

Land At The Forty and Chelworth Road, Cricklade

Proposed Residential Development and Land for Cemetery

Design & Access Statement

Hannick 
HOMES



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01 Introduction

- 1.1** This Design and Access Statement has been prepared by RAW Planning Ltd to accompany an outline planning application which is submitted on behalf of Hannick Homes and Developments Ltd ("The Applicant"). The application relates to land south of The Forty and land north of Chelworth Road, Cricklade ("the Application Site").
- 1.2** The description of development is as follows:
"Outline planning application (with all matters except access reserved) for up to 49 dwellings and associated works and provision of a cemetery together with access and associated works".
- 1.3** Submission of the application follows ongoing discussions with Cricklade Town Council and a community consultation event that was well attended by local residents.
- 1.4** The purpose of this Design and Access Statement is:
"... to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users" (Paragraph 029, PPG, Reference ID: 14-029-20140306).
- 1.5** The Design and Access Statement provides the following Sections:
- **Section 2** – The Application Site and Surrounding Area (including character analysis)
 - **Section 3** – Technical Studies
 - **Section 4** – Community Involvement
 - **Section 5** – Relevant Planning Policies
 - **Section 6** – Design Proposals
 - **Section 7** – Summary and Conclusions



Proposed land
for cemetery

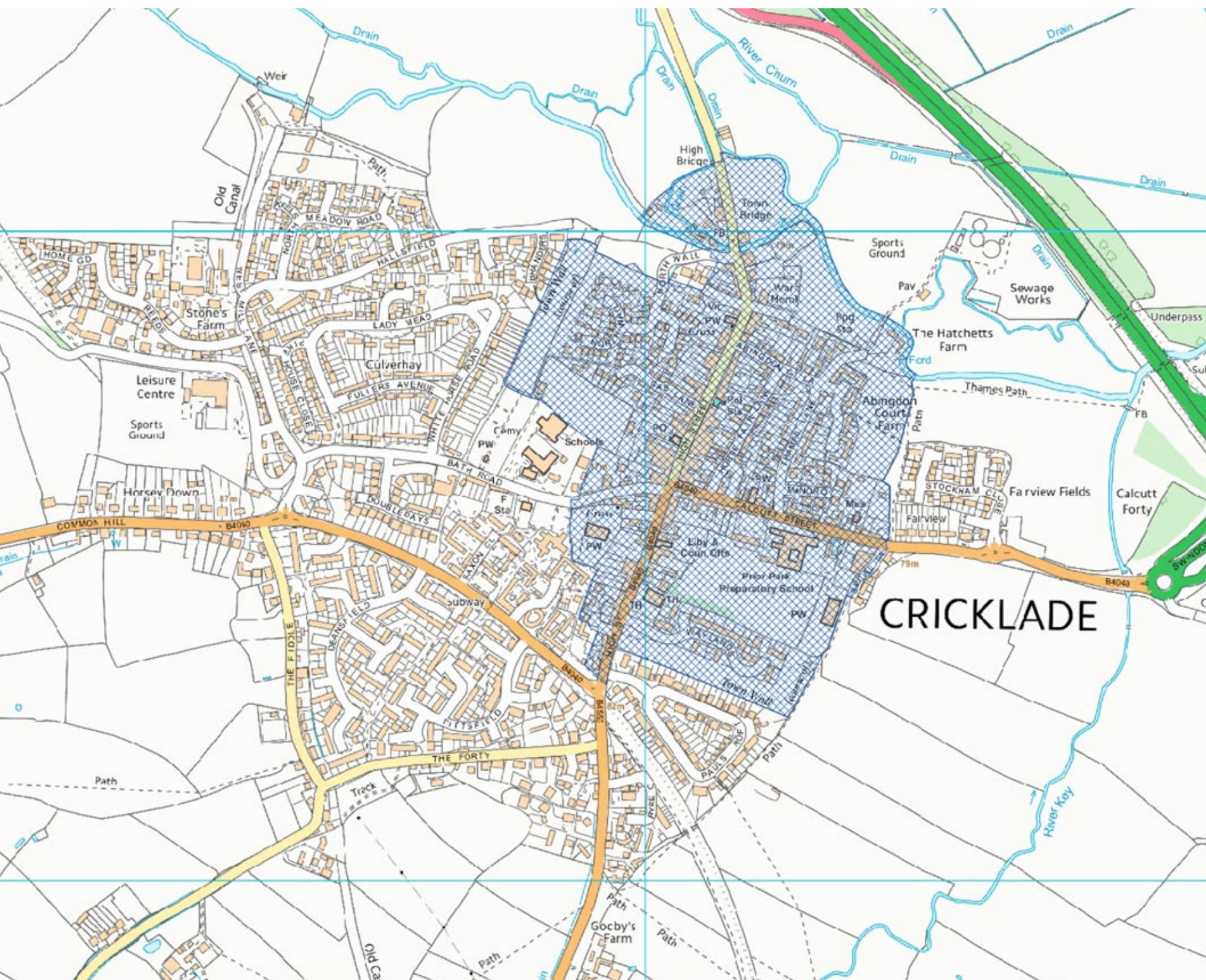
Proposed Residential
Development

THE APPLICATION SITE

02 The Application Site and Surrounding Area

THE APPLICATION SITE

- 2.1** The application site comprises two parcels of land; Land south of The Forty is proposed for residential development and Land north of Chelworth Road is proposed for the cemetery land. Both sites are located to the south west of the market town of Cricklade as shown on the aerial photo below.
- 2.2** Land to the south of The Forty extends to 3.31 hectares of agricultural land and is broadly rectangular in shape. The site adjoins The Forty to the north. To the north west the site adjoins residential properties that face onto Chelworth Road. The site adjoins residential development to the east with the northern part of the site adjoining development facing onto The Forty and the southern part of the site adjoining a recent residential development along the road known as 'Hitchings'. The site comprises agricultural land with boundary hedgerows. The northern parcel of land is separated from the wider site by a hedgerow that runs in an east – west direction through the site. Above ground electricity cables pass over the south western part of the site.
- 2.3** Land north of Chelworth Road extends to 0.81 hectares of agricultural land and comprises part of a wider field. The sites north and south boundaries' are defined by mature hedgerows. To the east the site adjoins a paddock along the southern part of the eastern boundaries and the far ends of the long gardens of 60 and 61 The Fiddle along the north of the eastern boundary. To the west the site adjoins the remainder of the wider field.
- 2.4** The application sites are not subject of any statutory or local landscape, ecological or heritage designations and the sites are located within flood zone 1 which has the lowest probability of flooding. The sites do however lie within the zone of influence around the North Meadow and Clattinger Farm SAC and this is dealt with further in this Statement and the application submission.
- 2.5** There are no public rights of way (PRoW) crossing either of the two parcels of land although there are a number of PRoW within the immediate vicinity as shown on the plan extract taken from Wiltshire Council's website below.



CONSERVATION AREA PLAN

THE SURROUNDING AREA

- 2.6** Cricklade is a historic market town dating back to Saxon times. Whilst the original ramparts of the walls of the Saxon town are no longer visible many of the dimensions of the house frontages onto the High Street still conform to the original Saxon size of 33 feet and St Sampsons Church has fragments of Anglo-Saxon work with the present building dating from the 12th century.
- 2.7** The original settlement of Cricklade centres around the High Street and its side streets with the area designated as a Conservation Area as shown on the map below.

2.8 The photos here show the High Street with its tight knit terrace properties, typically between 2 and 3 stories in height and with a predominance of Cotswold stone or render. A large proportion of properties along the High Street are Grade II Listed.





2.9 Cricklade experienced significant growth in the 1960's and 1970's with several new housing estates being developed, including to the west of the High Street and St Sampsons Church and to the south of the High Street. The roads of Waylands and Pauls Croft to the south of the High Street are examples of such development together with Pittsfield, Deansfield and Bishopsfield to the south west. Photos of these streets are inserted here illustrating the overarching character of properties built at this time which was 2 storey properties typically of red or red / brown brick and provided in terraces or as semis and detached properties. Properties typically have front gardens and on plot car parking although are of little architectural merit.



2.10 Residential development along Pittsfield, Deansfield and Bishopsfield is framed by the roads of The Fiddle and The Forty which comprise a mix of historical properties and more recent infills. Examples of two recent infills along The Forty to the east of the application site are inserted here.





2.11 Residential properties to the west of the High Street and Town Centre were also built during the 1960's and 1970's around roads including Hallsfield and Lady Mead, although have recently been subject to partial redevelopment with pockets of new development built in the last 10 years, as illustrated in the photos to the left.



2.12 More recent development in Cricklade includes Stockholm Close and Stockholm Gardens to the north west of Cricklade which were developed by the Applicant in the early 2000's and are recognised in the Cricklade Neighbourhood Plan (paragraph 4.1.6) as the most liked housing development in Cricklade by residents. Properties are two storey in height, comprising a mix of terrace, semi-detached and detached and were constructed of a mix of reconstituted stone and red brick with the western most properties overlooking Cricklade Rugby pitch that was delivered as part of the housing. Photos of Stockholm Close and Stockholm Gardens are inserted here.

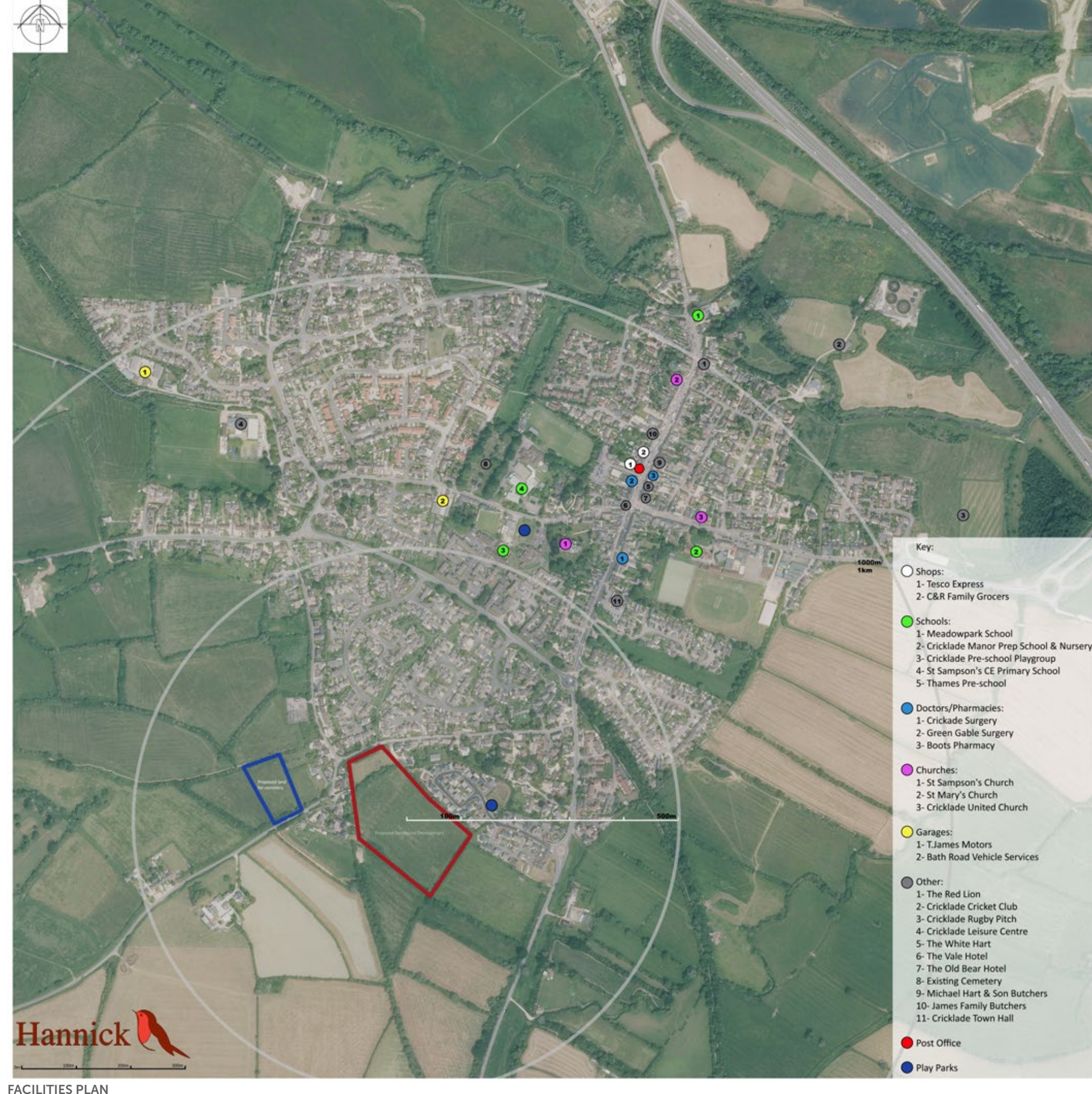




2.13 To the east and south east of the proposed residential development is the residential development of Hitchings that has recently been completed. It comprises two storey predominantly detached and semi detached properties constructed of reconstituted stone. The development includes a very small children's play area and a footpath link parallel to the north eastern boundary of the application site connecting to The Forty.



2.14 The Town of Cricklade provides a good range of services for a Local Service Centre, including a Primary School, Pre-School, Leisure Centre, doctors' surgery, dental practice, library, Town Halls, church and a well occupied High Street with various pubs, restaurants, takeaways, coffee shops, pharmacy, Tesco Express, butcher, greengrocers and a number of independent retailers. Chelworth Industrial Estate is also only just over 1km to the west of the application site providing a wide range of employment opportunities. Cricklade is also served by regular bus services connecting the town to Swindon, Cirencester and Cheltenham. The town is also served by bespoke services to Braydon Forest Secondary School and Cirencester College. The Facilities Plan adjacent shows the application site's relationship with and proximity to local services and facilities. Further information regarding public transport is provided within the accompanying Transport Statement.

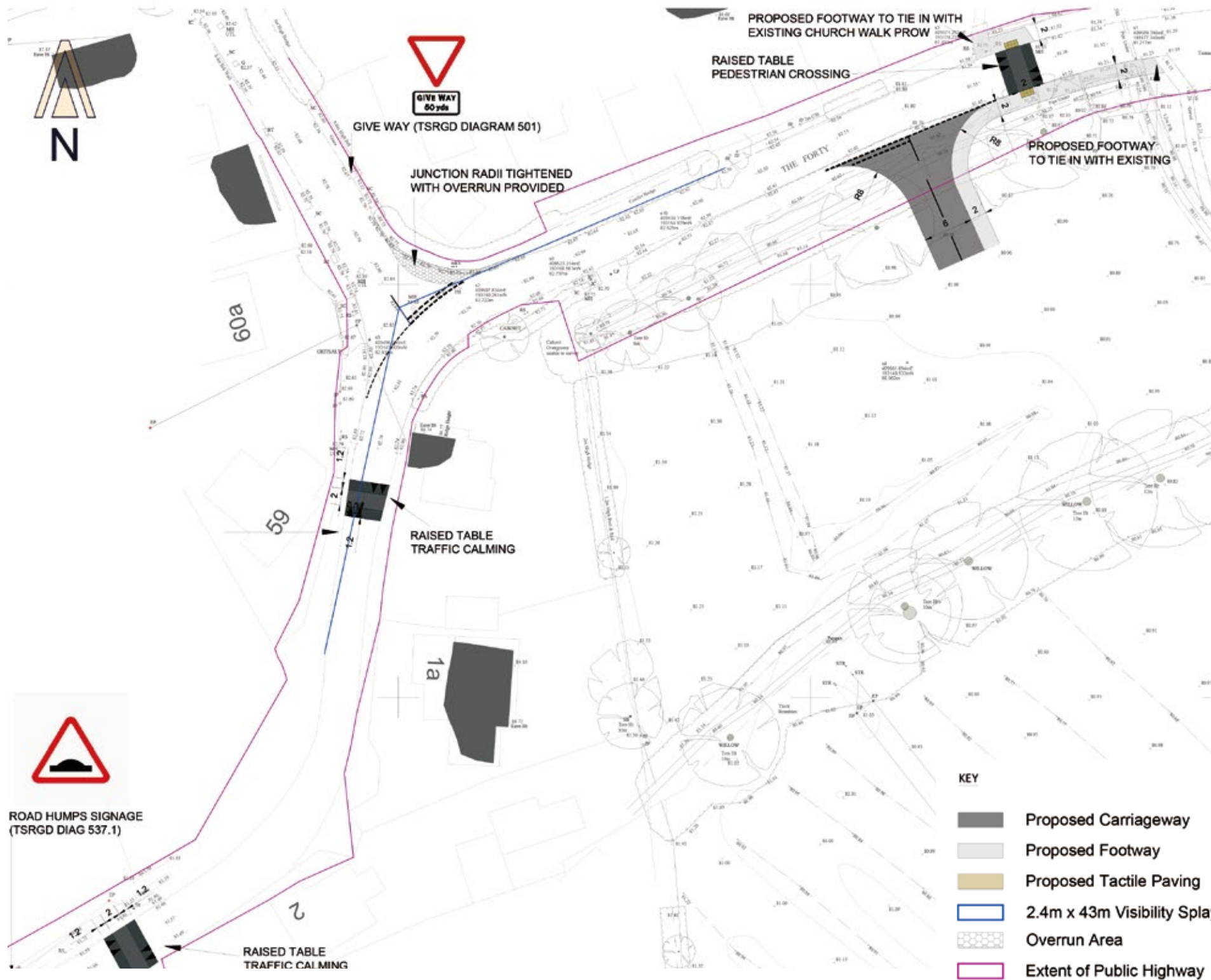


03 Technical Studies

3.1 The Applicant has commissioned a number of technical studies to inform the application proposals and these are summarised below:

HIGHWAYS

- 3.2 A Transport Statement (TS) is submitted as part of the application. The TS highlights the application sites sustainable location within the town of Cricklade, within an 8-10 minute walk or a 2-3 minute cycle of the Town Centre and within a 7 minute walk or 2 minute cycle of bus stops.
- 3.3 The proposals for up to 49 dwellings have been assessed to generate 30 two-way vehicle trips in the AM peak hour (08:00 – 09:00) and 32 two way vehicle trips in the PM peak hour (17:00 – 18:00). With regards to the cemetery, trips during the network peak periods are anticipated to be low.



PROPOSED TRAFFIC CALMING

3.4 The development proposals would provide wide ranging transport related improvements which would benefit existing and proposed residents, including and as shown on the plans below:

- A new footway alongside the residential access and a new pedestrian crossing across The Forty which is supported by a flat top hump to prioritise pedestrian movement.
- A traffic calming scheme at The Forty / The Fiddle junction and its approaches from both directions, involving two further flat top humps to reduce speeds, signage and enforced narrowing of the eastern approach on The Fiddle to improve visibility at the junction.
- An enhanced footway and visibility at The Forty / Purton Road junction.
- An internal layout designed to prioritise permeability and safe movement for pedestrians, with links to existing footpaths to the neighbouring Hitchings site and to PROW CIRC29 (past the cemetery site).
- A Travel Plan Statement, which includes the provision of a Travel Information Pack to be distributed to all new residents.



POTENTIAL JUNCTION ALIGNMENT

FLOODING AND DRAINAGE

- 3.5** A Flood Risk Assessment (FRA) is submitted as part of the application to assess the risk of flooding to the proposed residential development and where possible provide sufficient mitigation to demonstrate that the future users of the development would remain safe throughout its lifetime, that the development would not increase flood risk on the site and elsewhere and, where practicable, that the development would reduce flood risk overall.
- 3.6** The FRA confirms that the application site is located within flood zone 1 and is therefore at low risk of fluvial flooding. The residential development site is however shown on Wiltshire Council mapping as being at high to low risk of pluvial flooding, this being due to previous ridge and furrow agricultural practices. The FRA confirms that the areas at risk of pluvial flooding are shown to be located within the depressions in the topography associated with this, as well as at the ditches in the north and east of the site. Profiling of ground levels as part of the proposals would remove this risk and direct surface water runoff to the proposed surface water attenuation basin.
- 3.7** The preliminary drainage strategy utilises proposed surface water sewers to direct runoff from the proposed development to an attenuation basin and a pump station that would control the flow of discharge to the northern ditch within the site, directed via a proposed storm rising main.
- 3.8** In summary, the proposed residential development would not be at significant flood risk and the development would not increase flood risk to the wider catchment area as a result of suitable management of surface water runoff discharging from the site.
- 3.9** The Applicant has undertaken a geo-environmental assessment of the proposed cemetery site and is currently liaising with the Environment Agency regarding its suitability.

BIODIVERSITY

- 3.10** A Preliminary Ecological Appraisal has been undertaken along with species specific surveys and the results are presented in the submitted Ecological Assessment.
- 3.11** The Assessment identifies that the application site primarily supports semi-improved grassland fields which are bounded by hedgerows, dense scrub, ruderal vegetation and treelines. Where losses are required, these will be offset through the retention and enhancement of existing habitats, and the provision of new species-rich habitats within areas of open space. The Assessment however concludes that with the adoption of long-term management with a focus on biodiversity, there is an opportunity for the proposals to deliver enhancements compared to the existing situation.
- 3.12** A range of species specific surveys have been undertaken. The Assessment subsequently concluded that there are no buildings or structures present within or immediately adjacent to the application site which provide opportunities for roosting bats, although a small number of trees were assessed as having low bat roosting potential. The majority of trees which have low potential to support roosting bats would be retained and as an enhancement for roosting bats in the area, new bat boxes would be provided on suitably mature retained trees and / or on new dwellings.
- 3.13** No evidence was found of great crested newts within the application site boundary, however given their presence in the surrounding area a precautionary approach would be taken and a non-licensed avoidance methodology would be adopted during site clearance works. Enhancement measures for nesting birds (i.e. bird boxes) and hedgehogs (i.e. hedgehog highways) would be incorporated into the proposals.
- 3.14** No evidence was found of badgers or great crested newts.
- 3.15** The application site lies just over 1km from the North Meadow and Clattinger Farm Special Area of Conservation (SAC). The SAC is part of a network of European sites (Habitat sites) that are of great importance for nature conservation and subject to strict legal protection. The North Meadow and Clattinger Farm Special Area of Conservation Interim Mitigation Strategy was subsequently adopted in May 2023 to set out a strategic approach to mitigate recreational impacts associated with new development. The Strategy identifies two different zones for the application of mitigation measures. The application site lies within the Inner Zone. Paragraph 10.11 of the Strategy states that for smaller scale developments (less than 50 units), where it would be difficult for planning applicants to provide their own SANGs, an Infrastructure Mitigation Projects system will be set up to combine funds from developments to deliver measures that will encourage new and existing users of the SAC to use alternative sites. It is therefore anticipated that it will be necessary to enter into a Section 106 Legal Agreement to secure the payment of financial contributions towards the Mitigation Projects system.

TREES

- 3.16** Tree Surveys have been undertaken for both parcels of land within the application site and an Arboricultural Impact Assessment is submitted in relation to the residential development land.
- 3.17** The Tree Constraints Plan for the cemetery land confirms that all existing vegetation is located around the periphery of the site and shows the extent of the proposed construction exclusion zone. With the exception of the proposed access there would be no tree or hedgerow loss.
- 3.18** The Arboricultural Impact Assessment (AIA) identifies that one category U tree will need to be felled together with two Category C trees and two sections of hedgerow categorised between B and C. The AIA confirms that whilst the removal of trees and hedgerows would result in a loss of landscape greening there is ample space within the development site for new tree planting and the Illustrative Site Layout shows sufficient trees could be provided to offer a significant increase in canopy cover which would adequately mitigate for the removals.
- 3.19** A copy of the Tree Protection Plan for the proposed residential development is inserted here:





HERITAGE

- 3.20** An Historic Environment Desk-Based Assessment is submitted as part of the application. The Assessment concluded that the potential impacts of the proposed development would result in the localised loss of archaeological remains which may be present within the application site. However, it was also found that the loss of archaeological remains of local significance can be adequately mitigated by a programme of archaeological works which would provide a small public benefit. This benefit is concluded as being sufficient to compensate for the loss of archaeological remains of local interest and would be an appropriate response for the potential archaeological remains which may be present within the application site. Therefore, provided a suitable programme of archaeological works is secured, the loss of the archaeological remains within the application site is concluded as being acceptable.
- 3.21** The assessment also considered the potential effects which could result due to the changes in the setting of heritage assets and found that the application site falls within the wider setting of the Grade I listed Church of St Sampson, and the non-designated Upper Broad Leaze Farmhouse. However, it was found that the proposed development would not affect the appreciation of these buildings, nor affect any other element of the setting which contributes to their significance. The Assessment therefore concludes that the proposed development would result in a negligible effect.

04 Community Involvement

4.1 The Applicant has been engaging with Cricklade Town Council about the application site since 2015 and a public community consultation event was held in July 2023. Early engagement with the Town Council has involved the Applicant looking to deliver land for a new cemetery as part of a residential development to meet a need identified in the Cricklade Infrastructure Plan which was published in 2021 and highlighted that there was only enough provision for another 10 years (now reduced to 8 years). The Town Council have also provided feedback regarding sketch proposals which have included a desire to see bungalows provided and for the front field facing onto The Forty to be kept clear of development. Other matters raised by the Town Council include the need to address traffic along The Forty, the provision of safe routes to school, surface water drainage and sewage infrastructure and the need to provide mitigation for the North Meadow SAC.

4.2 The community consultation event held on 14th July 2023 at The Jenner Hall in Cricklade was well attended with in excess of 100 attendees and 24 subsequent written comments provided. A summary of comments made and how these have been addressed are provided in the Statement of Community Involvement that is submitted as part of the application. In terms of the illustrative Site Layout displayed at the community consultation event, comments welcomed the retention of the front field (facing The Forty) as open land free from development. People also welcomed the retention of boundary hedgerows, particularly those along the site's boundary within the Hitchings development. The provision of bungalows was also welcomed. The main issues raised related to off site matters in terms of traffic generation along and capacity of The Forty and the impact of additional houses on existing drainage infrastructure. These matters are addressed in the Transport Statement and Flood Risk Assessment as well as the Statement of Community Involvement submitted as part of the application.

4.3 A copy of the exhibition boards are shown here. ►



LAND AT THE FORTY, CRICKLADE Public Consultation

1



Hannick Homes is preparing a planning application for circa 62 dwellings on land to the south of The Forty, Cricklade together with the change of use of agricultural land to a cemetery on land to the north east along Chelworth Road.

Hannick Homes is a well established, family run company based in Swindon, that has delivered a range of high quality residential developments across Wiltshire including in Cricklade at Stockham Close and Stockham Gardens.

As part of the application preparation Hannick Homes is seeking the views of the local community on the draft proposals.

Cricklade is currently the subject of 2 other major residential planning applications for circa 70 dwellings at Land at Common Hill and 140 dwellings at Land at Stones Farm, West Mill Lane. Land at The Forty proposes a smaller scale residential development that is well related to the existing town and its facilities and has the opportunity to deliver land for a new cemetery to meet future local demand with the existing cemetery approaching capacity.



Previous Hannick Schemes



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2

THE PROPOSAL SITES

The proposal sites are located approximately 0.6km south west of Cricklade town centre.

The proposed residential site extends to 3.15 hectares in area. It adjoins residential development to the east (along Hitchings), north west (along Chelworth Road and Lyplatt View) and to the north on the opposite side of The Forty along Pittsfield. The site boundaries are defined by mature hedgerows and trees and a mature belt of trees runs through the northern part of the site from east – west.

The proposed cemetery site forms part of a larger field to the north of Chelworth Road.

The sites are located within easy walking and cycling distance of a wide range of facilities as illustrated on the aerial photo below.



Facilities Aerial Photo



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3

THE PROPOSALS

The draft sketch layout indicates how 62 dwellings could be provided on the site. The specific housing mix would be determined through a future reserved matters application. However, the illustrative proposals are based on a mix of 2, 3 & 4 bed dwellings, including 8 bungalows, with a mix of tenures including 40% affordable homes.



Site Layout

In addition, the illustrative layout shows:

- Vehicular access from The Forty
- On plot policy compliant car parking
- Opportunities for pedestrian connections to Church Walk and Hitchings
- Retention of existing mature trees and hedgerows and green wedge between The Forty and proposed housing
- Surface water attenuation basin with associated landscaping
- Bungalows located to periphery of scheme

The Cemetery land would provide land for burials and ash interments together with car parking and opportunities to connect into the public footpath network to the north linking to The Fiddle.



Previous Hannick Schemes

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LAND AT THE FORTY, CRICKLADE Public Consultation

4

PLANNING POLICY

Cricklade is identified as a Local Service Centre within the Wiltshire Core Strategy. Core Policy 1 recognises Local Service Centres as Centres that possess a level of facilities and services that provide the best opportunities outside the Market Towns for greater self containment. Local Service Centres are identified to provide for modest levels of development in order to safeguard their role and to deliver affordable housing.

The Cricklade Neighbourhood Plan does not allocate any new sites for residential development although does contain policies regarding new housing related to design, housing mix, affordable housing and housing for the elderly and disabled. The Neighbourhood Plan will be required to be updated to accord with the emerging Wiltshire Local Plan Review upon adoption.

The Cricklade Infrastructure Plan (2021) identifies a need for approximately one acre of cemetery space to meet future demand, with the existing cemetery only having capacity for the next 10 years.

The proposals would deliver the following benefits in accordance with Planning Policy:

- Meeting local housing needs as identified in the Cricklade Neighbourhood Plan with a concentration of 2 and 3 bedroom dwellings and housing for the elderly
- Delivering land for a new cemetery
- Delivering housing in a sustainable location to contribute towards meeting Wiltshire Council's five-year housing land supply.

WHAT HAPPENS NEXT

RAW Planning Ltd and Hannick Homes welcome your comments in respect of the draft proposals.

Please can you provide your comments via the provided comments forms or by email to admin@rawplanning.co.uk by **Friday 28th July 2023**.

All comments received will be reviewed and addressed as part of the planning application. The planning application will be accompanied by a Statement summarising the feedback received and how this has been addressed as part of the application.

The planning application will also be subject to a Statutory Consultation period by Wiltshire Council.

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05 Relevant Planning Policies

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is considered to be a material consideration which attracts significant weight.
- 5.2 This section refers to national planning policy and guidance as well as Development Plan policies that relate specifically to the design of new development. A full assessment of all Development Plan Policies and national planning policies that are relevant to the application proposals is provided within the accompanying Planning Statement.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 5.3 The NPPF outlines national guidance and the Government's policies on the many different aspects of planning. The latest version was published in September 2023.
- 5.4 Paragraph 11 sets out a presumption in favour of sustainable development and states that for decision making this means:
- "c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole"

- 5.5 As set out in the accompanying Planning Statement the term 'out-of-date' can include situations where the local planning authority cannot demonstrate a five year supply of housing sites and it is widely accepted that Wiltshire Council cannot demonstrate a five year housing land supply.
- 5.6 The NPPF places a high emphasis on design and the NPPF expands on the principles of good design, to define what is expected of well-designed places. It also explains how policies and decision-making processes should support the inclusion of good design, providing detailed advice at Section 12: Achieving well-designed places. Paragraph 126 states that:
- "The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".***
- 5.7 Paragraph 130 states that with regard to design, planning policy and decision making should ensure that developments:
- a) "will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.
- 5.8** Paragraph 131 recognises the importance of trees and how they make an important contribution to the character and quality of urban environments and that planning policies and decisions should ensure that new streets are tree lined.
- 5.9** Paragraph 132 states that design quality should be considered throughout the evolution and assessment of individual proposals and that early discussions between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

- 5.10** The NPPF is accompanied by the on-line Government resource National Planning Practice Guidance (NPPG). Paragraph 1 of the Design PPG reinforces the Government and NPPF’s commitment to requiring the creation of well-designed places and the role that early engagement can play in this, stating that:
- “Well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage” (paragraph 001, PPG, ID: 26-001-20191001, October 2019)*

NATIONAL DESIGN GUIDE

- 5.11** The National Design Guide (NDG) published by the Ministry of Housing, Communities and Local Government (MHCLG) in September 2019 further reinforces the way in which the design process can be used to ensure the delivery of high quality places, states:
- “In a well-designed place, an integrated design process brings the ten characteristics together in a mutually supporting way. They interact to create an overall character of place” (Para 14, NDG 2019)*
- The NDG was amended in 2021 to align with the National Model Design Code and Guidance Notes for Design Codes published separately in 2021.
- 5.12** The NDG outlines and illustrates the Governments priorities for well-designed places in the form of ten characteristics, based on national planning policy, planning guidance and objectives for good design. The ten characteristics contribute towards the cross-discipline themes for good design set out in the NPPF and fall under three broad aims:
- To create physical **character**;
 - To help nurture and sustain a sense of **community**; and
 - To positively address **environmental** issues affecting climate.

LOCAL PLANNING AND DESIGN GUIDANCE

5.13 The development proposals have been formulated having due regard to the Development Plan for the area which comprises the:

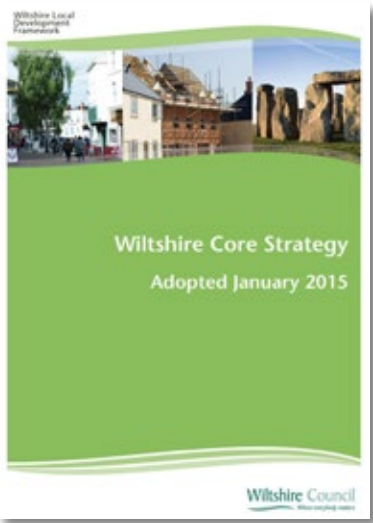
- Wiltshire Core Strategy
- Wiltshire Housing Site Allocation Plan (WHSAP)
- Saved policies in the North Wiltshire Local Plan (NWLP)
- Cricklade Neighbourhood Development Plan (CNDP)

Wiltshire Core Strategy (WCS)

5.14 The WCS was adopted in January 2015. The WCS Policies map identifies the application sites are lying in the designated countryside (i.e. outside the limits of development) within the Royal Wootton Bassett Community Area. The sites are not subject to any other designations.

5.15 The most relevant policies in the consideration of this application are set out in the accompanying Planning Statement. In terms of design the Core Strategy contains Core Policy 57 (Ensuring High Quality Design and Place Shaping) which requires development to be of a high standard of design and to create a strong sense of place through drawing on the local context and being complementary to the locality. The Policy goes onto list the following factors that should be taken into account when demonstrating that a proposal makes a positive contribution to the character of Wiltshire:

- i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced
- ii. the retention and enhancement of existing important landscaping and natural features (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development.



- iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.
- iv. being sympathetic to and conserving historic buildings and historic landscapes
- v. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)
- vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area
- vii. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)
- viii. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site

- ix. ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)
 - x. the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials
 - xi. taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future
 - xii. the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm
 - xiii. in the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place
 - xiv. meeting the requirements of Core Policy 61 (Transport and New Development).
- 5.16** Other policies that have influenced the application proposals are Core Policy 45 (meeting Wiltshire's Housing Needs), Core Policy 46 (meeting the needs of Wiltshire's vulnerable and older people) and Core Policy 51 (Landscape).

Cricklade Neighbourhood Plan

5.17 The CNDP was made in March 2018. The most relevant policies in the consideration of this application are set out in the accompanying Planning Statement, however, the Neighbourhood Plan contains a number of policies that have influenced the application proposals as follows:

5.18 Policy H3: Design of New Housing states that proposals for new housing development in the Plan area should be designed in a way that integrates them effectively into the existing fabric of the town and its footpath network. The Policy continues to state that development proposals will be supported where they include good quality design that responds to the character of its immediate locality and incorporates measures listed in the Policy.

5.19 Policy H4: Housing Mix on Sites states that new housing developments should demonstrate the extent to which they address current and future housing needs in the Plan area. New residential developments that meet other policies in this Plan will be supported where they have a concentration on the provision of 1, 2 and 3 bedroom dwellings.



5.20 Policy H6: Housing for the Elderly and Disabled states that a range of housing options will be supported that promote and maintain housing choice and independence for local older people. Proposals for new residential development should address the local need for housing older and disabled people and the provision of single storey accommodation or other suitable housing types for elderly or disabled persons will be supported.

5.21 Policy H7: Residential Car Parking states that residential development should meet the Wiltshire Council parking standards and that the design and landscaping of spaces or areas should respect the character of the development and its immediate area and minimise visual intrusion. In particular the Policy seeks to deliver car parking to the front of a dwelling and in the event communal parking areas are provided these should serve a maximum of 6 homes and be integrated with the surrounding development.



06 Design Proposals

6.1 This section details how the proposed development would deliver a high quality development that draws on the local context and integrates into the existing fabric of the town as required by WCS Policy 57 and CNDP Policy H3.

USE AND AMOUNT OF DEVELOPMENT

- 6.2** The development proposals propose up to 49 residential dwellings on land south of The Forty and land for a cemetery to the north of Chelworth Road. The cemetery land has the potential to provide space for up to 900 burial plots (subject to confirmation by the Environment Agency) as well as ash interments.
- 6.3** A mix of dwellings is proposed to help meet local need as identified in the Cricklade Neighbourhood Plan. The final mix of dwellings would be subject to a future reserved matters application however it is envisaged that the mix would include 2, 3, 4 and 5 bedroom houses together with opportunities for bungalows.
- 6.4** It is proposed that a Policy compliant level of affordable housing of 40% would be provided which would include First Homes, Shared Ownership and Social Rent. The exact mix of unit types and tenures would be subject to negotiation with the LPA during the course of the application and would be secured through a Section 106 Legal Agreement.

LAYOUT

- 6.5** An illustrative Site Layout is submitted in support of the application to illustrate how the proposed residential site could deliver up to 49 dwellings, together with access, drainage infrastructure and landscaping.
- 6.6** The illustrative Site Layout (as inserted below) for the residential development sets out a number of key parameters which would guide the final site layout (subject of a future Reserved Matters application), including:
- Retention of the front field facing onto The Forty, including its boundary hedgerows (except those required to be removed to facilitate the site access) to provide a softer development edge;
 - Siting of a surface water drainage basin at the lowest point on the site (i.e. the south east corner) with frontage development providing natural surveillance;
 - Retention of boundary hedgerows and the creation of green buffers between hedgerows and existing and proposed dwellings;
 - Formation of a central vehicular access that provides a central road with a number of shared surface spurs and private drives;
 - Formation of perimeter blocks that provide for frontage development overlooking roads and footpaths providing natural surveillance;
 - Opportunities for bungalows to be located towards the periphery of the site;
 - The provision of on-plot or frontage car parking;
 - The provision of private amenity space that serves the needs of residents and achieves minimum separation distances between properties.
- 6.7** The cemetery land would provide an access at the south eastern corner. The land has the potential to provide space for up to 900 burial plots (subject to confirmation by the Environment Agency) as well as ash interments.

SCALE

- 6.8** The majority of dwellings would be two storeys in height with opportunities for bungalows, reflecting the scale of surrounding built form, including that along The Forty and within Hitchings.
- 6.9** A variety of house types and building forms would provide scope to vary the height and scale of properties within the broad 2 storey parameter with opportunities for 2.5 storeys at selected locations.
- 6.10** The illustrative Site Layout shows a mix of detached, semi detached and small terraced properties.

APPEARANCE

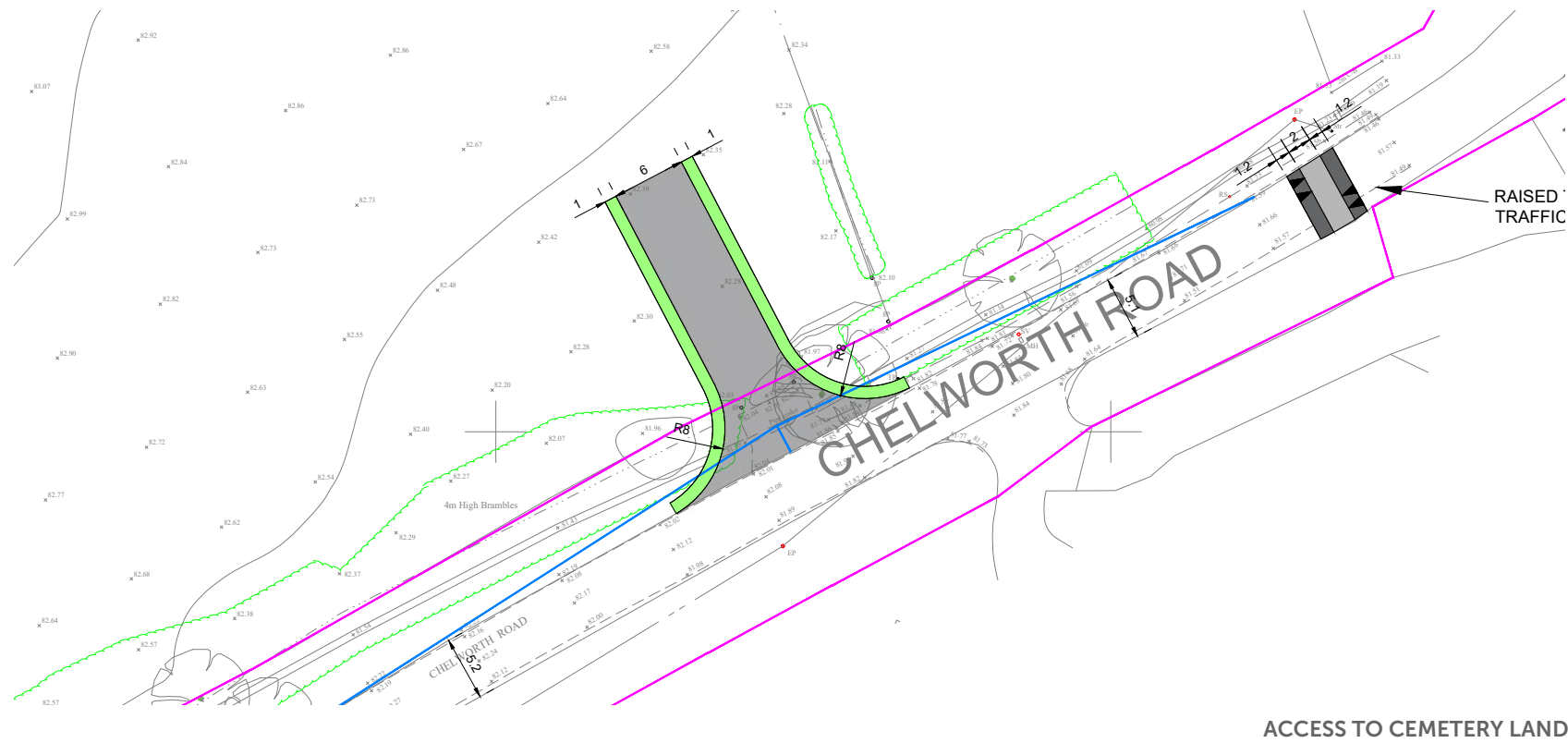
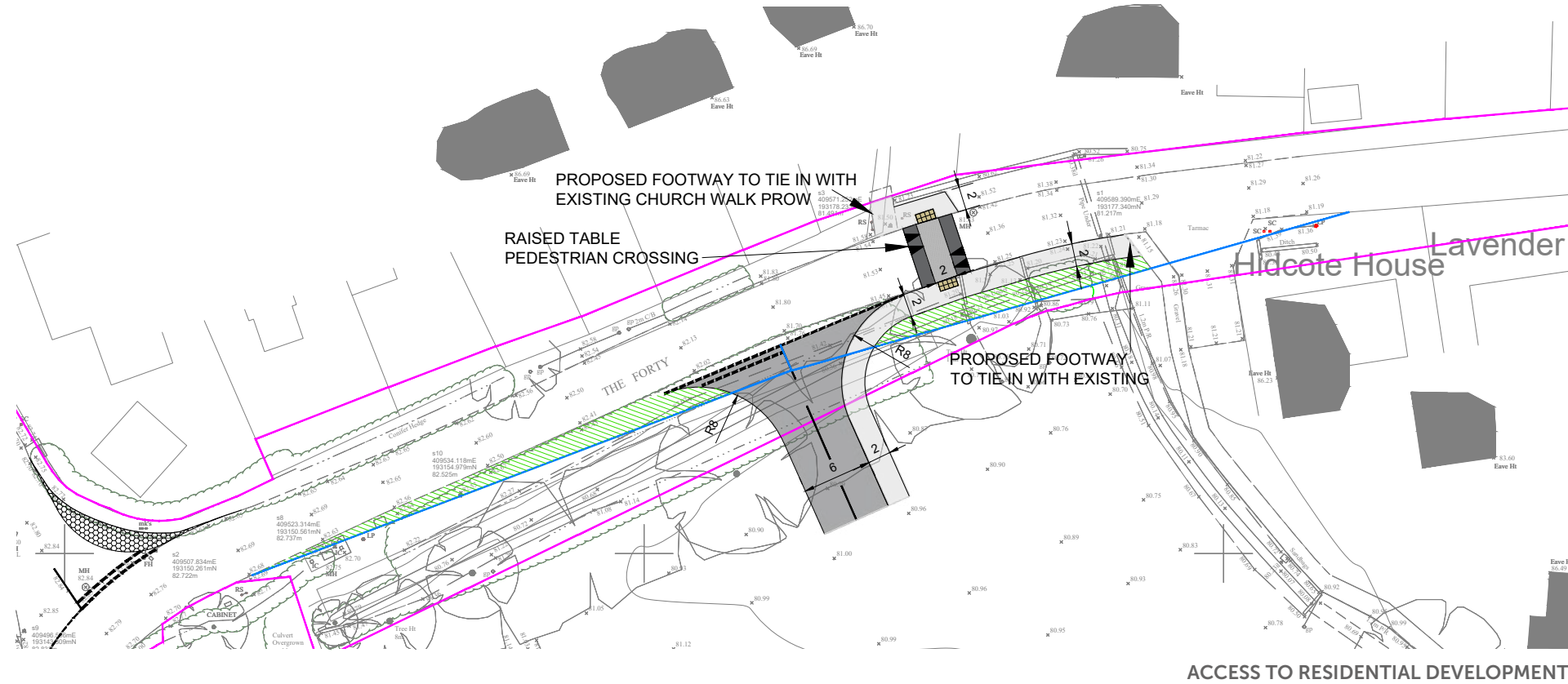
- 6.11** The character analysis of Cricklade identifies a predominance of two storey residential properties interspersed by the occasional bungalow within the Town's main residential areas. Residential properties built around the 1960's and 1970's are typically constructed of a red / brown brick, with more recent properties at Stockholm Close and Gardens and the Hitchings as well as infill plots along The Forty typically constructed of reconstituted stone interspersed with red brick.
- 6.12** The proposed dwellings would be constructed using a palette of materials to reflect the surrounding area which could include reconstituted stone and red brick. The incorporation of porches and use of brick detailing around doors and windows could add detail and interest to dwellings to allow for differentiation between plots. Dwellings would be designed to respond to their individual plot, including the incorporation of windows along side elevations to assist with the provision of natural surveillance and to provide interest along road and footpath frontages. A variety of roof forms and materials could provide further variety between plots.

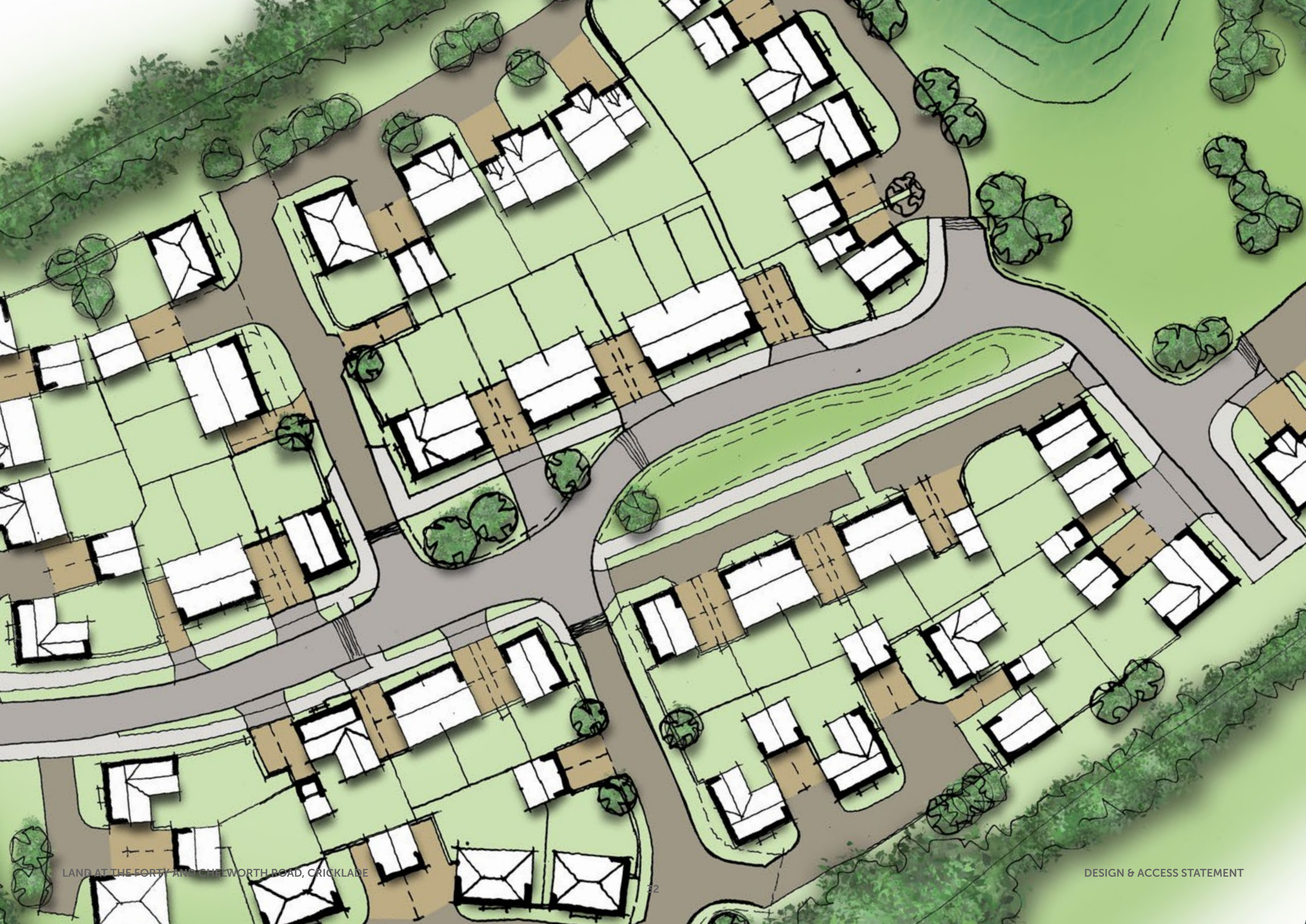
LANDSCAPING

- 6.13** The proposed residential development would be a landscaped led development with the retention of the front field facing onto The Forty providing a softer development edge and entrance into the site.
- 6.14** Within the residential development site existing hedgerows would be retained with the creation of green buffers between hedgerows and existing and proposed dwellings. The preliminary Drainage Strategy shows a surface water drainage basin at the south east corner of the site. The basin would provide a landscape feature within the site around which dwellings could be fronted.
- 6.15** The illustrative Site Layout provides scope for properties to be set back from the road edge behind landscaped road verges which can include tree planting providing a landscaped setting to the proposed dwellings. The predominance of frontage on plot car parking also provides scope for landscaped gardens to the front of properties and to the side of driveways.
- 6.16** The retention of existing trees and hedgerows would be a key feature of the proposed cemetery land which would aim to provide a tranquil setting for both burials and ash interments.

ACCESS

- 6.17 Access to both the residential development and cemetery land is applied for in full as part of the application.
- 6.18 A single access point is proposed to the residential development, centrally located along the site's frontage. This would lead to a primary road through the development which would provide access to shared surfaces and private drives. Similarly, a single access point would be provided into the cemetery land.
- 6.19 A Transport Statement is submitted as part of the application which demonstrates that the required visibility splays can be achieved within land controlled by the Applicant or Highway controlled land for both the access points as shown in the plans below.
- 6.20 The proposals include a new footway alongside the residential access and a new pedestrian crossing across The Forty by way of a flat top hump to prioritise pedestrian movement. The new footpath and crossing would connect into The Hitchings improving access for residents of this development. An enhanced footway would also be provided at The Forty / Purton Road junction. Footpaths would be provided throughout the site providing scope for walking.
- 6.21 A pedestrian link can be provided to PROW CIRC29 linking the cemetery land to The Fiddle.
- 6.22 Car parking for the residential development would be provided in accordance with Wiltshire Council's standards which currently (as set out in the Wiltshire Local Transport Plan 2011-2016) require 2 spaces per 2/3 bedroom dwelling and 3 spaces for 4+ bedroom dwellings. Cycle parking would be provided within the curtilage of each dwelling either by way of an appropriately sized garage or through the provision of a shed in the garden.





07 Summary And Conclusions

- 7.1 Outline planning permission is sought for up to 49 dwellings (with all matters except access reserved) and associated works and provision of cemetery together with access and associated works at land to the south of The Forty and land to the north of Chelworth Road, Cricklade.
- 7.2 The application site is located in a sustainable location within walking and cycling distance of the range of facilities provided within the Town of Cricklade.
- 7.3 The proposed residential development would deliver a landscape led development that would retain the existing frontage field adjacent to The Forty together with the site's boundary hedgerows. The illustrative Site Layout illustrates how a mix of dwelling types and sizes, to include affordable housing and opportunities for bungalows could be delivered with dwellings fronting onto the main road through the site and shared surface routes and private drives. A surface water drainage basin would provide a landscape feature within the site and dwellings would be set back from the road to allow for new landscaping.
- 7.4 The proposed cemetery would meet a need identified by Cricklade Town Council for new cemetery land within the town.
- 7.5 The proposed vehicular access points can achieve satisfactory visibility splays and the proposals would deliver a package of highway benefits that would benefit existing as well as future residents, including through the provision of traffic calming along Chelworth Road, improved pedestrian crossing across The Forty and improved pedestrian footways at the junction between The Forty and Purton Road.
- 7.6 In summary, the proposed sites would meet an identified housing need in Cricklade together with a need for new cemetery land through the delivery of landscape led schemes with associated highway improvement works.



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