

DESIGN STATEMENT

Site: Land at Stones Farm, Cricklade

Proposal: Reserved Matters Planning Application for up to 140 No. dwellings and associated works, Habitat Support Area and associated landscaping and works (access not reserved)

Date January 2026

Revision -



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THE TEAM



INTRODUCTION

This Design Statement is provided in support of a Reserved Matters Planning Application for the erection of up to 140 dwellings, a habitat support area and associated landscaping and works. Access not reserved at Land at Stones Farm, West Mill Lane, Cricklade SN6 6JL, following an appeal (APP/Y3940/W/24/3351265) which granted consent following the submission of an Outline Application (PL/2022/02452), where all matters except access were reserved.

Details adhere to those approved at Outline stage. Specifically drawing;

Site Location Plan DWG No: 824-01

This application seeks the approval of the Reserved Matters (conditions 3 and 7). These include details of the appearance, landscaping, layout and scale. In addition the acknowledged compliance with conditions 4 and 12 are also sought.

The detailed proposals have been informed by a full technical evidence base, and an area character assessment which has been undertaken by Newland Homes and supporting consultants.

Proposals have been informed by the Wiltshire Design Guide 2024

SITE

The application site sits adjacent the north-western edge of Cricklade adjoining the settlement boundary, as defined in the made Cricklade Neighbourhood Plan, March 2018.

The site is bordered on its southern and eastern edges by residential development. To the south is the Reeds a residential development, built by Persimmon Homes (Wessex) Ltd in the mid 1990's.

To the southeast is a development of 25 homes built by Newland Homes which provides access via an extension of the road (Jenners Yard).

The site consists of three agricultural fields, currently grazed.

The River Thames borders the northern edge of the two northern fields, and beyond the River Thames lies the North Meadows and Clattinger Farm Special Area of Conservation (SAC),

The North Wilts Branch of the Wilts & Berks Canal formerly ran along the eastern edge of the southern field before crossing the two northern fields, approximately parallel with the River Thames. Remnants of part of the canal remain along the eastern edge of the site, and a footpath runs along the remainder of the former alignment across the site.

The former Midland and South Western Junction Railway, which ran towards Cirencester, abuts the site's western boundary. The line was closed in 1961 but now forms part of the Sustrans Route Cycleway 45 and joins Bridleway 46/3 further north.

The site benefits from being in close proximity to a range of day-to-day facilities within Cricklade which are easily accessible within a comfortable walking and cycling distance. This includes primary education; town centre, local shops, conveniences; nurseries; leisure facilities; doctor's surgery; pharmacy; and a broad range of community, retail and open space facilities within a 10 minute walk.

Whilst local bus services will provide opportunity for public transport connections further supporting its sustainable credentials.

The town centre itself lies to the east of the site, and is approximately 10 minutes walk; where a wide selection of high street shops; restaurants and further services are available.

CRIC34 is a Public Right of Way (Bridleway) running through the site from the north west edge across to the north east corner of the site, exiting onto West Mill Lane.

North of the application site CRIC35 (Footway) runs parallel with the River Thames and connects into a wider network of Public Right of Way around Cricklade.

The site extends to approximately 17.9 hectares.

The Flood Risk Assessment concluded that fluvial/tidal flood risk to the site is low, with the part of the site proposed to be developed for residential development being within Flood Zone 1, and the part of the site within Flood Zone 2/3, along the River Thames, being proposed as the wider Habitat Support Area, where the consequences of flooding would be negligible.



Site Location Plan



Site Aerial View

PLANNING CONTEXT AND HISTORY

The site, it's condition and context has not changed since supporting documents were submitted in association with the outline planning application submission.

A summary of the extant planning permission is set out below:

References:

Outline application: PL/2022/02452

Appeal: APP/Y3940/W/24/3351265

Description: Outline application for the erection of up to 140 dwellings, a habitat support area and associated landscaping and works. Access not reserved at Land at Stones Farm, West Mill Lane, Cricklade SN6 6JL

Date Permitted at appeal: 23rd January 2025.

The above planning permission has an associated section 106 securing 40% affordable in addition to providing CIL contributions. CIL relief forms are included as part of this application.

For further details refer to the details submitted as part of this application.

A number of supporting reports and additional information were provided as part of the Outline planning application.

These included;

- Arboricultural Impact Assessment
- Ecological Impact Assessment
- Ecological Habitat and Landscape Strategy
- Ecological Shadow Habitat Regulation Assessment
- Landscape and Visual Impact Assessment
- Archaeological Evaluation
- Archaeological Desk Based Assessment
- Heritage Statement
- Design & Access Statement
- Planning Statement
- Transport Assessment

- Ground Investigation
- Flood Risk Assessment and Drainage Strategy
- Energy Statement

The following principles, as established and identified at outline/ appeal stage have been adhered to.

In summary these are;

- Contain residential development within the parcel of land identified.
- Site access to be achieved through a development completed in 2021, by Newland Homes Ltd (Jenners Yard).
- Biodiversity enhancement and green infrastructure opportunities throughout the site.
- Provision of a Locally Equipped Area of Play (LEAP) in accordance with the calculation stipulated within the S106.
- Habitat Support Area (HSA) to be provided as part of the site development.
- Along the north-west to south-east boundary and West Mill Lane boundary, provide suitable pedestrian/ cycle link(s).
- Car parking provision in accordance with the Wiltshire Car Parking standards and condition 12 (compliance condition).
- Houses should follow a scale that is in keeping with the adjacent landscape and urban context.
- Provision of public open spaces throughout the site in accordance with the 12,500m² area, stipulated within the S106.
- Provide in accordance with the S106 11.2 Hectares comprising of Habitat Support Area (HSA) and HSA Recreational Area.
- The amount of residential houses to total a maximum of 140 units with 40% (56 homes) to be allocated as affordable homes.

In advance of this submission, discussions were held with Cricklade Town Council in order to present Newland Homes Ltd, their plans and timings for the site and to ensure the details submitted aligned not only with the appeal application, but also that the content had been fully considered in the context of Cricklade.





LAYOUT DEVELOPMENT

Original Outline application layout, submitted 2021.



LAYOUT DEVELOPMENT

Amended outline application layout, submitted 2023.





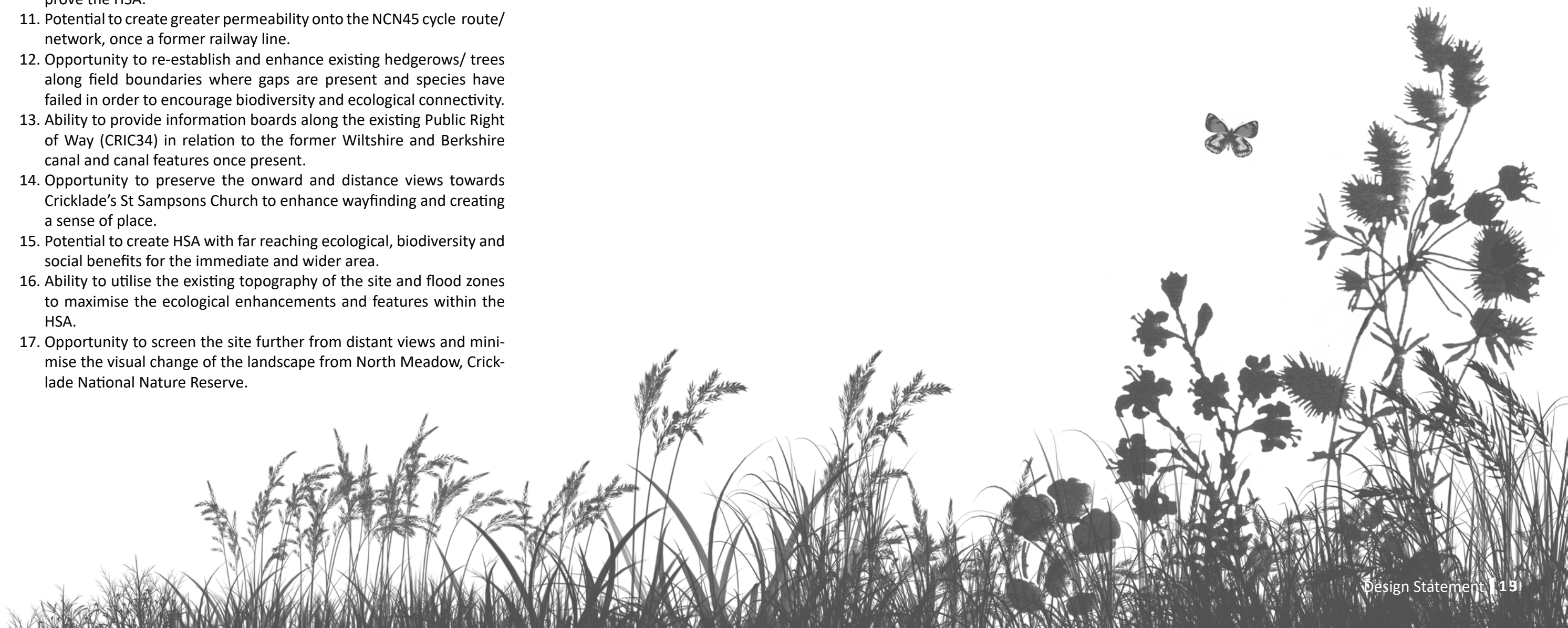
1 *See notes over-

1. Consider relationship with existing residential development which abut the northern perimeter and is used to gain access to the proposed development (Newland Homes development)
2. Consider relationship with existing residential development which abut the northern perimeter (Persimmon Homes development - Reeds, Middle Ground and Home Ground).
3. Existing field access into site. Primary route into the site.
4. Residential development limited to field abutting existing settlement boundary.
5. Existing Public Right of Way (CRIC34) which crosses the application site east to west.
6. The River Thames runs parallel with site and is prone to fluvial flooding.
7. The Topography of the site gradients gently fall south to north towards the River Thames.
8. Existing hedgerow along field boundaries are interspersed with failed tree's and gaps.
9. Overhead power cables run north from existing development and exit east out towards adjoining fields.
10. Poor screening due to failed tree's and gaps with hedgerow.
11. Limited existing connectivity into the National Cycle Route 45.
12. Highlighted land shows extent of land within Flood Zone 2 and Flood Zone 3. Areas most prone to flooding.
13. Exposed areas along River Thames enabling views south west from North Meadow, Cricklade National Nature Reserve and privately owned paddocks abutting the River Thames.



1 *See notes over-

1. Ability to retain sense of openness for Stones Farm residents and those visiting site.
2. Potential to create pedestrian and cycle links through into the existing residential development in order to increase permeability.
3. Opportunity to provide gateway feature to help define the arrival and character of the new residential development, utilising the existing site access.
4. Opportunity to create pedestrian link from and to West Mill Lane.
5. Potential to enhance Public Right of Way through the creation of a Habitat Support Area (HSA).
6. Potential to provide enhanced ecological areas adjacent the River Thames to improve ecological biodiversity.
7. Opportunity to create designed edge to Cricklade town and help soften the existing residential properties visual presence.
8. Potential to provide landscape buffer to help soften the visual change for existing residents.
9. Opportunity to re-establish long lost historic hedges to create greater ecological connectivity through site.
10. Opportunity to ground overhead power cables within redline to improve the HSA.
11. Potential to create greater permeability onto the NCN45 cycle route/ network, once a former railway line.
12. Opportunity to re-establish and enhance existing hedgerows/ trees along field boundaries where gaps are present and species have failed in order to encourage biodiversity and ecological connectivity.
13. Ability to provide information boards along the existing Public Right of Way (CRIC34) in relation to the former Wiltshire and Berkshire canal and canal features once present.
14. Opportunity to preserve the onward and distance views towards Cricklade's St Sampsons Church to enhance wayfinding and creating a sense of place.
15. Potential to create HSA with far reaching ecological, biodiversity and social benefits for the immediate and wider area.
16. Ability to utilise the existing topography of the site and flood zones to maximise the ecological enhancements and features within the HSA.
17. Opportunity to screen the site further from distant views and minimise the visual change of the landscape from North Meadow, Cricklade National Nature Reserve.



HOUSING TENURE AND MIX

The proposed development offers a total of 140 new 1, 2, 3, 4 and 5 bedroomed dwellings, and pre-planning application discussions confirm that the proposed mix (shown right) is acceptable and in keeping with the location.

The proposed scheme provides a balanced range of properties from smaller 1-2 bedroom homes (33%) to larger 3 bedroom (40%), 4 bedroom homes (19%) and 5 bedroom homes (8%). All of which come in a variety of styles and forms from maisonettes to terraced, semi-detached and detached properties. The density of the scheme is also in keeping with the surrounding residential area, and is reflective of the general grain of development in the locality.

Houses have been placed and orientated thoughtfully to respond to the sites topography and to utilise the site efficiently which will significantly assist with the Council’s objectives with regard to housing delivery, with the site expected to deliver homes in early 2027, subject to planning.

As secured within the S106, the on-site affordable housing provision is 40% for this residential development. With a total of 140 new homes on the proposed development, this equates to a provision of 56 affordable dwellings.

The affordable housing tenure (shown far right) is split; 25% first homes (14 units), 15% shared ownership (8 units) and 60% affordable rented (34 units).

Cluster sizes for the affordable housing are not prescribed in the Wiltshire Core Strategy, Adopted, January 2015. Council Officers have however requested cluster sizes be no greater than 12-15 units on previous developments submitted within Wiltshire, as such, this is something that has been accommodated within the proposals.

The Wiltshire Core Strategy specifies that affordable housing is expected to meet high standards of design, quality and should be visually indistinguishable from the open market housing. The S106 agreement confirms that 85% of the affordable homes should be designed to meet the NDSS.

The affordable homes are proposed to meet the Nationally Described Space Standards (NDSS) GIA and M4(2) of the Buildings Regulations 2010 (Part M).

As such, the proposed housing meet and exceed the Councils set standards.

Schedule of Accommodation		
Open Market Housing		
Ref	Type	No.
EB	2 Bed/ 4 Person	3
BU	2 Bed/ 4 Person	6
AG	3 Bed/ 5 Person	9
HN	3 Bed/ 5 Person	10
CH	3 Bed/ 6 Person	3
SC	3 Bed/ 6 Person	4
PB	3 Bed/ 6 Person	4
PR	3 Bed/ 6 Person	8
HT	4 Bed/ 7 Person	8
PW	4 Bed/ 8 Person	1
PL	4 Bed/ 8 Person	2
MN	4 Bed/ 8 Person	11
BD	4 Bed/ 8 Person	4
WH	5 Bed/ 10 Person	11
Sub-Total		84
Affordable Housing		
Ref	Type	No.
1B2P 50 M4(2) (GF)	1 Bed/ 2 Person	4
1B2P 57.5 M4(1) (FF)	1 Bed/ 2 Person	4
2B4P 79 M4(2) v1	2 Bed/ 4 Person	7
2B4P 79 M4(2) v2	2 Bed/ 4 Person	18
2B4P 79 M4(2) v3	2 Bed/ 4 Person	3
2B4P 79 M4(2) v4	2 Bed/ 4 Person	1
3B5P 93 M4(2) v1	3 Bed/ 5 Person	4
3B5P 93 M4(2) v2	3 Bed/ 5 Person	12
3B5P 93 M4(2) v3	3 Bed/ 5 Person	2
4B6P 108 M4(2) v2	4 Bed/ 6 Person	1
Sub-Total		56
Grand Total		140

Site Accommodation Schedule

Affordable Housing Schedule of Accommodation			
First Homes (25%)			
Ref	Type	Sqm	No.
1B2P 50 M4(2) (GF)	1 Bed/ 2 Person	50.0	1
1B2P 57.5 M4(1) (FF)	1 Bed/ 2 Person	57.5	1
2B4P 79 M4(2) v1	2 Bed/ 4 Person	79.0	2
2B4P 79 M4(2) v2	2 Bed/ 4 Person	79.0	4
2B4P 79 M4(2) v3	2 Bed/ 4 Person	79.0	3
3B5P 93 M4(2) v2	3 Bed/ 5 Person	93.0	3
			14
Shared Ownership (15%)			
Ref	Type	Sqm	No.
2B4P 79 M4(2) v1	2 Bed/ 4 Person	79.0	3
2B4P 79 M4(2) v2	2 Bed/ 4 Person	79.0	3
3B5P 93 M4(2) v1	3 Bed/ 5 Person	93.0	1
3B5P 93 M4(2) v3	3 Bed/ 5 Person	93.0	1
Sub-Total			8
Affordable Rented (60%)			
Ref	Type	Sqm	No.
1B2P 50 M4(2) (GF)	1 Bed/ 2 Person	50.0	3
1B2P 57.5 M4(1) (FF)	1 Bed/ 2 Person	57.5	3
2B4P 79 M4(2) v1	2 Bed/ 4 Person	79.0	2
2B4P 79 M4(2) v2	2 Bed/ 4 Person	79.0	11
2B4P 79 M4(2) v4	2 Bed/ 4 Person	79.0	1
3B5P 93 M4(2) v1	3 Bed/ 5 Person	93.0	3
3B5P 93 M4(2) v2	3 Bed/ 5 Person	93.0	9
3B5P 93 M4(2) v3	3 Bed/ 5 Person	93.0	1
4B6P 108 M4(2) v2	4 Bed/ 6 Person	108.0	1
Sub-Total			34
Grand Total			56

Affordable Housing Schedule

ARCHITECTURAL CONTEXT

Wiltshire is a predominantly rural county. The site itself is located on the north-western periphery of Cricklade and sits in both an urban and rural context. The scheme therefore has been designed to relate well to the rural setting to the north, and to sit comfortably on the fringe of Cricklade. Over the next few pages the background and key attributes of Cricklade will be set out in greater detail.

Cricklade is a small, traditional Wiltshire market town that dates back to the 9th Century, when it was founded by the Anglo-Saxons. Its architecture varies from traditional stone cottages near the town centre, to the more recent volume housing estates built in the 1980s and 90s.

The town’s skyline is dominated by the Grade I listed St. Sampson’s Church, which was originally constructed in the 13th Century. However the large tower, which is what makes the church such a prominent landmark, was added much later in the 16th Century.

Cricklade’s historic High Street forms the heart of the town, and is lined with traditional timbered shop fronts, the upper floors of which are faced with Cotswold stone and coloured render.

At the northern end of the High Street sits St. Mary’s Catholic Church, which is not as tall as St. Sampson’s, but its prominent position on the High Street makes it a key landmark within the town.

The River Thames runs along the northern boundary of the northern field in a south easterly direction, and wraps around the north edge of Cricklade. The river crosses under the northern end of the High Street and is another distinguishing feature of the town.

Cricklade Town Centre contains a wide variety of shops, pubs, cafes, takeaways and other services. The rest of the town is predominantly residential, with associated services such as schools, a doctors surgery, and a leisure centre. The housing in the town centre is characterised by narrow residential mews leading from the High Street, lined with traditional Cotswold stone cottages.

The immediate context of the site consists predominantly of recent volume housing estates, however there are also a number of traditional cottages adjacent to the eastern site boundary. The newer dwellings in this area, which dominate the surrounding context, are characterised by the following features:

- Roof pitches ranging from 35-45 deg.
- Walling materials consisting of predominantly textured brick and pre-cast imitation stone.
- Dark clay roof tiles.
- Lintel and stretcher detailing on certain dwellings, in a contrasting red brick.
- A mix of integral and attached garages.
- A variety of front boundary treatments.

The traditional cottages to the east of the site on West Mill Lane, with their Cotswold stone walling and slate roofs offer a precedent that better reflects the local vernacular character of Cricklade and the Cotswold’s, as well as the guidance set out in the Cricklade Conservation Area Statement (1999).

To the southeast of the site lies the Stones Farm farmhouse, which is also constructed of traditional Cotswold walling and roofing materials. It is a large detached house that features high-quality timber sash windows, and classic Cotswold architectural detailing such as quoining, and a barn hip on the front elevation.

By contrast the properties built in the 60s and 70s onwards sit back away from the road with car parking typically accommodated on plot. Frontage treatments are varied, and whilst some have been open arrangements, the majority have a degree of shrub or hedgerow planting.

Boundary treatments consist of brick and stone dwarf walls, hedgerow and a mixture of timber fencing.

Common characteristics of the local vernacular include:

- Dropped eaves with dormer windows and pitched porches.
- Eaves fronted 2 storey houses.
- Well proportion and simply arranged windows and doors.
- Natural and recon stone, with architectural masonry detailing (lintels, door and window surrounds, arched headers and quoins).
- Red and buff coloured brickwork with stone and brick detailing
- Multi coloured render with stone sills.
- Roof tiles vary between plain, slate and profiled.
- Brick chimneys, brick quoining and arch soldier courses over and surrounding windows and doors.



*Architectural Context photos overleaf. Photos provide a selection of architecture styles found locally to the proposed site

1	2	3	9	10	11
4	5		12	13	14
6	7	8	15	16	17

ARCHITECTURAL CONTEXT PHOTOS



ARCHITECTURAL CONTEXT PHOTOS



DESIGN, APPEARANCE, SCALE AND MATERIALS

The following principles as established and identified at Outline application stage have been adhered to, in summary these were identified in the 'Illustrative Layout' submitted in 2023 (see page 9 of 'Layout Development') and include;

- Orientate properties to create active frontages.
- Respect the adjoining urban fabric by reducing scale where appropriate to minimise the visual intrusion on the existing residential development.
- Provide biodiversity enhancement and green infrastructure opportunities throughout the site.
- Retain high value trees, whilst providing new planting and trees throughout the site.
- Provide structured landscaping along the site perimeter as part of the wider landscaping scheme in order to safe guard privacy for existing residents and increase site wide ecological and biodiversity opportunities.
- Provide tree planting within the public realm to provide stronger visual links to green open spaces.
- Encourage and protect local species, enhance local specimens habitat and prevent recreational disturbance - without restricting enjoyment for the public open space

- Form new pedestrian and cycle connections as per condition 7 in order to improve site permeability, local connectivity and access to sustainable modes of transport.

Design

Condition 7 sees a new footway/ cycleway connection from an existing field gate located along the southwest edge, providing access onto the former railway line. Whilst a new access has been created on the western boundary, exiting onto West Mill Lane.

This provides pedestrian and cycle links to West Mill Lane to the east along with connections to the Sustrans National Cycle Route 45, leading to South Cerney and Cotswold Water Park to the east and Cricklade Leisure Centre to the south.

Additional footways leading north into the HSA have been created to provide ample opportunity to connect with nature and enjoy existing public right of way routes found locally, in addition to the proposed alternatives that meander through the HSA.

The design of this development successfully responds to local context, while still delivering a legible spatial arrangement which remains in keeping with the local area.

The design of this development has been led by acknowledging and responding to the sites constraints, in conjunction with following best practice. This has resulted in protecting the sites features such as existing green infrastructure and creating a Habitat Support Area (HSA) whilst still delivering a development that successfully integrates into the local area.

The site is underpinned with urban design principles which work to incorporate the surrounding views and native tree specimens found locally, in order to enhance focal points throughout the development and seamlessly blend the proposed with the existing landscaping. Such as retaining to vista lines through the Habitat Support Area (HSA) towards St. Sampsons Church.

Pockets of green open space are located throughout the development to provide focal areas for visual interest and assist in navigating, in addition to acting as gateways to the surrounding areas beyond.

Focal buildings have been positioned as a group upon entry to the development in order to create a sense of arrival. Proposals are designed with clearly defined routes through the site whilst properties are arranged to provide a frontage to roads and green open spaces.

Dual aspect units turn corners located where possible help provide a high level of natural surveillance whilst addressing public realm areas. Dual aspect properties have limited detailing on the secondary access to help determine the primary entrance.

To assist in way finding, focal homes use contrasting materials to those immediately surrounding and alternative detailing to help define their position.

Footway, footpath and road surfacing varies in accordance with navigation hierarchy, softening in appearance as you progress towards the outer perimeter of the development, further supporting and aiding navigation within and beyond the site.

Appearance

The design of the properties utilise a simplified material palette to complement the existing architectural language. Materials and details are sympathetic to the local area but have been used in a manner in order to align with the era in which they are proposed.

Windows and door styles further reinforce the architectural style selected, using casement and top hung to provide visual openings that maximise views whilst still honouring the traditional form found. Where space permits front doors are accompanied by side lights.



Front door entrances benefit from a selection of recessed storm porches, gable, lean-to and flat door canopies.

Scale

The proposed building heights and built form have taken local and neighbouring developments into consideration along with the natural topography of the site and offered a mixture of single storey bungalow, chalet bungalows and 2 storey properties.

The existing properties that are immediately adjacent to the proposed site have been respected and as a result a reduction in scale has been provided along the southern boundary where back-to-back relationships are present.

In response to the surrounding context, the site reflects the variety of built forms and styles found throughout the immediate and wider area of Cricklade. Providing a variety of terraced, semi-detached and detached properties which creates a sense of hierarchy amongst buildings and reflects the local vernacular.

The northeast corner of the development scale responds to the built form along West Mill Lane and the agricultural influence, due to proximity of adjoining farm structures.

The simple form, reduction in height and additional material/ appropriate detailing emphasises their alternative identity and the intended influence whilst also respecting and harmonising with the balance of site materials, detailing and styles. Therefore, drawing distinction, without jarring.

Materials

Recon stone, brick, render and cladding dress the properties, ensuring robust design and longevity in appearance whilst varying in key locations to provide greater visual interest.

Architectural detailing is used to break up the built form and add further interest. Such as; contrasting brick quoins surrounding window and door openings, arched brick headers, stone heads and sills, recessed storm porches, timber door canopies and complimentary brick and external wall cladding to reflect the agricultural ties.

To further enhance the approach taken and unify the sites visual appearance roof coverings are proposed to be a variety of slate effect, plain and profiled tiles in differing colours.

Horizontal and vertical cladding is proposed in combination with brick typical of the intended agricultural influence.

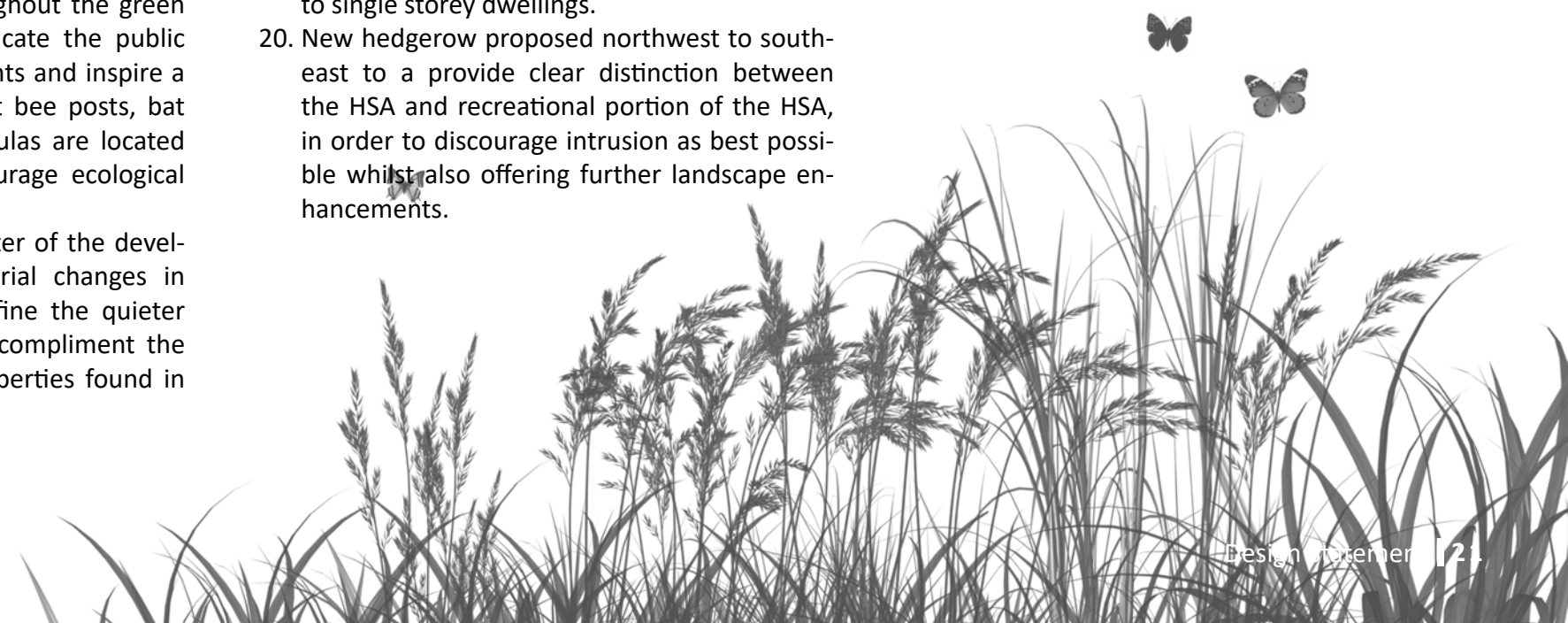


SITE LAYOUT



① *See notes over-

1. New proposed access junction has been carefully considered and provides ample visibility and safety margins for pedestrian, cyclist and vehicular movements. The main adoptable access road through the development, in combination with the architecture, landscaping and boundary treatments creates a recognisable route through.
2. A pocket of green, reminiscent of a historic village is found upon arrival and helps set the scene for the site beyond. Backdropped with focal buildings which showcase a selection of finishes found interspersed throughout the development.
3. Public open spaces are strategically placed within the development at key locations to help create a sense of place and opportunity to gather for local communities. Properties have been orientated to address all public realms within the development to ensure a continual frontage, high level of natural surveillance and safety is achieved. Dual aspects units have been located at key positions to further emphasise this approach.
4. To limit the potential for visual intrusion on existing residents proposed properties along the southern boundary have; generous offset distances; reduced ridge heights and a green buffer to help further soften the proposals and further protect the privacy and amenity space of homeowners.
5. Properties in key locations have contrasting materials and alternative boundary treatments to those immediately adjacent them, to help define given locations and draw visitors in and beyond into the balance of the site.
6. Routes are clearly defined through the development. Changes in hierarchy is evident through the use of surface materials, transition details and adoptable road and footway arrangements. Informing road users that their speed should be adjusted to suit the pedestrian focused areas that lie beyond the primary road.
7. Properties fronting green open spaces have been designed sensitively with the existing site levels and provide an attractive visual edge. Extensive tree, fauna, shrub and wildflower planting have been introduced as part of the detailed landscape proposals in order to enhance and encourage the ecology, this has resulted in a net biodiversity gain across the site.
8. Secondary roads (shared surface roads) accommodate clearly defined pedestrian routes, and are intended to be provided in a contrasting material colour to further aid the distinction between vehicle and pedestrian priority.
9. Properties have been designed to echo the materials found locally whilst offering a contemporary take on traditional details. This approach provides a modern development in keeping within the era it was created whilst respecting and responding sensitively to Cricklade's history and character.
10. Natural areas of play, such as timber posts and stepping and climbing boulders, balancing posts, slides etc have been carefully positioned within the large green open space provided to encourage physical activity and sense of play whilst also providing the opportunity to sit, relax and enjoy the surroundings.
11. New pedestrian footway/ cycleway to provide greater connectivity for site, extending into the former railway line.
12. A selection of environmental (plant/ fauna/ insects/ reptile and mammal) information timber posts on the known local species are positioned at key locations throughout the green open space and HSA to educate the public on the sites ecological residents and inspire a sense of guardianship. Whilst bee posts, bat and bird boxes and hibernaculas are located throughout the site to encourage ecological biodiversity.
13. Private roads run the perimeter of the development edge. Surface material changes in these locations also help define the quieter 'country lane' influence and compliment the architectural style of the properties found in these locations.
14. Wetland areas have been incorporated within the HSA at key locations to provide biodiversity enhancements whilst also creating an attractive feature for all to enjoy.
15. New woodland edge planting to introduce rich and diverse habitat opportunities within the HSA, which are currently not present on site.
16. An attenuation pond has been positioned within the HSA, outside of the flood zones 2-3 to provide ample surface water drainage for the site. This drainage feature has been designed to also provide an attractive biodiversity feature to compliment the green open space surrounding it and enable an abundance of rich and diverse species to thrive.
17. Connections north into the HSA use existing field access points, in addition to new links to improve site permeability and encourage areas to be enjoyed and ease the recreational pressure on the North Meadow SAC.
18. Desire lines preserving important heritage vista through to St. Sampsons Church tower from the former drawbridge location on the old canal route (now bridleway) have been incorporated and are reflected within the site layout also.
19. Roof styles have been sensitively designed to reduce massing and minimise visual presence for existing residents north of the proposed development. In addition, roof heights are also varied throughout to also help break up built form, ranging from 2 storey, chalet bungalow to single storey dwellings.
20. New hedgerow proposed northwest to southeast to provide clear distinction between the HSA and recreational portion of the HSA, in order to discourage intrusion as best possible whilst also offering further landscape enhancements.
21. The CRIC34 Bridleway route that runs northwest to southeast has been preserved in its existing form. To safeguard the hedgerow noted above (20), new access points have been introduced.
22. New hedgerows proposed along northeast to southeast perimeter to strengthen existing boundary line and provide additional connectivity opportunities for wildlife to forage.
23. The architectural language of the homes within the northeast corner of the site respond to the agricultural influence locally, as noted earlier in the 'Design and Appearance' section on page 19.
24. New pedestrian footway/ cycleway to provide greater connectivity for site, extending over the former canal into West Mill Lane.



LANDSCAPING, HABITAT SUPPORT AREA AND BIODIVERSITY NET GAIN

Landscape

The site has been assessed by MHP Landscape Architects, David Wilson Partnership and Peter Quinn Associates at varying stages of the applications life.

MHP Landscape Architects created a Landscape Visual Impact Appraisal (LVIA) to support the outline planning application. David Wilson Partnerships created the landscape strategy for the outline application and a detailed landscape proposal within the HSA for the Reserved Matters application. Peter Quinn Associates joined the wider team to support the Reserved Matters application and prepared the detailed landscaping proposal and management and maintenance plan for the residential portion of the site.

The sites gentle sloping levels and dense perimeter vegetation for the majority of the site result in a discrete site with capacity to accommodate residential development without compromising the local area. The greatest visual sensitivity is the immediately adjoining properties along the southern and eastern site boundaries and the glimpsed views from north. The layout, scale and landscape treatment of the proposal help mitigate these impacts as best possible.

The landscape features of value to the boundary are retained and protected where possible, with increased buffers providing significant scope for enhanced green infrastructure, biodiversity and increased privacy and site screening.

Proposals include the introduction of a greater quantity and quality of plant specimens throughout the site with the aim to protect and encourage local wildlife, enhance the site biodiversity and establish a strong identity and sense of arrival when entering the site.

Public open spaces are strategically positioned throughout the residential portion of the development to provide landscaping features

which compliment private dwellings, enhance the character and appearance of the development, create biodiversity, wildlife and well-being benefits in addition to assisting with wayfinding.

A detailed landscaping plan is submitted with the application, along with a comprehensive maintenance plan that will ensure that all areas of landscaping which are not transferred into private ownership, are suitably managed and cared for.

As part of the detailed landscape proposals the following have been provided;

- Generous ecological buffers and green open spaces throughout the site.
- New stormwater attenuation pond with biodiverse planting.
- New native tree species planted in addition to species resistant to progressive diseases, such as Dutch elm disease.
- New native scrub and hedging to bolster ecological variety and biodiversity gain.
- HSA landscape buffer between the recreational HSA and residential portion of the development and tree planting along the northern edge of the site.
- A Locally Equipped Area of Play (LEAP) within the public open spaces to encourage exercise and play within safe environments for both the immediate homeowners and visitors from the wider area to enjoy. The intended form will be organic and made from sympathetic materials that are aesthetically pleasing. This will result in a natural form of play which will blend into the immediate setting. It has been cited in an appropriate location to provide suitable offset to safeguard resident privacy, minimise visual and audible intrusion whilst also enabling natural surveillance to deter anti-social activity.
- Boundaries consist of native tree, hedge planting and shrub plant beds and where privacy is paramount close-board fencing, post and rail fencing, brick screen walls and

- stone dwarf walls. These boundaries will help enhance the architectural detailing and further
- define focal/ gateway properties, key areas and characters within the proposals.
- Surface materials have been carefully considered and include a mixture of tarmac and block paving to roads and shared surfaces to provide variety and interest.
- New planting encloses frontages to help define private ownership, provide defensible space from public footways and roads and enhance public and private spaces.
- Fruit trees consisting of apple, pear, cherry and plum, contributing to an 'edible landscape' (Wiltshire Design Guide 2025)

Habitat Support Area (HSA)

Condition 16 of the outline planning permission requires the provision of detailed information for the HSA. It therefore does not form part of the Reserved Matters application; however, the overall design of the HSA has been provided to illustrate the design intent and foundation for the detailed information to follow. All of which has adhered to the 'Illustrative Layout' submitted in 2023 (see page 9 of 'Layout Development'). As such the detailed reporting provided as part of the outline application hold true. Key aspects of this are reiterated below.

The HSA measures 11.2 hectares and is set aside to mitigate any impact on the North Meadow Special Area of Conservation (SAC). The support site contains a number of different character areas which includes natural wildlife areas, multi uses water features and recreational green spaces.

Footpaths are proposed to clearly guide people through these spaces whilst providing connections to the existing footpath network. The illustrative layout was evolved so that homes will provide natural surveillance over public green spaces and footpaths.

Pockets of woodland planting are proposed to provide both ecological enhancement and screen opportunities & visual interest, providing a transition from the edge of the site.

The HSA will also create a soft green edge to the site by superseding the hard fenced edge of homes backing onto the site currently.

Biodiversity Net Gain (BNG)

The Outline planning application was submitted in March 2022 prior to BNG becoming mandatory. Despite this an indicative BNG assessment was submitted at Outline stage, showing that an increase greater than 10% is achieved.

SUSTAINABILITY AND ZERO CARBON

Sustainability

Homes will be constructed to the very latest construction techniques, utilising sustainably sourced materials and including renewable energy technologies.

The use of solar panels combined with air source heat pumps will mean homes will be zero carbon in terms of energy use.

Water butts positioned within private gardens will capture rainfall from roofs enabling householders to utilise within gardens for food growing, watering plants or washing cars.

A sustainable drainage system pond is incorporated within the design, providing an important role in draining surface water from the site. This will be an open feature within the HSA which will include ecology rich planting and habitat for wildlife.

Zero Carbon

Homes will be able to achieve a 100% reduction in Carbon emissions (Zero Carbon in regulated energy use) this is achieved in the following ways;

1. Improved fabric u-values (7%);
 - Improved floor, wall and roof insulation.
 - Improved window and door products.
 - Enhanced airtightness to reduce drafts and unwanted heat loss.
 - Reducing cold bridges by careful and considered detailing.
2. On site renewable energy system (57%);
Predominantly achieved through the use of Photovoltaic Panels creating electricity directly from the sun with the latest high grade 335W monocrystalline panels. Between 8-20 panels per dwelling are required depending on the size of the property.

3. Highly efficient energy heating (36%);
Air Source Heat Pump (ASHP) coupled with under floor heating to provide a seasonal coefficient of Performance of more than SCOP4 which means that throughout the year for every kW of energy put in you get 4kW of energy out.

CONCLUSION

Proposals within this Reserved Matters application include 140 low and zero carbon homes, which reflect the demands of the 21st C living whilst blending into the existing fabric of Cricklade through the use of sympathetic materials and detailing. Together with advice received from local agents and Newland Homes' own extensive experience of delivering new housing developments in Wiltshire.

The principles established through the Outline application have been adhered to in order to develop the design for this proposal; Following feedback received from Wiltshire Planning department, Cricklade Town Councillors and local residents the proposals were updated to accommodate the collective comments made, wherever possible, in order to improve the submitted proposals.

The design of this development has been one led by acknowledging and responding to the site's constraints, in conjunction with following best practice, resulting in the protection of the site's features.

The layout demonstrates that the site comfortably accommodates the level of development proposed whilst providing the opportunity to enhance the landscaping and ecological features throughout to help encourage local wildlife.

This application provides a high-quality design which responds to the site's context and local character, reflecting the diverse and changing needs of the local community.

The mix of homes proposed provides a variety in size, scale and appearance, creating an interesting and varied design.

These proposals will allow the delivery of 56 (40%) much needed affordable homes for varying families and individual needs, through its varied house type design which range from 1, 2, 3 and 4 bedroom homes.

This development creates a high quality, sustainable development which protects the setting and responds sensitively to the location whilst referencing local design features.

Homes across the site have been designed to reflect the local vernacular and will be constructed using high quality materials which will enhance this part of Cricklade for future generations.

Newland Homes has been recognised for their developments and been presented with a number of awards as a direct result of their efforts over the years and wishes to continue this success with this high quality development in Cricklade.

The design of this development has been one led by acknowledging and responding to the site's constraints, in conjunction with following best practice, resulting in the creation of a Habitat Support Area which totals two thirds of the site and includes existing green infrastructure whilst still delivering a development that successfully integrates into the local area.

This proposal brings with it economic benefits through the delivery of creating local job opportunities and new business for local suppliers, along with significant investment in Cricklade associated with the construction phase and £106 contributions.





