following guidelines from *Design in Preston* in conjunction with local plan policies and the Cotswold Design Guide.

Publicly accessible green spaces (such as the formal spaces around community infrastructure and incidental spaces such as grass verges) within the village built-up area should be retained.

Where old farm buildings are converted to residential or commercial use, design reference to recent successful conversions in the village such as Mildred's Farm Barns should be made in conjunction with the Cotswold Design Code.

Materials used in new developments, conversions and extensions should reflect the Cotswold Design Code and local Preston preferences as follows:

- The principle elevation should be stone and render is only acceptable on rear or side walls that are not visible from public vantage points such as the village high street or public rights of way.
- There is a preference for doors and windows to be natural wood that is unpainted or stained to be in keeping with the overall village character.
- Roofing material should be natural or re-constituted stone tiles.
- Property boundaries should be limited to hedges or Cotswold Stone Walls. Wooden fences should not be visible from any public vantage points such as the village high street or public rights of way.

Employment Land

53. The vision exercise indicated that villagers wish to retain small businesses in the parish, and the business survey indicated that they intended to remain. Furthermore, the business survey provides evidence that these small businesses provide employment for people who live in the parish or very nearby. The community survey substantiated this conclusion and it appears that a good portion of Preston’s working population is employed locally, though there is some out-commuting.

54. The development plan supports the vision to protect local businesses in B class use and the Village Farm Units are identified as an Established Employment Site in the Local Plan under Policy EC2(EES25/Map 7). The Village Farm units are shown in Figure 8 below.

55. Around half of the businesses in Preston are on individual sites, some of which are ancillary to residential uses, and it is therefore not possible or desirable to seek to prevent these economic activities from ceasing or reverting to purely residential uses.

56. However, there is scope to add detail to Policy EC2 to protect the Village Farm Units employment area for the future. To do this, the NDP amplifies the policies in the Local Plan and NPPF by seeking to retain B1 uses in a flexible manner.

57. It would harm the overall viability of the Village Farm

employment area if individual units were to be lost to change of use. Permitted development would allow the change from B class uses to residential uses under classes M, O, and P of the General Permitted Development Order (2015). However, to allow individual units to change use would compromise the integrity of the employment area as a whole. Therefore, the loss of individual units will be resisted. In addition, compelling evidence will be required to justify that the overall estate can no longer serve an economic or commercial function before change of use to non-commercial or non-agricultural activities can be allowed. This approach is in conformity to Local Plan policy EC2.

Figure 8: Village Farm Units, Preston



Policy 3: Employment Land

Change of use of individual units in the Village Farm employment area from B class uses to non-commercial or non-agricultural uses will be resisted.

Change of use of the entire group of buildings in the Village Farm Units employment area will only be allowed when compelling evidence can be provided that the overall estate is no longer commercially viable.

Footpaths and Cycleways

58. Preston is well provided with public footpaths and safe cycle routes, as shown in **Figure 9**. These are discussed extensively in Evidence Paper Sustainable Transport. The system of footpaths around Preston clearly originates from the farming heritage. The paths link local villages and churches and provide access to Cirencester. In places they have been altered by new road building, but the basic system persists.

59. There is only one designated cycle path. This runs alongside the A419 from Dobbies Garden Centre, crosses the South Cerney Road and follows the Old Cricklade road as far as Tesco Supermarket. From there, a mix of cycle paths and roads leads into Cirencester. This is a shared foot/cycle path with no separation between the two modes of transport. The Bridle paths PB/13 provide cycle access to Harnhill and Driffield that was cut off when the A417 dual carriageway was built.

60. The community consultation event and the community survey showed that villagers valued their local walking and cycling opportunities and regularly walked for pleasure or to access the local shopping areas. The survey indicated that improvements to these networks would lead to greater use which is supported by development plan policies that encourage sustainable transport.

61. A member of the local walking group undertook an extensive survey of the condition of the local footpaths and cycle routes and this is described in the evidence paper. The foot and cycle routes from Preston to neighbouring villages, town and schools and those around the village used for leisure, were evaluated for their amenity value, condition, signposting and adequacy.

62. The current sustainable transport network is appropriate for the current number of Preston residents and visitors. However, should new development come forward, for instance that introduced more school age children or led to a greater use of the existing network, it would be appropriate to introduce improvements to the network to accommodate the increase in demand.



Figure 9: Public Rights of Way and Cycle Paths



Policy 4: Footpaths and Cycleways

Development proposals that give rise to an increase in demand for walking and cycling should make a fair and reasonable contribution to the improvement of the local network as identified in the Sustainable Transport evidence paper.

- A new foot and cycle path between Kingshill Schools and the village/other residential development.
- Improvement to the crossing point on the South Cerney Road.
- Slowing of traffic on the A419 making crossing less hazardous.
- A footbridge over the A417 connecting the Harnhill Road.
- Continuation of the village footpath around the corner into Witpit lane to connect with PF6.

Community Infrastructure

63. As a small rural community, Preston must work hard to retain and build strong and positive social interactions. Critical to this is the ability to meet locally and to come together as a village. Evidence Paper **Community Infrastructure** illustrates how and why key community infrastructure is valued and also, how it is deficient.

64. Maintaining this infrastructure is an ongoing process and the Parish Council and local volunteers work hard to keep it

up to date and pleasant to use. However, as the survey shows, much of this infrastructure, particularly the village hall, is heavily used and cannot sustain growth in demand.

65. Should new development come forward either within or near the parish that would lead to increased demand for these facilities, it will be necessary to ensure that capacity can be maintained to an acceptable level. What this means is that development proposals should carefully consider how the rise in demand for community infrastructure can be sustainably managed for the future.

66.

Necessary community infrastructure improvements	
Village Hall	The village hall is the most important community asset but it is too small for some activities and there is no room for expansion. There is also a need to continually manage and maintain the fabric of the building and there are no funds for this. Should any further development occur in the Parish, this village hall would not be able to accommodate the growth in demand and additional/new facilities would be required.
Playing field and children’s play area	The Playing field and children’s play areas are important for a sector of the community and should be retained and protected. Expiry of the lease in 2026 is a major threat and the Parish Council is taking steps to extend it. Future development, where it significantly adds to usership of either the playing field or children’s play area will need to make a proportionate contribution towards ensuring that the facilities are sufficient to meet demand. Assistance with securing the long-term lease for the land would be beneficial.
Allotments	The allotments are important to only a small sector of the community, however, some people place high value upon them. The Parish Council is seeking to secure their long-term availability. Future development, where this significantly adds to the demand for allotment space, could assist by providing long-term allotment space.
Other Facilities	Additional litter bins are needed at the village hall, playing fields, children’s play area and Witpit Lane. Additional dog waste bins are needed at the children’s play area, allotments and churchyard. Additional grit/salt bins are needed on Kingshill Lane, Witpit Lane and at the village hall.

Policy 5: Community Infrastructure

Development that is likely to lead to an increase in demand for Preston’s community infrastructure should consider measures to ensure that the growth is sustainably managed according to the recommendations in this NDP.

Where a Design and Access Statement is required as part of a planning application, consideration should be given to:

- How the development might give rise to increased demand for community infrastructure;
- Options how the increased demand could be met;
- Evidence that the community or Parish Council were consulted on the options;
- Provision of appropriate additional community infrastructure or support, as evidenced and justified by the consultation.



Transport and Village Amenity

68. The Evidence Paper on **Transport and Village Amenity** concluded that whilst the survey evidence indicates a strong feeling amongst villagers that traffic speeds are too high and that traffic volume is a problem, the data supplied by Gloucestershire Police indicates that though there is speeding, it is generally within tolerable limits (less than a mean of 5 miles per hour over the posted limit.) Therefore, no management action is currently required to control the amenity impacts of traffic volume which can lead to noise or

speeding, and which can lead to feelings of being unsafe.

69. It may be beneficial to address villagers' concerns by putting in place speed monitoring signs or other means to remind motorists to be careful of the amenity of the village and other residents. New developments that would potentially cause significant increases in traffic volumes in the Parish should manage traffic speed and flow so that the current situation is not exacerbated in line with Local Plan INF3 (c). The 2018 police survey is a suitable baseline for consideration of traffic impacts.

Policy 6: Transport and Village Amenity

Development proposals that are likely to lead to an increase in traffic in the parish, particularly at the Toll Bar junction, on Kingshill Land and on the village high street, should manage impacts to maintain the 2018 baseline with regard to:

- **Traffic speeds**
- **Noise and vibration**
- **Conflict with other road users and feelings of safety.**