



MAC MIC
STRATEGIC LAND

Design and Access Statement

Malmesbury Road, Cricklade

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behalf of:

Mac Mic Strategic Land Ltd



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Executive Summary

This vision statement has been prepared by Mac Mic Strategic Land Ltd to support an outline planning application for “Up to 315 dwellings with associated access and infrastructure including Suitable Alternative Natural Greenspace” at land at Malmesbury Road, Cricklade. All matters are reserved except for access.

The site will deliver a range of homes, including affordable housing, smaller starter properties and larger family homes.

The site will also deliver a new Site of Alternative Natural Greenspace (SANG) to the area which will accommodate recreational walking routes within a natural country park setting.

The site is located at the western edge of Cricklade, adjacent to the proposed Bloor Homes site and existing Cricklade urban edge. Large areas of Cricklade are constrained within the floodzone and therefore undevelopable.

The site will be accessed off B4040 Common Hill / Malmesbury Road, offering good links into Cricklade and the wider area.

Pedestrian and cycle links shall be created onto Stones Lane, the National Cycle Route 45 and adjoining residential areas, allowing easy access to nearby local facilities.

This site is situated adjacent to the existing town and can be delivered quickly.

Key Proposals



Biodiversity Net Gain of at least 10% will be delivered on site



New SANG Countryside Park



Formal and informal public open space including a LEAP and natural play space



New allotments and Community Orchard



A mix of market and affordable housing, with 40% affordable provision



Fabric first approach for the delivery of carbon efficient homes



Access to the site from Common Hill / Malmesbury Road, with pedestrian and cycle connectivity to the surrounding areas



Introduction

This Design and Access Statement has been prepared by Roberts Limbrick Architects, on behalf of Mac Mic Strategic Land Ltd, to demonstrate that land at Malmesbury Road, Cricklade is a suitable and viable option for residential development.

The proposals will provide up to 315 new homes and include affordable homes, starter homes and family homes. The scheme also provides a new Suitable Alternative Natural Greenspace (SANG) with a countryside park character and recreational walks and enhanced and new wildlife habitats.

Mac Mic Strategic Land Ltd and the design team's aim is to present Cricklade with the opportunity to deliver an attractive and sustainable development, that helps meet the housing requirements of the area, in a suitable and appropriate manner.

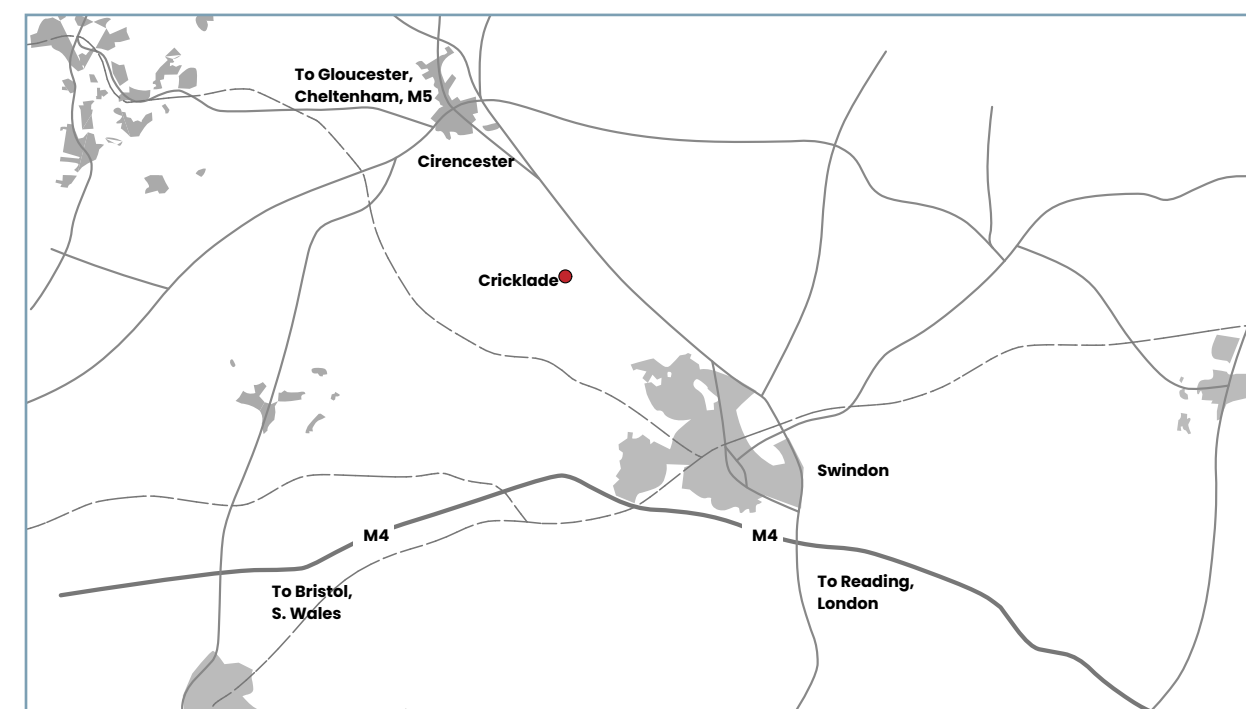
Site Location

Cricklade is located half way between Swindon and Cirencester in North Wiltshire. Both these major conurbations are around a 15-20 minute drive away from the town. Situated just off the A419 it has good access to the M4 and M5 motorways as well as Gloucester and Cheltenham to the north.

The site is located to the western edge of Cricklade, between Malmesbury Road to the south and Stones Lane to the north.

Malmesbury Road forms the main route between the site and Cricklade town centre with its various retail, leisure and employment opportunities. Stones Lane offers a direct link to Cricklade leisure centre with playing fields, park, swimming pool and gym.

The site sits adjacent to a proposed residential development (PL/2021/10404) by Bloor Homes. An outline application for up to 140 dwellings (PL/2022/02452) at Stones Lane has also been submitted to the north east of the site. This was allowed on appeal last year.





Cricklade Town
Centre

Cricklade Leisure
Centre

Proposed Bloor
Homes Scheme

Malmesbury Road

Stones Lane

SITE

Site Description

This site is formed by two distinct parcels of land, with one sitting to the north of Stones Lane and the larger sitting between stones Lane and Malmesbury Road. The northern site will only be used for SANG area with no development.

The southern site is bounded by Malmesbury Road to the south, a main route into the town from the west. A residential scheme by Bloor Homes has been submitted on the parcel to the east of the site. This would expand the development boundary of the town out to the site. Beyond this is Cricklade Leisure centre and playing fields.

Open countryside sits to the west and north of the site and offers long range views of the surrounding areas. Stones Lane runs between the parcels and serves a cluster of farms and properties to the west of the site.

A disused railway sits to the east of the site and forms route 45 of the National Cycle Network between Chester and Salisbury via Swindon.

The area around the site, with the exception of the leisure centre is mainly residential. There is also a small industrial estate and caravan storage facility located within close proximity to the site off Malmesbury Road.



Site & Surrounding Context

Once the proposed Bloor Homes development is completed the site will sit at the urban edge of the town. The land to the west of the site rural in nature.



Eastern boundary and low point of site with overhead lines and tree/hedgerow belt



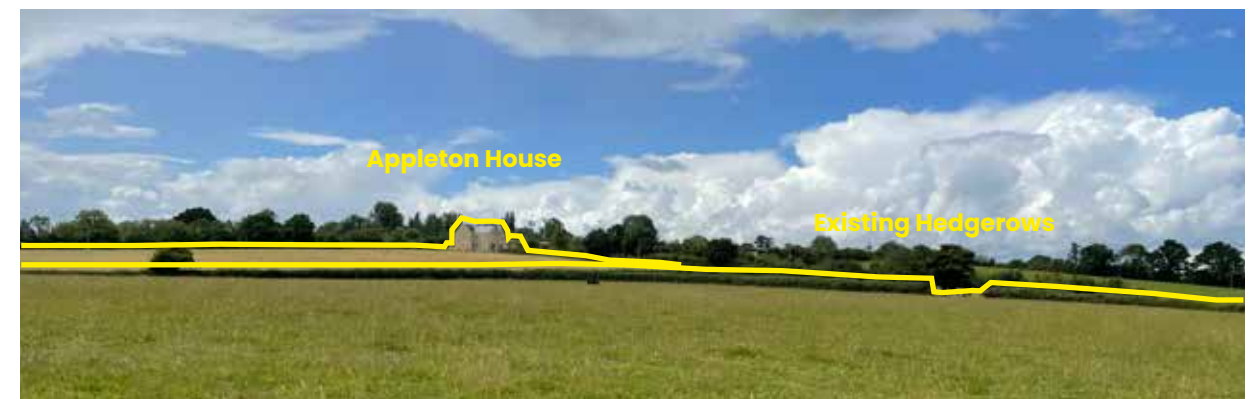
View from Stones Lane to existing properties at Common Hill



View up B4040 Common Hill / Malmesbury Road showing location of access



Central hedgerow/tree belt



View up to Appleton House and hedgerow that bisects the site

Local Facilities

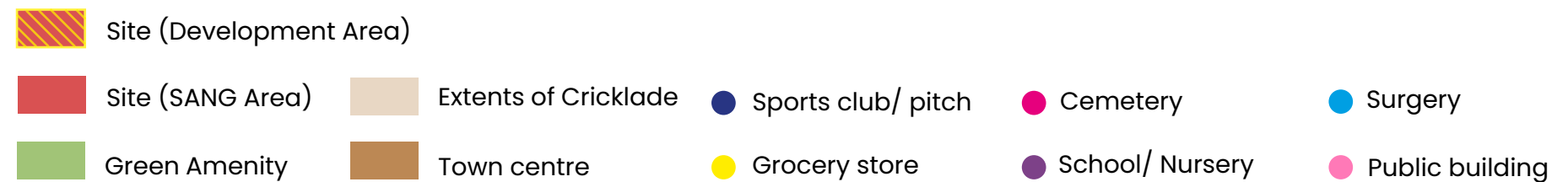
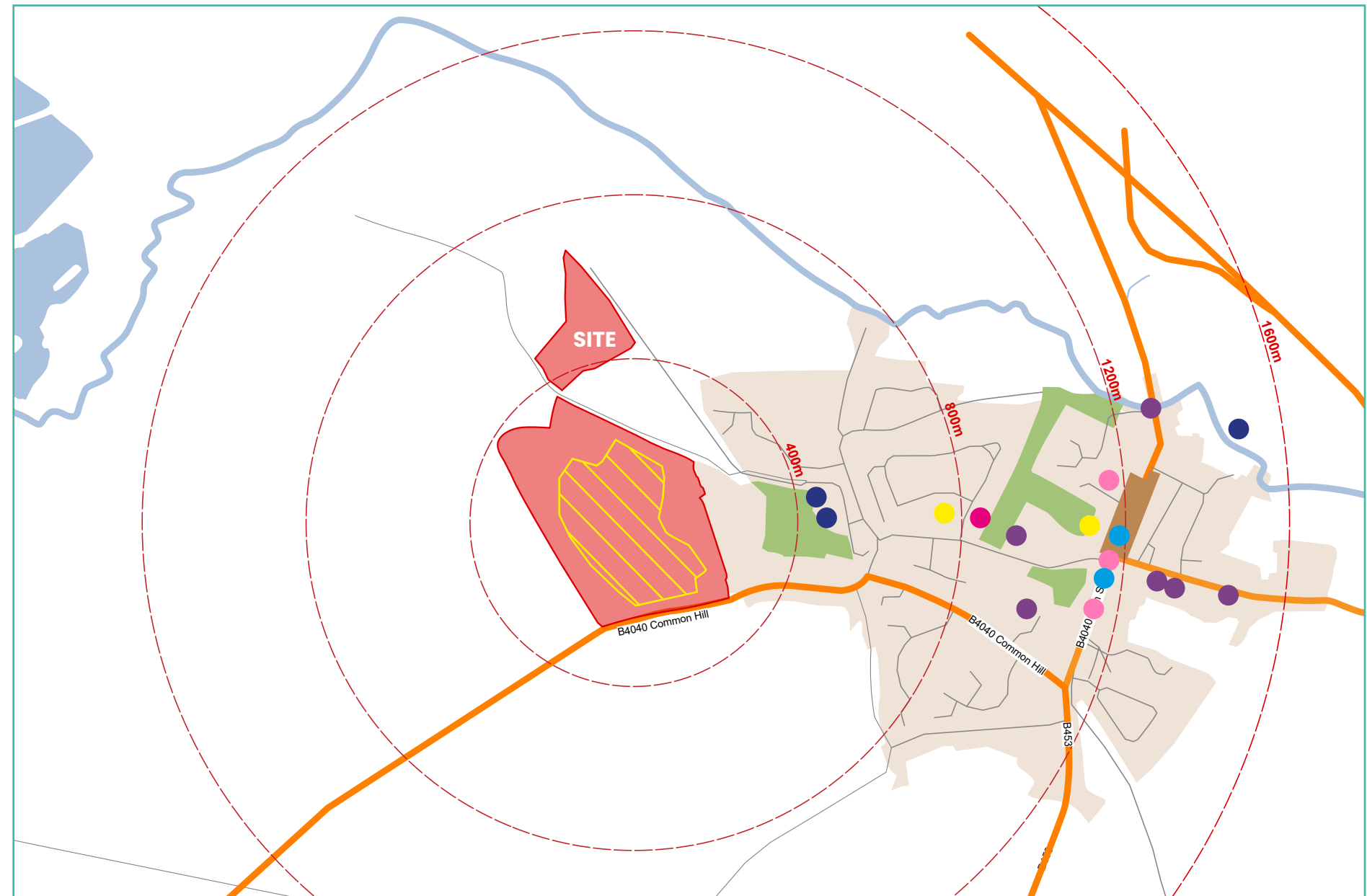
Cricklade is identified as a Local Service Centre in the Wiltshire Core Strategy which is a “settlement that serves a surrounding rural hinterland and possesses a level of facilities and services”.

There are a number of facilities and services located within Cricklade, including a range of shops and businesses, that help meet the day to day needs of residents. A local post office, Tesco express and the High Street, are located within a 15-20 minute walk of the site.

There are a number of schools located within the town, with the closest St. Sampson’s CE Primary School within a 10-15 minute walk of the site. The nearest secondary school and sixth form are the Great Western Academy and Abbey Park School located to the north of Swindon, a 10-15 minute drive from the site.

Cricklade Surgery and Cricklade Dental Practice are located along the High Street and are within a 15 minute walk of the site.

Cricklade Leisure Centre with its sports pitches, park, swimming pool and gym is located within a 5 minute walk to the site.



Movement Network

The part of the site that will be developed for housing, is bound by Stones Lane to the north, and the B4040, Malmesbury Road to the south. The B4040 connects to the A419 the main route between Cirencester and Swindon both of which are around a 20 minute drive from the site.

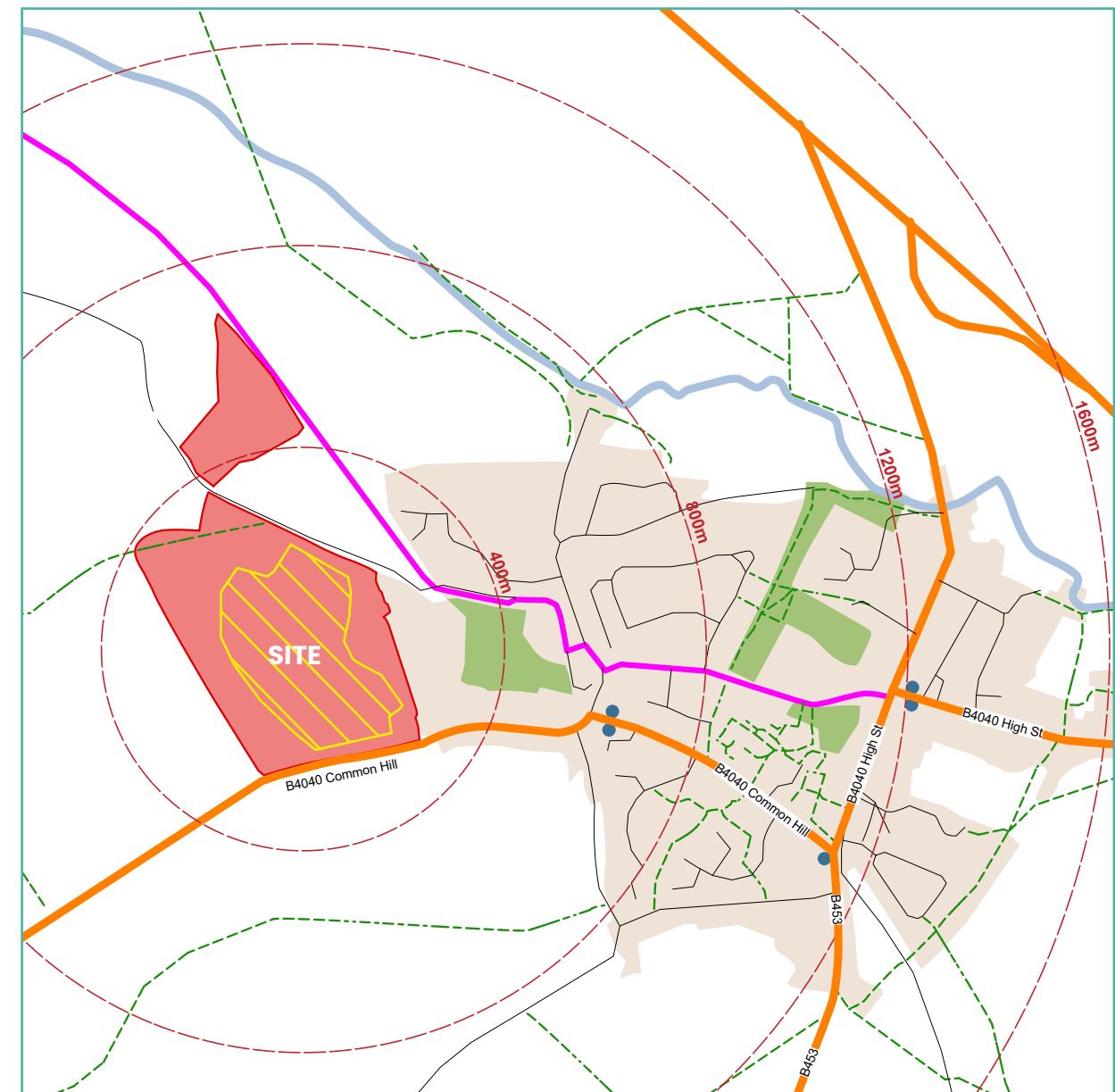
The A419 connects to the M4 via junction 15, allowing connections into the wider road network. This provides good access to destinations such as Bristol, Reading and the wider M4 corridor.

Bus route 53 operates to/from Swindon, via Purton, west Swindon, the Swindon Designer Outlet and Swindon town centre. Bus route 51 operates from the junction of the B4040 and B4553 mini roundabout (known as Cricklade Turning Circle), for services towards both Swindon town centre and Cheltenham, via Cirencester. The nearest bus stop is 8 minutes walk to the east of the site along the B4040, Malmesbury Road.

There is a Public Right of Way (PROW) that crosses along the northern edge of the site. This links Stones Lane to the open countryside and Cleveland Lakes Nature Reserve to the west of the site.

Stones Lane leads to the National Cycle Route 45 to the north of the site. This is a long distance route connecting from Chester to Salisbury. The route passes through Stroud, Cirencester and Swindon.

-  Site (Development Area)
-  Site (SANG Area)
-  Green Amenity
-  Extents of Cricklade
-  Town centre



-  Key Routes
-  Local Roads
-  Public Right of Way
-  National Cycle Route 45
-  Bus Stops

Built Context – Stones Lane



Urban Form

- Generally detached or semi detached properties
- Plots are generally formed of front to back eaves, some larger houses feature gable features and dormer windows
- Plots have parking side or to the front with integral garages
- Informal green spaces that are overlooked by adjacent dwellings

Built Form

- Plots are generally 2 storeys with some annexes that are lower than the main building
- Boundary treatments are generally defined by lawn, but some low lying planting and box hedges feature

Roofs

- Roofs are either grey or red/brown roof tiles, and are generally pitched

Façades

- Façades are generally recon stone, but brick and render both feature

Windows, Doors & Details

- Windows are generally uPVC casement
- There are some examples of dormers and building annexes
- Porches include integral single storey units, enclosed gable fronted single storey porches as well as extruded two storey gable features
- Brick details feature and include quoining, corbelling and string courses



1. Houses with internal garages and front gardens

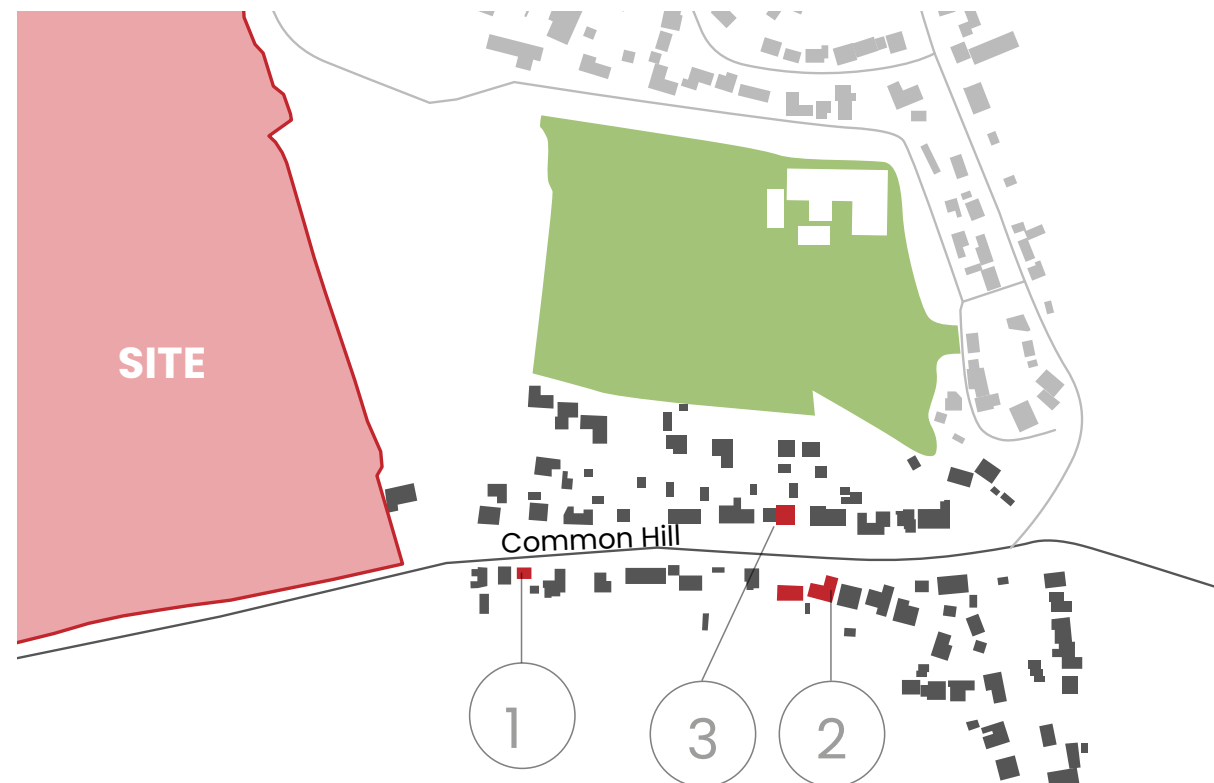


2. Reconstituted Stone facade



3. Rendered facade

Built Context – Common Hill



Urban Form

- More historic properties and red brick Victorian semis feature at the entrance to Common Hill, more recent infill developments site behind.
- Plots are generally detached with gable feature and pitched roofs or, semi detached units with pitched roofs.
- Plots have front gardens with hedge or low level wall boundary
- On plot parking is common, integral and detached garages also feature.
- Properties are set back from the road, with well landscaped gardens creating a softer and greener entrance to the town.

Built Form

- Plots vary and range from single storey to 2 storey units.
- Plots have front gardens, with associated parking.
- Boundary treatments vary with either hedgerow planting, low stone walls or grass backing directly onto the pavement.

Roofs

- Roofs are either grey slate or red/brown roof tiles, and have a mix of gable fronted and pitched roofs.
- Semi-detached properties share a central chimney, whilst detached have a gable chimney.

Facade

- A mix of façades are present along the street, with traditional and recon stone, red brick and rendering all featuring.

Windows, Doors & Details

- Windows are generally white uPVC casement
- Dormers are a common feature
- There is a mix of both open and close pitch porches.
- There are some examples of quoining on the corner of facade and brick or stone plinths on top of doors and windows.



1. Houses with internal garages and front gardens



2. Reconstituted Stone facade



3. Rendered facade

Built Context – High Street



Urban Form

- Strong and continuous built frontage.
- Long terraces tend to front directly onto the street.
- Green spaces are incidental and generally focussed towards street corners with incorporated pedestrian routes.
- Parking is generally on street

Built Form

- Plots are generally 2-2.5 storey in height with some 3 storey plots being present. This creates interest and variety along the street.
- Plots generally back directly onto the pavement with no formal boundary treatment.

Roofs

- Roofs are predominantly pitched with grey/brown roof tiles.

Façades

- Façades generally vary with a mix of materials including pastel coloured render and natural stone. There are some examples of red brick.

Windows, Doors & Details

- Windows are generally sash and portrait in proportion.
- Where 2.5 storey dwellings are present, pitched dormers feature in the facade.
- Timber is a predominant material used in both doors and windows.
- Some examples of bay windows.
- Stone or brick quoining is a feature. Some of these details have been painted over.



1. Plots with no formal boundary treatment or green space



2. Predominant pitched roofs with grey tiles



3. Plots with timber windows and natural stone or brick wall cladding

Site Analysis – Landscape & Arboriculture

The site is divided by and bounded by a series of hedgerows and tree belts. Wherever possible these landscape features shall be retained and integrated into the development. They offer a mature landscape setting for the development and help maintain the diversity of the area.

Within these landscaped belts are a number of Category B trees which shall be retained and root protection zones respected.

None of the trees within or surrounding the site have Tree Protection Orders.



Boundary trees and hedgerows



Existing tree

Key

Tree/Hedgerow

Cat B Tree

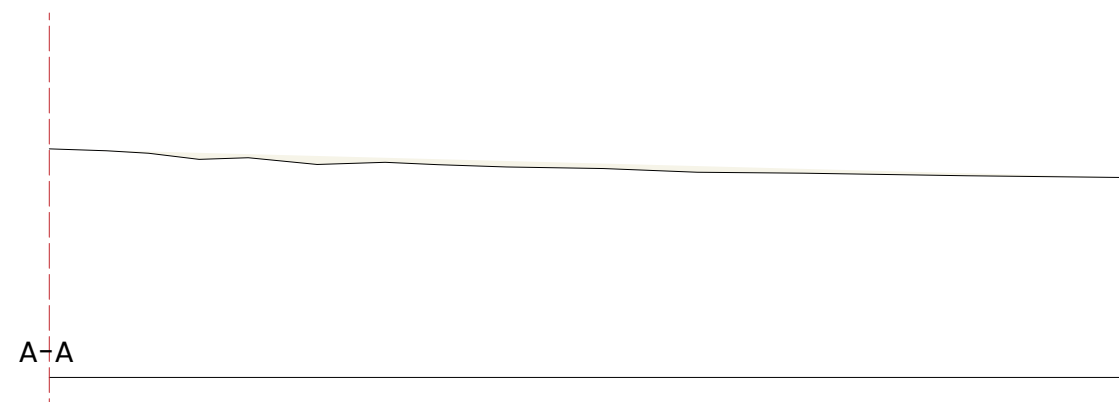
Site Analysis – Topography

The site slopes gently from its high point in the south west corner of the site at 105m AOD, down to the north eastern corner at 90m AOD.

Development will be set back from the high point of the site to help limit the visual impact of the proposed development. Attenuation features will be located at the lower end of the site where it will be most effective in capturing surface water runoff.



General West to East slope across the site



Site Analysis – Utilities & Flooding

An Esso High Pressure Oil Pipeline crosses both the southern and northern sites. Construction is prohibited within 6m of the pipe.

3no. 33kV EHV overhead cables cross the southern site along the eastern boundary. It is proposed to leave these in situ.

3no. 11kV HV overhead cables cross the south western corner of the southern site along the eastern boundary. These will be diverted.

Land to the north west of the site is liable to surface water flooding so development will avoid this area.



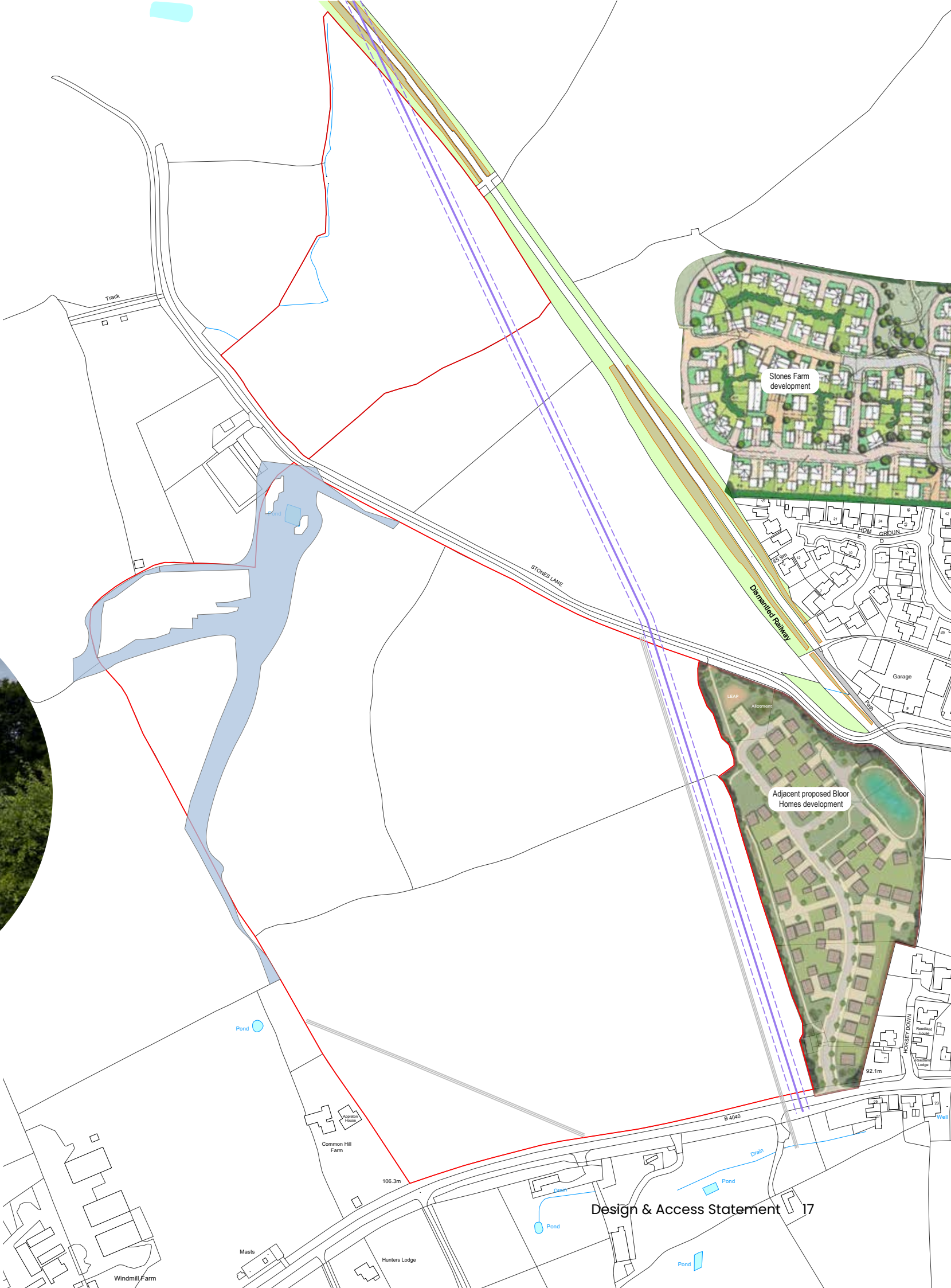
Route of Oil Pipeline

Key

Oil Pipeline with Easement

Overhead Electricity lines

Potential Flood area



Landscape Character & Visual Amenity

The main landscape characteristics of the site are the gently sloping, small to medium sized pastoral fields, bounded by hedgerows with occasional hedgerow trees. The site is relatively low lying, which affords part of the site a degree of visual enclosure. The topography of the site rises up in the south west corner at Common Hill, and this part of the site is more visible in the wider landscape.

The location of the site on the edge of Cricklade, and the presence of roads and properties along both the southern and northern edges of the site, give the site a rural fringe character.

A number of representative photoviews have been taken from publicly accessible locations around the site. The plan opposite shows the location of these, and a selection of photoviews are included within this document, with the full set found within the separate Landscape Appraisal.

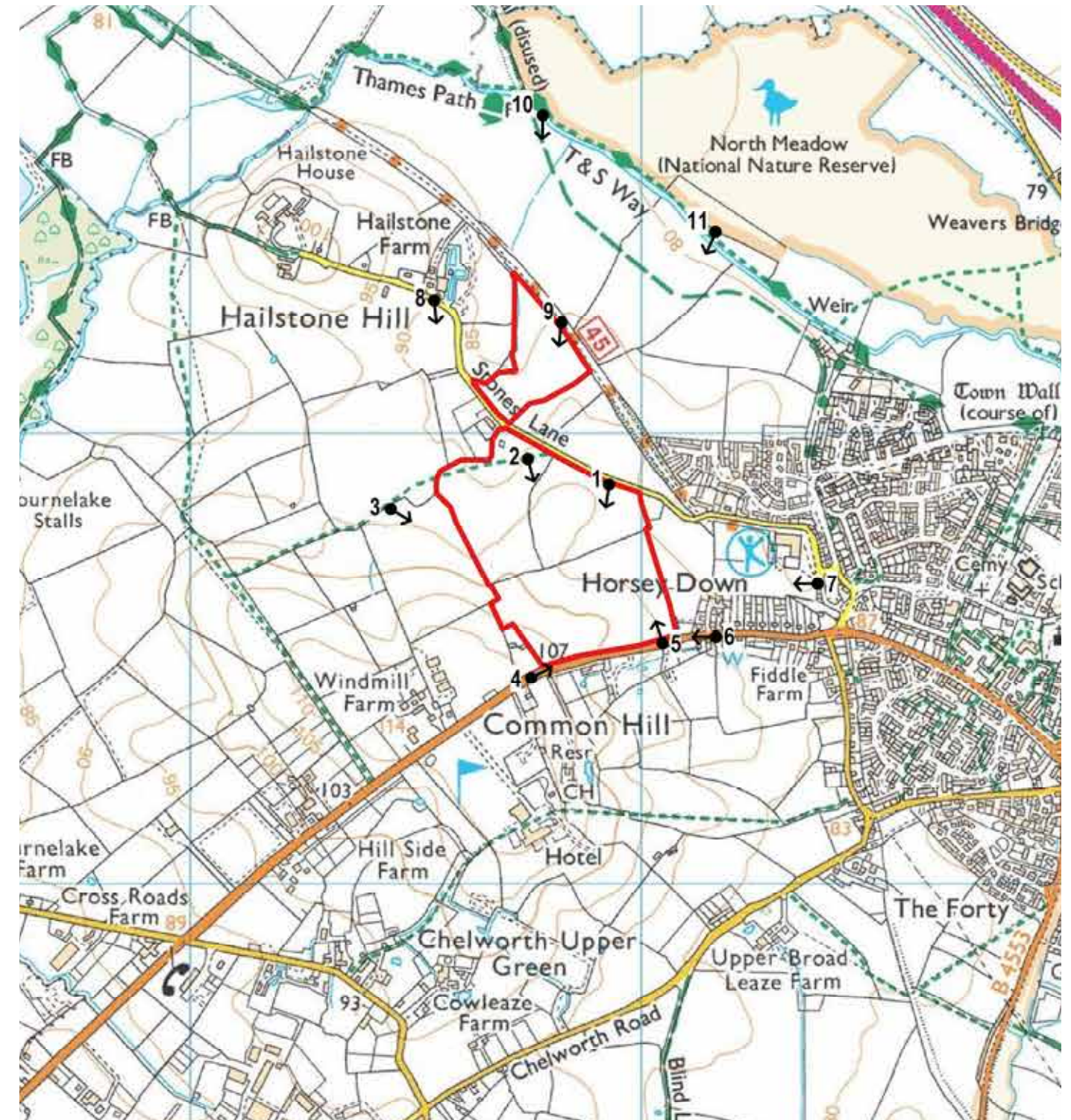
Views into the site are primarily afforded from the public footpath which crosses the northern part of the site, and from Stones Lane and Malmesbury Road.

Beyond the immediate vicinity of the site, views are typically restricted due to the intervening landform and vegetation.

To limit visual effects of residential development, built form has been designed to sit away from the highest part of the site, along with setting the development back from the western boundary, and providing a strong landscape buffer along this edge.

Retention of the existing trees and hedgerows should form a key part of the landscape strategy, integrated into green and blue corridors.

The site is considered to offer potential to accommodate residential development as it is visually well contained by nature of its topography and vegetated boundaries, in conjunction with the location on the edge of an existing residential area, and good access provided by the B4040.





Viewpoint 2 - from intersection of public footpath CLIC31 and Stones Lane looking south-east



Viewpoint 5 - view along B4040 looking north into the site



Viewpoint 8 – view from Hailstone Farm along Stones Lane looking south



Viewpoint 9 – view from National Cycle Network Route 45 looking southwest

Landscape Constraints & Opportunities

The site presents a number of landscape constraints and opportunities:

Landscape Constraints

- More visually sensitive land to the south west due to the increased elevation
- More sensitive rural edge along the western side of the site
- Existing public footpath which crosses the site
- Existing hedgerow network within the site
- Views into the site from the residential property on the south west corner of the site

Landscape Opportunities

- Creation of strong green and blue corridors around the boundaries of the site and in conjunction with retained hedgerows
- Opportunities for biodiversity enhancements and habitat creation through woodland buffer planting along the western edge of the site, creation of SANG, wetlands which form part of a SUDs strategy and tree planting throughout.
- Enhancement of existing hedgerows
- Potential to provide connections into adjacent proposed development site
- Enhanced recreational opportunities within the site with new footpath routes and play spaces / trails



Proposed Bloor Homes Application

An outline application for up to 49 dwellings (PL/2021/10404) was submitted by Bloor Homes in July 2022, to the east of the site. The application is currently under consultation.

The proposed Bloor Homes site forms a triangle between the site, Cricklade Leisure Centre and Stones Lane. The scheme is served off Malmesbury Road with development focused along the main route through the centre of the site. This allows for the landscaping around the boundary of the site to be retained.

Development is set back from the eastern edge of the site forming a green corridor incorporating existing landscaping, pedestrian footpath and playspace. Proposals on the site can feed into and link to this green network.

The development of this site would extend the urban edge of Cricklade up to the proposed site boundary.



▲ CGI from Bloor Homes Design & Access Statement, showing the western edge of the development (that bounds the site) may look like. Properties fronting onto the green corridor with pedestrian/cycle path.

◀ Bloor Homes Outline Application Illustrative Layout by Turleys

Proposed Stone Farm Application

An outline application for up to 140 dwellings (PL/2022/02452) at Stones Lane has also been submitted to the north east of the site. This was allowed on appeal last year.

The site sits adjacent the north western edge of Cricklade and is bordered on its southern and eastern edges by residential development. Vehicular access is proposed via an extension of the Jenners Yard access road. Large areas of the site are being retained as public open space.

The proposals accommodate a wide array of uses within the public open spaces including, Habitat Support Areas, SUDS and provides pedestrian and cycle opportunities throughout the development.



Homes fronting open spaces providing strong character



Varying scales of buildings



Development Constraints & Opportunities

A full analysis of the site and the surroundings have been undertaken to determine any constraints and opportunities on the site that will need to be incorporated into the design proposals.

Topography

The topography of the site falls from the south western corner down to the eastern and northern boundaries. Development will generally be avoided around the highest point of the site to help minimise visual impact of the scheme.

Attenuation Opportunities

The low points of the site sit to the northern and eastern boundaries of the site. This will be the best location for any attenuation ponds within the site which provide the opportunity for a green corridor between the site and the proposed Bloor Homes scheme.



Pedestrian/Cycle Links

An existing PROW runs along the northern area of the site. A series of pedestrian links will be formed around the site, linking into the PROW to create a safe and attractive off road routes throughout the scheme.

Existing Hedgerows & Trees

The site is bounded and divided by a series of hedgerows and tree belts. These will be retained whenever possible to provide a mature landscaping setting to the development. The hedgerows and trees running through the site will form green corridors within the scheme.

Utilities

An oil pipe line runs north south through the site. This requires a 6m buffer from development. A series of overhead lines cross the site, these will be diverted where necessary. Two pumping stations are to be located in the site.

Existing Property

An existing property sits adjacent to the western boundary and looks out over the high point of the site. Development will be set back from this property to help maintain its privacy and amenity



Road Frontage

Properties will look out onto and front Malmesbury Road and Stones Lane. This will help form an active and attractive entrance to Cricklade.

Access

Access to the site shall be taken off B4040 Common Hill / Malmesbury Road. It will be located towards the eastern end of the site, closest to the existing town. Pedestrian access points will be proposed into the proposed Bloor Homes scheme (if approved) and onto Stones Lane to encourage walking and cycling to the town centre, leisure centre and surrounding facilities.

Green Buffer

A green buffer shall be formed around the western and northern boundaries of the site. This will set development back from the open countryside and reduce the impact of views into the site

Views Out

The site offers views out over the surrounding countryside.



- 1 High point of site
- 2 Low point of site
- 3 Opportunity for attenuation features
- 4 Existing trees and hedgerows
- 5 Existing PROW
- 6 Off road pedestrian and cycle links
- 7 Oil Pipeline
- 8 Overhead lines
- 9 Pumping Station
- 10 Vehicle Access
- 11 Pedestrian/cycle access points
- 12 Green buffer
- 13 Views out
- 14 Malmesbury Road frontage
- 15 Stones Lane frontage



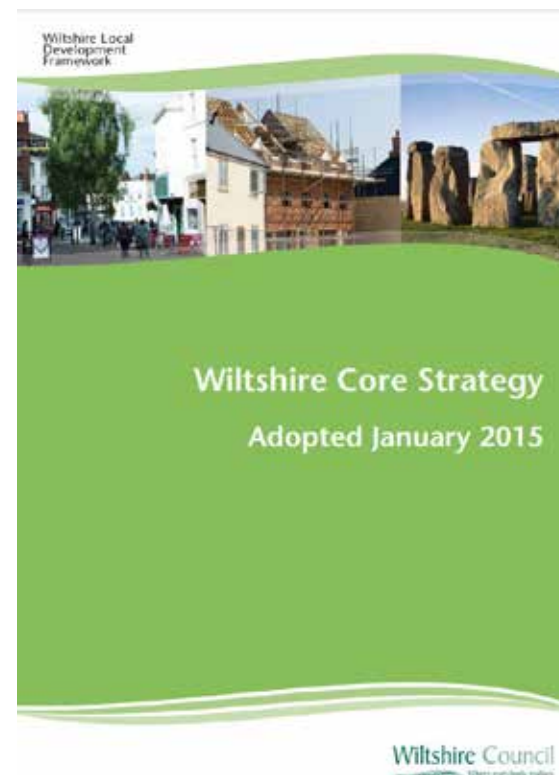
Policy Context

The site lies in the local authority jurisdiction of Wiltshire Council where the adopted development plan comprises the Wiltshire Core Strategy (January 2015), North Wiltshire Local Plan (Saved Policies) (June 2006), Wiltshire Housing Site Allocations Development Plan Document (February 2020); and Cricklade Neighbourhood Plan (March 2018). The site is not currently allocated for development.

The adopted Core Strategy identifies Cricklade as a third tier Local Service Centre in the authority's settlement hierarchy and recognises that the town contains a reasonable level of services, facilities and employment opportunities. The Core Strategy considers the town to be a suitable location for development in order to safeguard its role and to deliver affordable housing. Cricklade is located within the North and West Wiltshire Housing Market Area where the Core Strategy sets a minimum housing requirement of 24,740 dwellings over the plan period 2006 – 2026.

The site currently lies outside of the town's settlement boundary.

Adopted Core Policy 19 (Spatial Strategy: Royal Wootton Bassett and Cricklade) confirms that 1,455 new homes will be provided in this area, with the majority being delivered in Royal Wootton Bassett and a residual dwelling requirement to be provided across the wider community area, including Cricklade.



Wiltshire Council are currently preparing a new development plan covering the period 2020 – 2038. The Local Plan Review is not seeking to change the existing hierarchical strategy and preferred sites have been identified at Principal Settlements and Market Towns. The Local Plan Review seeks to amend the boundaries of the Housing Market Areas (HMAs), resulting in four new areas to replace the existing three. Cricklade is proposed to now fall within a new Swindon (Wiltshire part) housing market area.

The Local Plan Review's development strategy for Wiltshire sets out the overall approach for managing growth and change. Strategic policies in the plan set out the overarching principles for development that guides the pattern, scale and form of development for Wiltshire. The Plan sets out how land use planning can help tackle climate change, protect the environment and bring about nature recovery. The Local Plan Review identifies six strategic, long term and interlinked challenges in Wiltshire that apply across the whole county, namely:

- I. Economic Development;
- II. Infrastructure;
- III. Providing New Homes.
- IV. Planning for Strong and Healthy Communities.
- V. Climate Change.
- VI. Environmental Quality.

The Local Plan Review makes provision for new homes (including affordable housing), employment, retail, leisure and other commercial development; and infrastructure (including transport), community facilities such as health, education and cultural infrastructure.

The Local Plan Review primarily focuses growth to the Main Settlements and it guides local communities wishing to prepare Neighbourhood Plans. Cricklade continues its role as a Local Service Centre, which are defined as “smaller towns and larger villages which serve a surrounding rural hinterland and possess a level of facilities and services that, together with improved local employment, provide the best opportunities outside the Market Towns for greater self containment”. The Local Plan Review considers Local Service centres will provide for modest levels of development in order to safeguard their role and to deliver affordable housing.

The Local Plan Review focusses the majority of development for the newly created Swindon HMA to the Market Towns of Royal Wotton Bassett and Marlborough. The residual housing requirement for the Swindon HMA at 1st April 2022 is 2,170 dwellings.

The examination of the Local Plan has started, but has been put on hold.

Cricklade’s Neighbourhood Plan was ‘made’ in March 2018 and it does not allocate any sites for housing development. The Town Council will soon be embarking upon updating the Neighbourhood Plan however, a timeline for this has yet to be published.

Cricklade is a constrained town which is affected by flooding, heritage and landscape constraints. The western side of the town however is the least constrained area and is therefore capable of accommodating the future growth of the town without the risk of coalescence with other settlements, including Swindon. Growth of the town will also contribute

to improved facilities for all through Community Infrastructure Levy and Section 106 agreement contributions.

The development proposals represent an exciting opportunity to meet the housing needs of the local community and improve the availability of publicly accessible open space. The proposed development will provide a range of housing types and sizes, including starter homes, in order to help meet local needs for different groups of the population in a sustainable manner, including some homes to meet the needs of an ageing population. The new homes will be sustainably built using a fabric first approach to deliver carbon efficient homes, assisting in achieving nett zero aspirations in response to the Council’s declared climate emergency. Development of the site could also incorporate additional allotments for the town, community orchard and possibly a community building which could consist of a work hub with meeting facilities and café, or host additional medical facilities for the town subject to discussions with the Clinical Commissioning Group.

The site is free from constraint, outwith AONB, Green Belt, ecological, landscape, heritage, flooding and highways constraint which affects the majority of the peripheral areas of the town. The site is considered to be a sustainable location for development within walking distance of the town centre, linked to walking and cycle routes into and around the town to provide healthier life style options in a landscape led development with extensive public open space. The site is therefore considered sustainable and a logical next step for future residential led development in Cricklade.



Brief & Vision

Clear objectives have been established for the proposed site. These are to create a high quality, sustainable development which integrates into the wider area and provides an attractive and safe place to live.

The scheme will ...

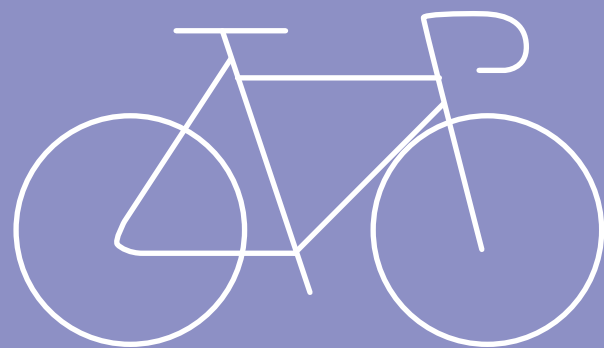
- Provide up to 315 dwellings with a mix of affordable, smaller start up and family homes
- Provide a new SANG area with recreational routes to the benefit of the local community
- Retain existing trees and hedgerows and integrate them into the framework of the development
- Create a series of multi functional greenspaces that provide opportunities to play, relax and socialise
- Well connected to the surrounding area through a vehicle access off B4040 Common Hill / Malmesbury Road and pedestrian footpath connections to the surrounding areas



Create a development which compliments the existing town and provides a range of new housing for local people including affordable, starter and family homes



Create a new SANG area with a series of off road recreational routes, landscape features, enhanced and new wildlife habitats and links into the existing cycle route.



Establish a series of pedestrian and cycle links through the development and into the new SANG area and wider Cricklade. This will help create a well connected development that encourages walking and cycling



Create a development that is focused around natural greenspace where existing landscaping has been retained and integrated into the scheme to help foster a sustainable and active lifestyle for residents



Create a high quality development which helps foster community cohesion through attractive and active streets and spaces such as allotments and community orchard



Design Concept

The constraints and opportunities plan has been distilled into a series of design principles. These principles are demonstrated in this Concept Plan.



- 1 Development will be focused on the eastern and lowest side of the site where it can be best connected to the local context and is less visually intrusive



- 2 A new SANG area will cross both parcels and provide a recreational walking route and help enhance the biodiversity of the area.



- 3 A green corridor will be created along the length of oil pipeline to accommodate the development buffer zone. This also provides a level of separation from the proposed Bloor Homes scheme to help break up the development. Being the lowest part of the site the green corridor can also accommodate attenuation areas
- 4 Existing trees and hedgerows that divide and border the site will be retained wherever possible and incorporated into a series of green links through the site. This will help break up development into smaller areas and provide a mature landscape setting for the development.

- 5 A green buffer will be established around the boundary of the site to set development back from the countryside edge and limit the visual impact of the scheme.
- 6 The site will be accessed off B4040 Common Hill / Malmesbury Road in the lower eastern corner of the site. This will help provide direct linkages into the existing town.
- 7 Development parcels will fit in and around existing landscape features. Properties will front out onto the surrounding greenspaces to create an attractive and active series of spaces.
- 8 Pedestrian and cycle routes will be created around the site and into the existing town and along the existing PROW into the surrounding countryside. There is the potential for pedestrian and cycle links into footpath running along the western boundary of the proposed Bloor Homes Scheme.

KEY

-  Vehicular Access Point
-  Development Frontage
-  Developable Area
-  Key Pedestrian links
-  Attenuation Locations
-  SANG Green Link
-  Eastern Green Buffer
-  Green Corridors
-  Western Buffer



Framework Masterplan

The proposed site can accommodate up to 315 dwellings, including affordable homes at a mix of sizes and tenures to meet local needs. Allotments and a community orchard also form part of the proposals and will help foster social interactions between residents. Development will form a series of perimeter blocks, with private rear gardens and active and attractive frontages, which face out onto and overlook the streets and spaces.

The layout creates a permeable network of streets and spaces that provide connections for pedestrians and cyclists. A series of off road pedestrian and cycle routes will sit within the green corridors running through and around the site. This will help further pedestrian and cycle links into the existing town and wider area. The existing PROW between Stones Lane and the west of the site will be retained and enhanced to provide better links between these destinations

The main vehicular access is to be taken from the B4040 Common Hill / Malmesbury Road. This will serve the whole development, with an internal loop road helping distribute traffic throughout the development.

Development fits in and around natural landscape features

Dwellings front onto and overlook greenspaces

Development situated away from prominent areas of the site



A Place Led Approach

The proposals for the site have been guided by the areas constraints, opportunities and technical work carried out by the team.

This place led approach ensures that the scheme responds to the sites features, to help create a unique sense of place.

Flooding

Development avoids the flood risk areas

Topography

Development blocks run with the contours of the site helping to reduce the need for visibly intrusive retaining structures

Landscape & Arboriculture

The scheme retains and enhances the existing trees and hedgerows and incorporates them into the heart of the development

Landscape Character

Development avoids the highest and most visually sensitive areas of the site



Topography

Attenuation is situated at the lowest parts of the site

Utilities

The Oil Pipeline and easement has been incorporated into the eastern green buffer away from development parcels

Proposed Bloor Homes Scheme

The scheme offers a buffer between the site and proposed Bloor Homes scheme but allows for pedestrian links to connect into it

Wider Growth

The access to scheme and pedestrian links connect the proposals into Cricklade and wider area

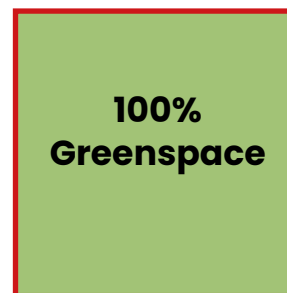
Land Use Parameter Plan

The proposals for the site include up to 315 new homes, with all matters reserved other than access.

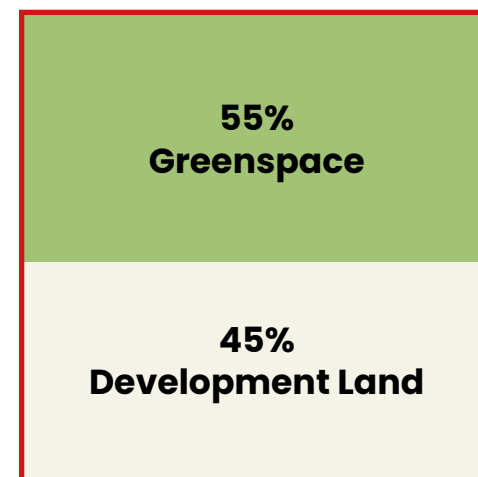
The site will be developed at an average density of 40 dwellings per hectare, which is an appropriate and efficient level of development for the area.

Just over a third of the site area will be used for development with the majority retained as open greenspace, SANG area and retained landscape features.

Northern Parcel - 3.50 Ha
Greenspace - 3.50 Ha



Southern Parcel - 17.22 Ha
Greenspace - 9.35 Ha
Development - 7.87 Ha



Storey Heights Parameter Plan

The proposals will generally consist of 2 storey housing, in line with the surrounding area.

There is opportunity for some 2.5 storey properties, along main routes, junctions and vistas. This will help highlight key areas and aid legibility throughout the scheme.



2.5 storey home ending vista in Cricklade



2.5 storey home defining key junction in Cricklade



Properties in Cricklade tend to be 2 storey

Pedestrian/Cycle Strategy

The block structure and street network of the development has been designed to encourage pedestrian/cycle movement.

The general route of pedestrian movement follows the roads where shared surfaces and standard width footways allow free and unobstructed pedestrian movement.

The existing PROW along the northern end of the site will be retained and integrated into the wider movement network.

A series of off road pedestrian/cycle links through the public open spaces offer safe and convenient links for residents. These routes will be integrated into the wider movement network including Stones Lane, Malmesbury Road and SANG area. There is the potential for pedestrian and cycle links into the proposed Bloor Homes scheme

-  PROW
-  Key Pedestrian Routes
-  National Cycle Route 45



Safe on street cycling



Attractive green streets as safe walking routes



Recreational Routes



Movement Strategy

A street hierarchy has been established for the proposed scheme to aid in legibility and help reinforce the character areas of the development.

The access forms a primary road through the heart of the scheme. It provides an emergency access point into Stones Lane at the end. This provides a potential future link to potential development sites to the north. A secondary road forms a loop through the scheme to ensure a permeable and well connected development.

Streets towards the edges of the scheme will have a more informal character, with the use of shared surfaces or mews streets, to reflect the rural character of the context. Private Drives will be used at the edges of the site to help properties front onto and overlook the surrounding greenspace.

The scheme safeguards the option for a bus loop/bus stops, pending discussions with Stagecoach/Wiltshire Council.

There will be a number of Car Club spaces located close to the entrance to the site, allowing residents to rent vehicles on a short term basis. The exact location will be determined at the reserved matters stage.



Landscaping
softens built form



Landscaping at heart of street structure

