

PLANNING STATEMENT

Land at Malmesbury Road, Cricklade

Mac Mic Strategic Land

March 2026

Carter Jonas

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1. INTRODUCTION

- 1.1 This planning statement has been prepared on behalf of Mac Mic Strategic Land in support of an outline planning application for “Up to 315 dwellings with associated access and infrastructure including Suitable Alternative Natural Greenspace. All matters are reserved except for access” at land at Malmesbury Road, Cricklade.
- 1.2 This statement will describe the proposed development and the site and its surroundings. The context within which the application is made is set out before looking at the Planning Policy Framework. Finally, a planning assessment of the proposal will be made against the Policy Framework.

The Site and Surroundings

- 1.3 The site comprises two parcels of land located to the north and south of Stones Lane, Cricklade. The parcels are separated north to south by Stones Lane, which is public highway.
- Northern Parcel: 3.50ha, an open flat site, bounded to the north by the National Cycle Network Route 45.
 - Southern Parcel: 17.22ha. bounded by Malmesbury Road to the south.
- The total site area is 20.72ha.
- 1.4 The southern 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. The site is divided by and bounded by a series of hedgerows and tree belts. Within these landscaped belts are a number of Category B trees which will be retained and root protection zones respected.
- 1.5 The application site comprises pastoral land.
- 1.6 The site is not covered by any landscape designation, nor is it located in a conservation area. There are no designated or non designated assets on or immediately adjacent to the site.
- 1.7 The site lies approximately 1 km west of Cricklade town centre and benefits from good proximity to a wide range of local services, facilities, and employment opportunities. Cricklade provides a sustainable settlement location with schools, shops, leisure facilities, healthcare, and bus services within walking and cycling distance. The site also has good access to National Cycle Route 45 and wider active travel networks.
- 1.8 Public transport provision includes the Stagecoach 51 and 53 bus services, offering regular connections to Swindon, Purton and Cirencester, with onward links to Swindon Railway Station, which provides regional and national rail services.

Public Consultation

- 1.9 A presentation has been made to Cricklade Town Council and on line public consultation has taken place. A Statement of Community Involvement is submitted with the application setting out the comments received and how these have been addressed in the proposals.

2. THE PROPOSED DEVELOPMENT

2.1 The proposed development is described as follows:

“Outline planning permission for up to 315 dwellings with associated access and infrastructure including Suitable Alternative Natural Greenspace. All matters are reserved except for access.”

2.2 The southern parcel will accommodate the built development and the southern and northern sites will accommodate the Suitable Alternative Natural Green Space (SANG) and Biodiversity Net Gain (BNG).

2.3 The proposed development will in summary, provide the following:

- A mix of market and affordable housing, with 40% affordable provision (Core Policy 43) in line with the Strategic Housing Market Assessment (SHMA) & Cricklade Town Council Housing Needs Study,
- Formal and information public open space including a LEAP and natural play space,
- Sustainable drainage systems (SuDS) designed to greenfield runoff rates (QBAR),
- Biodiversity Net Gain (BNG) of at least 10% will be delivered on site,
- Access to the south form Common Hill / Malmesbury Road, with pedestrian and cycle connectivity,
- Landscape and visual impact mitigation, informed by LVIA,
- Ecological protection and enhancement,
- Arboricultural considerations, with tree retention and mitigation for necessary removals, and
- Provision of Strategic Access Management and Monitoring (SAMM) and Suitable Alternative Natural Green Space (SANG).

Illustrative Layout

2.4 An illustrative layout has been prepared to demonstrate that upto 315 dwellings could be accommodated on site taking account of all of the constraints and requirements. The evolution of the illustrative layout is discussed in detail in the Design and Access Statement submitted with the application but in summary the following matters have been taken into account in its preparation:

- The current landform,
- The existing trees on and off site,
- The existing ecology,
- The character of the area,
- The impact on the landscape,
- The connections to off site footways and cycleway, and
- The need to meet all of the various policy requirements including SUDS, open space and appropriate access for vehicles, pedestrians and cyclists.

2.5 The layout has been designed to be policy compliant with the adopted Local Plan and other relevant guidance including the NPPF. The guidance and policy relevant to the specific specialisms is addressed in the application documents.

- 2.6 Whilst the illustrative layout is not a drawing for approval the suite of parameter plans are intended to be approved documents providing the framework for future reserved matters applications. The parameter plans set out the details of the proposed land use, heights, access and movement and green infrastructure.

Housing Mix

- 2.7 The framework plan assumes 40% affordable housing and as such 126 dwellings as required by Local Plan Core Policy 43. The 40% affordable housing is subject to discussions regarding the s.106 package.
- 2.8 Cricklade Town Council has prepared a Housing Needs Assessment published in Aug 2024 ("CHNA"). This suggests that a mix of 65% affordable rent is required along with 10% shared ownership and 25% First Homes. The CHNA sets out a housing mix but does not differentiate between market and affordable homes as such the same mix has been assumed for both. If the CHNA mix is adopted the mix on site would be as follows:

		Affordable Rent (65% / 82)	Shared ownership (10% / 12 dwellings)	First Homes (25% / 32 dwellings)	Market (60% / 189 dwellings)	Total
	%	Number	Number	Number	Number	
1 bed	16.9	14	2	5	32	53
2 bed	34.2	28	4	11	64	107
3 bed	39.5	33	5	13	75	126
4 & 5 bed	9.4	7	1	3	18	29
Total		82	12	32	189	316

Table 1 CHNA mix

- 2.9 The above mix of affordable housing can be accommodated on site. The exact mix will be agreed during the application.

Highways

- 2.10 The main vehicular access into the southern parcel will be from the south via Common Hill / Malmesbury Road. An emergency access point will be provided onto Stones Lane from the southern parcel.
- 2.11 Pedestrian and cycle links will be provide to the north and south of the southern parcel and throughout the development.
- 2.12 No vehicular access will be provided to the northern parcel but pedestrian access will be provided.
- 2.13 The proposals seek to provide a range of sustainable transport measures including extension of the 30mph speed limit on Common Road / Malmesbury Road together with a gateway feature entering Cricklade, as part of the site access proposals.
- 2.14 Internally, the site will provide a range of footway connections both within the site and to adjacent infrastructure, including Stones Lane, the B4400 and the adjacent Bloor Homes South West site.

Furthermore the design of the site has safeguarded a future bus loop, subject to discussions with Stagecoach and Wiltshire Council, whilst a car club operator has confirmed viability for at least two car club spaces within the site to enable sustainable travel and encourage reduced car ownership and greater flexibility.

Open Space

- 2.15 Wiltshire Open Space Assessment Update (2020), March 2023 requires that a range of open space typologies are proposed as part of new development.
- 2.16 For 315 dwellings a total of 3.48ha of Public Open Space will be required. The illustrative layout identifies c.12.4ha of public open space that will be delivered on site, significantly in excess of the requirements.
- 2.17 Below is a breakdown of the different types of open space that it is envisaged could be delivered on site against what is required in accordance with the aforementioned policy:
- 0.68ha of Amenity Green Space and 0.83ha of Parks and Recreation Gardens is required (a combined total of 1.51ha). The proposed development will provide a total of 1.90ha, 0.39ha more than required.
 - 1.36ha of Natural Green Space is required. The proposed development will provide 9.9ha, 8.54ha in excess of the requirements.
 - 0.19ha of play provision is required for children and 0.23ha for youth, a combined total of 0.42ha is to be provided which meets the requirements. This will include a LEAP, multiple LAPs and provision for teenagers. The provision for teenagers is to be determined in conversation with the Council to understand local requirement.
 - 0.19ha of allotments is required and this will be provided on site in the form of allotments and a community orchard.

Trees

- 2.18 The southern parcel is split into 3 fields all of which have trees and hedgerows along the boundaries. Due to the use of the site there are no trees within the fields.
- 2.19 A tree survey has been carried out which surveyed 41 trees, ten groups of trees and ten hedgerows. No trees were deemed to be veteran or trees or ancient woodland.
- 2.20 The survey concluded that there were a number of trees and groups which contributed to the existing important landscaping and natural features and should be retained under Policy 51, these included the following:
- the mature English oaks (nos. 17-20) growing within the hedgerow along the south boundary of the southern parcel, which are readily visible from Common Hill;
 - the established tree belt (G4), including the established ash (nos. 41 and 42), growing along the boundaries of the northeast corner of the southern site, which area readily visible from the public right of way Cric30;
 - the small, wooded copse (G5) growing in the western corner of the northern parcel, which is visible from Stones Lane; and
 - the off-site belt of trees (G7) growing along the raised banks of the national cycleway no. 45.

- 2.21 There are no category 'A' trees, but there are seven 'B' specimens (nos. 6, 13, 17, 18, 20, 36 and 42). The remaining 31 trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.
- 2.22 Of the groups of trees and hedgerows, none have been assessed as category 'A', four (G3, G4, G7 and H10) as category 'B', and the remaining 16 as category 'C'.

Flood Risk & Drainage

Surface Water

- 2.23 Due to the site's geology and the poor infiltration the drainage of the site has been designed to discharge to the existing ditch to the north west and a stream within the SANG area north of Stone Lane using Sustainable Urban Drainage (SuDS) techniques, including the use of swales and detention basins to hold the water and discharge at a slow rate to control the out flow.
- 2.24 A surface water management strategy will manage and reduce the flood risk posed by the surface water runoff from the site. The surface water drainage arrangements for any development site should be such that the volumes and peak flow rates of surface water leaving a developed site are no greater than the rates to the pre-development scenario, unless specific offsite arrangements are made and result in the same net effect.
- 2.25 The discharge rates for the proposed development have been restricted to the greenfield runoff rate (QBAR) for all storm events up to and including the 1 in 100-year event, with an additional 40% allowance for climate change.
- 2.26 High-level drainage proposals have been prepared together with the estimated requirements for the required storage and SuDS features for the southern parcel within the various zones of the proposed development.
- 2.27 The proposed surface water drainage layout includes the following features:
- Rainfall will be collected from roofs with conventional rainwater goods & discharged into below ground pipework, leading into above ground detention basins.
 - The detention basins are designed to have an area of permanent water to aid in biodiversity, with an additional area unlined providing additional interception to the features. This is required to achieve the first 5mm of rainfall being discharged on site, i.e. without entering the watercourse.
 - Storm events exceeding 5mm, will rise and flow through a flow control device before reaching the outflow pipework, which discharges to the existing land drainage ditch to the north.
 - The design is currently at outline stage, with additional SuDS features to be considered during the Reserved Matters application, such as bioretention areas, permeable paving and swales.

Foul Water

- 2.28 The development will connect FW flows, via gravity, to the two pumping stations one in the north east corner and one in the north west corner of the southern parcel. Rising mains will connect to a proposed gravity foul water sewer to the south of the site within Common Hill. This will connect to the proposed sewer from the adjacent Bloor Home development or, if the adjacent development is refused, to an existing Thames Water sewer further east within Common Hill. Thames Water advise there is currently no capacity and modelling work will be carried out to determine how to address this as the statutory undertaker, whose responsibility it is to provide capacity.

Ecology and Biodiversity Net Gain

- 2.29 A full suite of ecology surveys have been carried out to establish the ecology baseline of the site. A review of the designated sites in area has been carried out and the full details are set out in the Ecological Impact Assessment (EclA) prepared by Ecology Solutions.
- 2.30 The baseline reports that site comprises a range of common and widespread habitats. The vast majority comprises modified grassland indicative of high nutrient input and levels of disturbance.
- 2.31 There is scope for the majority of native hedgerows at the boundaries to mostly be retained as part of the proposals and extended with further native hedgerow planting. Individual trees planting, native scrub and species-rich grassland creation will aid in increasing the floral diversity of the site.

Statutory Sites.

- 2.32 The closest statutory site to the Application Site is North Meadow and Clattinger Farm Special Area of Conservation (SAC) / North Meadow, Cricklade Site of Special Scientific Interest (SSSI) located 0.3km to the north.

Non-statutory Sites.

- 2.33 There are no non-statutory designated sites within or immediately adjacent to the Application Site itself. The closest site is the River Thames or Isis Local Wildlife Site (LWS) located approximately 0.3km to the north of the Application Site.

Suitable Alternative Natural Greenspace (SANG) & Strategic Access Management and Monitoring (SAMM)

- 2.34 To off set any additional recreation pressures on the nearby SAC and SSSI, as required by Natural England a 6.9ha area of land within the site is proposed to be designed as SANG and 1.6km circular walking route will be provided as required by the Conservation of Habitats and Species Regulations 2017 (as amended).
- 2.35 A SAMM will be required to manage and monitor people on the protected site.
- 2.36 The preliminary BNG Assessment indicates that the proposed development of the site could result in a net gain of 5.21 Habitat Units (17.5%) and 12.62 Hedgerow Units (18.49%) on site. The required 10% net gain can be more than achieved by delivery and improvement in the habitat on site across the site.

Sustainability and Energy

- 2.37 The submitted Sustainability and Energy Statement sets out how the development proposals address the issue of sustainable construction with a focus on climate change mitigation and adaptation, in line with current Building Regulations and the requirements of Core Policy 41 of the Wiltshire Core Strategy (Adopted January 2015) and satisfies the core themes of the emerging Wiltshire Local Plan 2020-20238 and the proposed Future Homes Standard, details of which are due to be announced later in 2026.
- 2.38 In summary the proposals are as follows:
- The dwellings will be highly energy efficient, adopting a fabric first approach. They will be orientated to maximise solar gain where possible;
 - Overheating risk will be managed through considered design;
 - There will be no natural gas connection to the site;
 - Heating and hot water will be supplied via highly efficient low carbon heat pumps;

- Energy will be generated on site via photovoltaic panels on appropriate roof spaces where required by regulations;
- Electric vehicle charging points will be installed in line with policy requirements.

2.39 As the planning and development process progresses, and as the wider regulatory environment develops, the approach proposed will be kept under review. The final design solution and associated detail will be provided at the Reserved Matters stage.

Waste Audit

2.40 A Waste Audit has been prepared to describe how waste minimisation and management will be addressed at the proposed development. The proposals for the development seek to minimise waste production and prioritise the efficient use of resources in accordance with the Waste Hierarchy, contributing to a sustainable and environmentally sound development.

2.41 The principles to be adopted are as follows:

- Waste generation, storage, treatment and disposal before, during and after construction will be managed in accordance with the Waste Hierarchy;
- The form of construction will not require the use of unusual materials, those with significant environmental impact or those that require significant off-site processing and development before use on site;
- Procurement throughout the development process will be outcome-focused with well-defined deliverables covering environmental, social and economic issues;
- Embodied carbon will be reduced by applying sustainable design principles, including informed material selection and the use of re-used and recycled materials during construction;
- Construction waste will be reduced through a combination of measures including re-use and recycling of materials, efficient and accurate ordering of materials and effective waste management on site,
- Operational waste storage areas and collection points will be provided in accordance with Building Regulations 2010 Approved Document H and the Waste Storage and Collection SPD;
- Residents will be encouraged to reduce, reuse and recycle through considered design and guidance.

Utilities

2.42 The Utilities Statement sets out the effects impacts the proposed development will have on the existing utilities and investigates diversion requirements, capacity requirements and their availability.

2.43 There is a high pressure oil pipeline passing through the site which is owned by Esso which has certain restrictions and there is a 33kV Extra High Voltage (EHV) cables and 11kV High Voltage (HV) electricity cables that cross the site.

2.44 It is proposed that the 33kV EHV and the ESSO pipeline will be located within the open space.

2.45 The 11kV HV may require a diversion of around 140m of overhead cable subject to the final site layout. There are buried utilities (potable water and Gigaclear fibre optic cables) in the vicinity of the site access which may need to be diverted, lowered or protected.

3. PLANNING POLICY FRAMEWORK

The Development Plan

- 3.1 The Development Plan comprises the Wiltshire Core Strategy (Adopted January 2015), the saved policies from the former District Local Plans, in this case the North Wiltshire Local Plan 2011 (adopted June 2006), the West Wiltshire Leisure and Recreation Development Plan Document, the South Wiltshire Core Strategy, the Chippenham Site Allocations Plan, the Wiltshire Housing Site Allocations Plan, Cricklade Neighbourhood Plan (made March 2018) and minerals and waste plans prepared jointly with Swindon Borough which includes *inter alia* the Minerals Core Strategy (adopted June 2009) and the Waste Core Strategy (adopted July 2009). The Policies relevant to the consideration of the application are set out below:

Wiltshire Core Strategy (Adopted January 2015)

- 3.2 The relevant Core Strategy policies are Core Policies 1, 2, 3, 19, 41, 43, 45, 50, 51, 52, 56, 57, 58, 60, 61, and 67. These policies are provided at Appendix A.

North Wiltshire Local Plan 2011 (adopted June 2006) Saved Policies (“NWLP”)

- 3.3 On 27 June 2009, the Secretary of State issued a direction setting out the policies within the North Wiltshire Local Plan 2011 that can be 'saved' beyond 27 June 2009. The relevant saved policies are policies NE14, NE18, T5, H4, CF2, CF3, and TM3. These policies are provided at Appendix A.
- 3.4 The above policies will be replaced by the Wiltshire Local Plan 2020-2038 once adopted and will no longer form part of the Development Plan.

Cricklade Neighbourhood Plan (made March 2018)

- 3.5 The relevant Neighbourhood Plan policies are H1, H3, H7, H8, TT1, LAF1, LAF2, and LAF3. These policies are also provided at Appendix A.

Government Guidance

The NPPF

- 3.6 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how they should be applied. Originally published on 27 March 2012, the NPPF replaced the majority of Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs), streamlining national planning policy into a single document. The most recent revision to the NPPF was published on 12 December 2024 and amended on 7 February 2025, reflecting updated priorities including mandatory housing targets, strengthened policies on sustainable development, and new guidance on Green Belt and “Grey Belt” land. The NPPF remains a material consideration in planning decisions and must be taken into account in the preparation of local development plans.
- 3.7 The Government's consultation draft of the updated NPPF, published December 2025, seeks to further bolster the ambition to boost housing delivery and support development beyond settlement boundaries in the circumstance where “development which would address an evidenced unmet need.”

Table 3.1 Relevant Policies and supporting text from the National Planning Policy Framework (December 2024)

Policy Name	Summary of Policy
Achieving sustainable development Paragraph 8	There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles: – an economic role – contributing towards building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure; – a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and – an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
Paragraph 11:	Deals with sustainable development and states that: “11. Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that: a. plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change. b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type, or distribution of development in the plan area; 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. For decision-taking this means: a. approving development proposals that accord with an up-to-date development plan without delay; or b. 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

Policy Name	Summary of Policy
	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.”
Plan making Paragraph 15	Planning should be led by clear, up-to-date local plans that set out a positive vision for the future of each area. These plans should provide a framework for meeting housing needs and balancing economic, social, and environmental priorities. They also give communities the opportunity to influence how their local areas grow and change.
Paragraph 16:	Plans should: a) be designed to support sustainable development b) take a positive and ambitious approach, while remaining realistic and achievable c) be shaped through early and meaningful engagement with local communities, businesses, infrastructure providers, and other key stakeholders. d) Include clear and straightforward policies so it's easy to understand how decisions should be made. e) Be easy to access and navigate, using digital tools to help people get involved and understand the content. a) Have a clear purpose and avoid repeating policies that already apply to the area, including those set out in national guidance.
Delivering a sufficient supply of homes Paragraph 61	To help meet the Government's goal of increasing housing supply, it's essential that enough land of different types and in the right locations is made available. Planning should also respond to the needs of people with specific housing requirements and ensure that sites with permission are built out promptly. The overall objective is to meet the housing needs of the area, providing a suitable mix of homes that reflect the needs of the local community.
Paragraph 66:	When large housing developments are proposed, planning policies and decisions should ensure that the mix of affordable homes reflects what the local area actually needs. This should include a range of tenures, such as Social Rent, other types of affordable rented housing, and affordable options for home ownership.
Making Effective Use of Land Paragraph 124:	Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.
Paragraph 127:	Planning policies and decisions need to reflect changes in the demand for land meaning: a) If a site allocated in the plan isn't likely to be developed as intended, the council should reallocate it for something more realistic that meets current needs or remove it from the plan if it's not suitable. b) In the meantime, before the plan is updated, applications for alternative uses should be supported if they help meet an unmet need in the area.

Policy Name	Summary of Policy
Conserving and enhancing the Natural Environment (paras 187-201)	This section aims to ensure that development protects and improves the natural environment. It covers - Protecting landscape and biodiversity, including designated sites and habitats - Delivering biodiversity net gain through habitat creation and enhancement. - Minimising pollution and managing land stability risks. - Supporting climate resilience, including flood risk mitigation and sustainable drainage. - Safeguarding trees and woodlands, especially ancient or veteran trees. - Ensuring nutrient and water neutrality in sensitive catchments. - Areas of poorer quality agricultural land preferred over those of higher quality.

National Planning Practice Guidance (March 2014)

- 3.8 The National Planning Practice Guidance (NPPG) was originally published in March 2012 but is periodically updated to reflect changes in legislation and guidance. The most recent update was 12 December 2024. The NPPG is a live document that is actively managed as necessary to ensure that it remains up to date.
- 3.9 The NPPG is divided into topic areas, which provide advice and guidance to inform the understanding and approach to implementation of the NPPF. The NPPG also provides extensive guidance on a wide range of technical issues, such as design, decision making and the use of conditions.

Emerging Local Plan - Wiltshire Local Plan 2020-2038

- 3.10 Wiltshire Council submitted the Wiltshire Local Plan 2020-2038 to the Secretary of State for Housing Communities and Local Government for independent examination on 28 November 2024. The first stage of hearings in relation to the Duty to Cooperate were held on 24 June 2025. The Stage 2 hearings that were scheduled of November 2025 did not take place but were put on hold to enable further work to be carried out. The Inspectors wrote to Wiltshire Council on 27th February 2026 and invited the Council to withdraw the Local Plan.
- 3.11 Due the early stage reached in the preparation of the Local Plan the policies are afforded very limited weight.

4. PLANNING ASSESSMENT

Principle of Development

The 'Tilted Balance'

- 4.1 The Council's most recent Housing Land Supply Statement (base date April 2024) (published June 2025) confirms that Wiltshire Council can only demonstrate a 2.42-year housing land supply, significantly below the required five-year minimum. This represents a substantial shortfall in deliverable housing sites.
- 4.2 As a result, paragraph 11(d) of the National Planning Policy Framework (NPPF) is engaged, commonly referred to as the "tilted balance". This means that planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or unless specific policies in the NPPF indicate otherwise.
- 4.3 In this case, it is submitted that no such adverse impacts or policy conflicts exist that would outweigh the presumption in favour of sustainable development. This is demonstrated in detail in the planning application documents and summarised in this planning statement.
- 4.4 The proposal would make a meaningful contribution to addressing the district's housing shortfall and deliver in all other regards a policy compliant development including 40% affordable housing and in excess of 10% biodiversity net gain. Given the current supply position, this contribution should be afforded significant weight in the overall planning balance.

Housing Mix and Affordable Housing

- 4.5 Core Policy 43 (as amended by the NPPF) dictates that on sites of 10 or more dwellings at least 40% affordable housing to be provided on site within the 40% affordable housing zone. 40% affordable housing is proposed and as such the scheme complies with Core Policy 43.
- 4.6 The proposed development area can accommodate the 315 dwellings in accordance with the Cricklade Town Council mix with 40% affordable homes. A revised mix can be agreed at the application stage as appropriate.

Design

- 4.7 The Design & Access Statement ("DAS") has been prepared by Roberts Limbrick and is submitted in support of the planning application.
- 4.8 The DAS looks at how the site constraints have determined the design and layout of the proposed development.
- 4.9 Despite the application being in outline the framework plan demonstrates that at a macro level all requirements can be met.
- 4.10 The parameter plans will be approved drawings and set the framework for the reserved matters applications. The scheme has been designed to meet the various requirements and as such complies with Core Policies 43, 45, 50, 51, 56, 57, 60 and 67. The proposal complies with paragraphs 8 of the NPPF in that it will deliver economic, social and environmental requirements. The scheme will make the best use of land as required by paragraph 124 of the NPPF.

Transportation

- 4.11 A Transport Assessment (TA) prepared by Rappor has been submitted in support of the proposed development. The assessment demonstrates that the site is sustainably located and accessible by a range of transport modes, in accordance with the requirements of the National Planning Policy Framework (NPPF) and Core Policies 60, 61 and 62.
- 4.12 The proposed development is well-connected and promotes sustainable travel. It benefits from existing walking, cycling, and public transport links.
- 4.13 Vehicular access will be provided via a new priority junction onto the B4040, designed with appropriate visibility based on recorded 85th percentile speeds. An emergency access is proposed from Stones Lane. The scheme includes a pedestrian/cycle route around the site, links to PRow, and potential active travel connections into adjacent development land. Space is safeguarded for a future bus loop and car club provision is incorporated.
- 4.14 Using TRICS (Predict & Provide methodology), the development is forecast to generate 176 vehicular trips in the AM peak and 165 vehicular trips in the PM peak period respectively.
- 4.15 Trip distribution is based on Census Journey to Work patterns, aligning well with nearby planning applications and reflecting realistic routing patterns towards the A419, Swindon, and Malmesbury.
- 4.16 Junction modelling for future year 2031 scenarios (including a wider cumulative development assessment scenario) demonstrates that the site access junction will operate well within capacity with negligible queues. Furthermore, the impact on the wider local highway network through Cricklade will be acceptable and that the junctions modelled will continue to operate within capacity. On this basis the impact on the operation or safety of the local highway network is not severe, and therefore no mitigation is necessary.
- 4.17 The Travel Plan delivering travel behaviour change, including personalised travel planning and resident information packs as required by Core Policy 61.
- 4.18 This TA concludes that the development proposals are acceptable in highway and transportation terms and there are no highway related reasons that should prevent the application form being approved.
- 4.19 The proposed development complies fully with Core Policy 60 which seeks to reduce the need to travel and Core Policy 61 which requires “New development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.”

Open Space

- 4.20 The open space requirements for residential developments are set out in the Wiltshire Open Space Standards and supported by Core Policy 52 and Policies LAF2 and LFA3 of the Cricklade Neighbourhood Plan. The provision is set out in section 2 above and in the Landscape and Visual Impact Assessment and shown on the landscape masterplan.
- 4.21 It can be seen that the proposed development more than complies with Wiltshire Open Space Standards in that more than the minimum requirement of the various types of open space are being provided in all cases. The development complies with Core Policy 52 that requires that “Development shall make provision for the retention and enhancement of Wiltshire’s green infrastructure network” and development is required to:

- i. retain and enhance existing on site green infrastructure
 - ii. make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards
 - iii. put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development
 - iv. provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy
 - v. identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.
- 4.22 The development also complies with the saved policies in the NWLP (CF2 and 3) and Policies LAF2 and LFA3 of the Cricklade Neighbourhood Plan

Ecology

- 4.23 An Ecological Impact Assessment has been prepared by Ecology Solutions. The assessment confirms that there are no overriding ecological constraints to development, although mitigation is proposed in a number of areas and this can be summarised as follows:
- Bats - New hedgerow and tree planting to promote wildlife corridors, bat box provision and habitat creation to increase foraging and roosting opportunities, and lighting on suitable commuting routes kept to a minimum.
 - Hedgehogs – Survey check of clearance of suitable vegetation (October – February), mitigation measures in place to prevent hedgehogs falling in the trenches dug during construction and new fences to include hedgehog gateways.
 - Birds – Clearance of vegetation outside nesting season (March to August), creation of species rich grassland, native scrub and tree planting (fruit and berry producing species), installation of bird boxes on mature trees and within the fabric of a building or affixed to it.
 - Reptiles – implementation of directional staged cut methodology of suitable habitat areas, increase opportunities through habitat creation right grassland, native scrub and additional hedgerow planting as well as log piles within the open space.
 - Great Crested Newts – A District Level Licence has been submitted to Natural England to mitigate the impacts.
 - Invertebrates - creation of species rich grassland, native scrub and tree planting (fruit and berry producing species), well as log piles within the open space.
- 4.24 A Biodiversity Net Gain (BNG) assessment has been undertaken using the Statutory Biodiversity Metric. The development will aim to deliver in excess of 10% BNG, with on-site mitigation prioritised in line with the NPPF hierarchy. A Shadow Habitat Regulations Assessment (HRA) is also submitted with the application to address potential impacts on European sites.
- 4.25 The proposals accord with Core Policy 50 of the adopted Local Plan which requires that “All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.” And “All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services.” And paragraphs 187-201 which requires *inter alia* that protect landscape and biodiversity, including designated sites and habitats and

deliver biodiversity net gain through habitat creation and enhancement. Furthermore, it delivers more than the 10% Biodiversity Net Gain required by the Environment Act 2021.

Arboriculture

- 4.26 None of the surveyed trees will be removed as part of the development however there will need to be a small section (9%) of groups removed and small amount of hedgerow removed to create links between the various parts of the site (H2 -6%, H3 – 15%, H6 – 9% and H9 – 4%)
- 4.27 The Arboricultural Implications Report concludes that “In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, including those that are off-site, the felling of sections of five hedgerows will represent no alteration to the main arboricultural features of the site and only a minor alteration to the wider arboricultural character of the site.”
- 4.28 The scheme’s soft landscaping strategy demonstrates how a significant uplift in canopy coverage will be achieved throughout the site with the introduction of new tree and hedgerow planting off setting the minor loss.
- 4.29 It is concluded therefore that the proposed development complies with Core Policies 51, 52 and 57 which seek to protect the green infrastructure of the District.

Agricultural Land Quality

- 4.30 An Agricultural Land Classification assessment has been carried out and has been graded as Grade 3B – 20.4ha and non agricultural land - 0.3ha. The development on land that is of lower grade agricultural quality complies with paragraph 188 and footnote 65 of the NPPF.

Landscape Impact

- 4.31 The proposed development has been informed by a comprehensive Landscape Strategy and Landscape and Visual Impact Assessment (LVIA), both prepared by Robert Limbrick. These documents underpin a landscape-led approach that ensures the development responds sensitively to its semi-rural setting and integrates positively with the surrounding environment.
- 4.32 The landscape strategy prioritises the retention and enhancement of existing features, including mature trees, hedgerows, and the public right of way that bisects the site. Category A and B trees will be retained and celebrated as landscape assets, while new native tree and hedgerow planting will reinforce site boundaries and contribute to biodiversity and visual amenity. The development layout incorporates generous setbacks from boundaries and natural features, creating green corridors and buffers that soften the transition between built form and countryside.
- 4.33 A network of multifunctional public open spaces will be delivered across the site, exceeding the requirements of the Wiltshire Core Strategy, the saved policies in the NWLP and the Open Space Standards. These spaces include parks and gardens, informal recreation areas, and dedicated provision for children and teenagers. As well as allotments and a community orchard.
- 4.34 The indicate layout includes a new 1.6km circular walk that takes in both the land to the South of Stones Lane but also the SANG land to the north.
- 4.35 The LVIA assesses the landscape impact and visual impact of the development. The assessment concludes as follows

Landscape impact

- The proposed development would bring about a notable change to the character of the site itself, but in the context of the local landscape, it is considered a partial alteration which is not uncharacteristic within the surrounding landscape.
- It is considered all of the key characteristics of the local landscape will remain. The proposed development is considered to bring about a moderate adverse effect on the local landscape character at completion of the development, which is considered to reduce to low by year 15 as the proposed planting matures.
- The visibility of the site from the surrounding area varies, largely depending on the elevation and level of surrounding vegetation and built form. Typically, the views to the site from the east are limited due to the built form at the edge of Cricklade. Views from the west and north towards the site vary due to the elevation and degree of intervening landform and vegetation.
- Consequently, the views are typically limited to short and occasional middle-distance views, either located within or immediately adjacent to the site, or from more elevated vantage points in the middle distance generally to the north of the site.

Visual Impact

- The visual effects of the proposed development vary significantly depending on proximity to the development and the degree of screening afforded by existing landform and vegetation.
- The greater visual effects will be from those areas in close proximity, primarily users of the local rights of way network running through the site and in the adjacent fields (Viewpoints 2 and 3). From these locations the effects range from major adverse for the section of footpath running through the site, to moderate adverse as the footpath moves away from the site. These effects will reduce overtime as the proposed planting matures.
- Close range viewpoints from Stones Lane and Malmesbury Road/B4040 (Viewpoints 1 and 5), will experience major adverse effects initially, reducing to moderate adverse.
- From beyond the immediate vicinity of the site, the visual effects reduce to slight adverse to none as the development becomes an increasingly smaller scale feature glimpsed through intervening vegetation. Views are often partly or fully restricted by a combination of landform and vegetation.
- As the proposed planting matures, the development will become increasingly well assimilated into the landscape.
- Overall it is considered that the site could successfully accommodate the proposed residential development with limited impacts on the landscape resource, character and visual amenity of the site and surrounding area.

- 4.36 Overall, the landscape proposals will deliver a high-quality, inclusive, and ecologically rich environment that supports health, wellbeing, and biodiversity, while reinforcing the character of the western side of Cricklade whilst not having an adverse impact of the wider landscape. The proposals comply with Core Policies 52 and 57, NWLP saved Policy NE14 and paragraphs 187-201 of the NPPF.

Drainage

- 4.37 A Flood Risk Assessment and Drainage Strategy have been prepared by Glanville to support the proposed development. The assessment confirms that the site lies entirely within Flood Zone 1, indicating a low probability of fluvial flooding. The site is also at low risk from groundwater, reservoir, canals and other artificial sources. A small area indicates a surface water flood route for 1:30 year event. This flow route follows the hedge line and is contained within a ditch feature. The additional

areas are within low spots along hedge lines within the site. The areas around the site are caused by highway ditches.

- 4.38 The Sequential Test is not required, as all built development and access routes are located within areas of lowest flood risk. The Exception Test is also not applicable.
- 4.39 The drainage strategy incorporates Sustainable Drainage Systems (SuDS), including attenuation basins, rain gardens, and permeable paving. These features will manage surface water runoff, improve water quality, and support biodiversity. Surface water discharge rates will be restricted to greenfield runoff rates, with sufficient storage provided for events up to the 1 in 100-year storm, including a 40% climate change allowance.
- 4.40 The foul water drainage proposal have been set out above. This approach complies with Policy H8 of the Cricklade Neighbourhood Plan.
- 4.41 In summary, flood risks within the site have been assessed and are low. The proposed SUDS design ensures that flood risks are not increased by the development. The proposals comply with Core Policy 67 that requires that “All new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.”, NPPF paragraphs 170, 173, 174 and 176 -178, 181-182 which requires that development is steered to areas with the lowest risk of flooding and that flooding is not increased elsewhere and that a flood risk assessment is submitted with applications and Cricklade Neighbourhood Plan Policy H8 which requires that “Proposals for new development will be required to demonstrate that they will not increase the risk of flooding or surface water run-off within the site or to any surrounding sites or areas in general.”

Archaeology and Built Heritage

- 4.42 An Archaeological Desk Based Assessment has been prepared to support the application and concludes that:

“Initial desk-based research and site inspection have identified no designated heritage asset whose significance would be harmed as a result of the proposed development. The Site lies approximately 660m west of the Scheduled Cricklade town banks and is physically and visually separated from the historic core of Cricklade by intervening development and landscape features. The Grade II Listed Hailstone Farmhouse to the west is similarly separated by distance and intervening landform. The Site makes a limited contribution to the significance of designated heritage assets through setting, and the proposed development is found therefore to result in no harm to the significance of any designated heritage asset.

The Site has remained in agricultural use since at least the 18th century and has not been subject to significant modern disturbance. A low to moderate potential for buried archaeological remains has been identified, principally relating to medieval and later agricultural activity, including ridge and furrow cultivation visible in LiDAR data. While proximity to the Roman and Saxon settlement at Cricklade marginally elevates the potential for earlier material, there is no evidence for pre-medieval occupation within the Site itself. Development would have the capacity to disturb or remove archaeological remains where present; however, any impact upon non-designated archaeological assets would be localised and capable of appropriate mitigation through archaeological investigation secured by condition.

The Historic Landscape Character of the Site reflects post-medieval piecemeal enclosure with evidence for underlying medieval open-field systems. The proposed residential development would

result in the removal of ridge and furrow earthworks within the development footprint and the replacement of the historic agricultural field pattern with modern built form. This would constitute a significant change at the Site level, but the effect would be contained locally and would not give rise to significant adverse effects on the wider historic landscape.

Overall, the proposed development accords with national and local planning policy relating to the conservation of the historic environment. No harm to designated heritage assets has been identified, and any effects on non-designated archaeological remains or Historic Landscape Character would be localised and capable of appropriate mitigation.”

Sustainability

- 4.43 The Energy & Sustainability Statement sets out how environmental sustainability is being addressed for the proposed development.
- 4.44 Due to the early stage reached in the preparation of the emerging Local Plan the policies hold very little weight but it is accepted that this is the Council’s proposed direction of travel.
- 4.45 The proposals comply with Core Policy 41 of the adopted Local Plan and building regulations but also looks ahead to the emerging Wiltshire Local Plan. As such the proposed development complies with the Development Plan.

CIL

- 4.46 CIL came into effect on 18th May 20215 including the charging schedule which confirms that residential development in charging zone 1 (settlement categories 1, 2 and 3) is £85 per m². The proposed development is CIL liable however the affordable housing element of the development is exempt from CIL and relief will be sought post the grant of consent and prior to the commencement of development. The appropriate form has been completed and is submitted with the application.

5. CONCLUSIONS

- 5.1 At the heart of the NPPF is a presumption in favour of sustainable development, paragraph 11 of the NPPF echoes paragraph 10 and sets out that both plan-making and decision-taking should apply a presumption in favour of sustainable development.
- 5.2 It is submitted that the benefits that accrue from the proposal, i.e. the provision on an additional net new residential unit out of an available opportunity site; delivering much needed new housing units into this locality and the District overall where there is a 5 year housing land supply shortfall, in a well-designed and characterful development that increases housing choice and availability; it represents a wholly positive and sustainable form of development overall.
- 5.3 There are many strands to sustainable development including making the best use of land, protecting landscape and ecology, sustainable transport measures, and the design of the development including sustainable drainage and design. In all regards the development is deemed to be sustainable and meet the NPPF objectives.

- 5.4 The proposed development complies with adopted Local Plan Core Policies 1, 2, 3, 19, 41, 43, 45, 50, 51, 52, 56, 57, 58, 60, 61, and 67 and NWLP saved policies are policies NE14, NE18, T5, H4, CF2, CF3, and TM3.
- 5.5 There are no unresolved issues relating to the proposed development that would warrant a refusal of planning. Accordingly, in our view, the planning balance lies with a decision to approve this application.

APPENDICES

A Development Plan Policies

WILTSHIRE CORE STRATEGY (ADOPTED JANUARY 2015)

Core Policy 1

Settlement Strategy

The Settlement Strategy identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire.

The area strategies in Chapter 5 list the specific settlements which fall within each category.

Principal Settlements

Wiltshire's Principal Settlements are strategically important centres and the primary focus for development. This will safeguard and enhance their strategic roles as employment and service centres.

They will provide significant levels of jobs and homes, together with supporting community facilities and infrastructure, meeting their economic potential in the most sustainable way to support better self containment.

The Principal Settlements are: Chippenham, Trowbridge and Salisbury.

Market Towns

Outside the Principal Settlements, Market Towns are defined as settlements that have the ability to support sustainable patterns of living in Wiltshire through their current levels of facilities, services and employment opportunities.

Market Towns have the potential for significant development that will increase the jobs and homes in each town in order to help sustain and where necessary enhance their services and facilities and promote better levels of self containment and viable sustainable communities.

The Market Towns are: Amesbury, Bradford on Avon, Calne, Corsham, Devizes, Malmesbury, Marlborough, Melksham, Tidworth and Ludgershall, Warminster, Westbury, and Royal Wootton Bassett.

Local Service Centres

Local Service Centres 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.

Local Service Centres will provide for modest levels of development in order to safeguard their role and to deliver affordable housing.

The Local Service Centres are: Pewsey, Market Lavington, Cricklade, Tisbury, Mere, Downton and Wilton.

Large and Small Villages

Large Villages are defined as settlements with a limited range of employment, services and facilities. Small Villages have a low level of services and facilities, and few employment opportunities.

Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.

The Large and Small Villages are: see area strategies, Chapter 5.

Core Policy 2

Delivery Strategy

In line with Core Policy 1, the delivery strategy seeks to deliver development in Wiltshire between 2006 and 2026 in the most sustainable manner by making provision for at least 178ha of new employment land and at least 42,000 homes distributed as follows:

	Minimum housing requirement (dwellings)
East Wiltshire HMA	5,940
North and West Wiltshire HMA	24,740
South Wiltshire HMA	10,420
West of Swindon	900
Wiltshire	42,000

This will be delivered in a sustainable pattern in a way that prioritises the release of employment land and the re-use of previously developed land to deliver regeneration opportunities, and to limit the need for development on Greenfield sites, with approximately 35% of development taking place on previously developed land.

The 42,000 homes will be developed in sustainable locations in conformity with the distribution set out above, against which the land supply situation will be assessed. A more detailed distribution is set out in the Community Area Strategies. Development proposals should also be in general conformity with these.

Sites for development in line with the Area Strategies will be identified through subsequent Site Allocations DPDs and by supporting communities to identify sites through neighbourhood planning.

Within the defined limits of development

Within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

Outside the defined limits of development

Other than in circumstances as permitted by other policies within this plan, identified in paragraph 4.25, development will not be permitted outside the limits of development, as defined on the policies map. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans.

At the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:

- i) Respects the existing character and form of the settlement
- ii) Does not elongate the village or impose development in sensitive landscape areas

- iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement.

Strategically important sites

Development will be supported at the following sites in accordance with the Area Strategies and requirements in the development templates at Appendix A.

Central Car Park, Salisbury

Up to 40,000 sqm retail and leisure floor space and 200 dwellings

Churchfields & Engine Sheds, Salisbury

5 ha of retained employment land and 1,100 dwellings

Drummond Park, Ludgershall

475 dwellings

Former Imerys Quarry, Salisbury

4 ha of employment land

Fugglestone Red, Salisbury

8 ha of employment land and 1,250 dwellings

Hampton Park, Salisbury

500 dwellings

Horton Road, Devizes

8.4 ha of employment land

Kings Gate, Amesbury

1,300 dwellings

Kingston Farm and Moulton Estate, Bradford on Avon

2-3 ha of employment land and 150 dwellings

Longhedge (Old Sarum), Salisbury

8 ha of employment land and 450 dwellings

Mill Lane, Hawkeridge, Westbury

14.7 ha of employment land

Salisbury Road, Marlborough

220 dwellings

Ashton Park, South East Trowbridge

15 ha of employment land and 2,600 dwellings

Station Road, Westbury

250 dwellings

UKLF, Wilton

3 ha of employment land and 450 dwellings

West of Warminster

6 ha of employment land and 900 dwellings

Masterplans will be developed for each strategically important site in partnership between the local community, local planning authority and the developer, to be approved by the council as part of the planning application process. At mixed use sites development will be phased to ensure employment land, and its appropriate infrastructure, is brought forward during the early stages of development.

Core Policy 3

Infrastructure requirements

All new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal. Infrastructure requirements will be delivered directly by the developer and/or through an appropriate financial contribution prior to, or in conjunction with, new development. In ensuring the timely delivery of infrastructure, development proposals must demonstrate that full regard has been paid to the council's Infrastructure Delivery Plan and Schedule and all other relevant policies of this plan. Joint working with adjoining authorities will be encouraged to ensure that wider strategic infrastructure requirements are appropriately addressed.

In the event of competing demands for infrastructure provision, developer contributions will be sought in the following order of priority:

1. Essential infrastructure
2. Place-shaping infrastructure

A viability assessment, undertaken by an independent third party but on terms agreed by the council and funded by the developer, will be required in the event of concerns that infrastructure requirements may render the development unviable. This will involve an 'open book' approach. If the viability assessment adequately demonstrates that development proposals are unable to fund the full range of infrastructure requirements, then the council will:

- i. prioritise seeking developer contributions in the order set out above
- ii. use an appropriate mechanism to defer part of the developer contributions requirement to a later date, as agreed by all parties.

Delivery responsibility

This policy will be delivered by:

- iii. the direct provision of facilities and services by the council and its public and private sector partners, reflected in the Infrastructure Delivery Plan
- iv. the development management process. Planning conditions and planning obligations (largely through section 106 agreements) will be sought to mitigate the direct impact(s) of development, secure its implementation, control phasing where necessary, and to secure and contribute to the delivery of infrastructure made necessary by the development. The council will prepare a supplementary planning document that will provide more detail about its approach to securing developer contributions
- v. utilising developer contributions to provide enhancements to local facilities and services
- vi. liaison through the area boards with town and parish councils and appropriate local stakeholders to identify community infrastructure requirements help establish local priorities as well as develop/implement mechanisms for administering monies collected through Community Infrastructure Levy (CIL) and planning obligations in accordance with national and council policies
- vii. partnership work with infrastructure providers, neighbouring authorities and other stakeholders, to identify requirements for and to facilitate appropriate community infrastructure development
- viii. upon adoption of the CIL Charging Schedule, CIL will be used to pool developer contributions towards a wide range of new and improved infrastructure necessary to deliver new development.

Core Policy 19

Spatial Strategy: Royal Wootton Bassett and Cricklade Community Area

Development in the Royal Wootton Bassett and Cricklade Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

Market Towns: Royal Wootton Bassett.

Local Service Centres: Cricklade.

Large Villages: Lyneham and Purton.

Small Villages: Bradenstoke, Broad Town, Hook, Latton, Lydiard Millicent and Purton Stoke.

The following Principal Employment Areas will be supported in accordance with Core Policy 35: Whitehill Industrial Estate, Interface Industrial Estate and Coped Hall Business Park.

Over the plan period (2006 to 2026), 5 ha of new employment land (in addition to that delivered or committed at April 2011) will be provided, including:

Land to the West of Templars Way	Saved North Wiltshire District Plan Allocation	3.7ha
Brickwoods, Purton	Daved North Wiltshire District Plan Allocation	1.0 ha remaining

Over the plan period (2006 to 2026), approximately 1,455 new homes will be provided of which about 1,070 should occur at Royal Wootton Bassett. Approximately 385 homes will be provided in the rest of the Community Area. Growth in the Royal Wootton Bassett and Cricklade Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Royal Wootton Bassett and Cricklade Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.102 will be addressed.

Core Policy 41

Sustainable construction and low-carbon energy

Climate change adaptation

New development, building conversions, refurbishments and extensions will be encouraged to incorporate design measures to reduce energy demand. Development will be well insulated and designed to take advantage of natural light and heat from the sun and use natural air movement for ventilation, whilst maximising cooling in the summer.

Sustainable construction

New homes (excluding extensions and conversions) will be required to achieve at least Level 4 (in full) of the Code for Sustainable Homes.

Conversions of property to residential use will not be permitted unless BREEAM's Homes "Very Good" standards are achieved.

All non-residential development will be required to achieve the relevant BREEAM "Very Good" standards, rising to the relevant BREEAM "Excellent" standards from 2019.

Existing buildings

Retrofitting measures to improve the energy performance of existing buildings will be encouraged in accordance with the following hierarchy:

- i. Reduce energy consumption through energy efficiency measures
- ii. Use renewable or low-carbon energy from a local/district source
- iii. Use building-integrated renewable or low-carbon technologies.

Opportunities should be sought to facilitate carbon reduction through retrofitting at whole street or neighbourhood scales to reduce individual costs, improve viability and support coordinated programmes for improvement.

Renewable and low-carbon energy

All proposals for major development⁸⁷ will be required to submit a Sustainable Energy Strategy alongside the planning application outlining the low-carbon strategy for the proposal.

In all cases, including those listed above, proposals relating to historic buildings, listed buildings and buildings within conservation areas and world heritage sites should ensure that appropriate sensitive approaches and materials are used. Safeguarding of the significance of heritage assets should be in accordance with appropriate national policy and established best practice.

In all cases the impact of these requirements on the viability of development will be taken into consideration.

Core Policy 43

Providing affordable homes

Provision

On sites of five or more dwellings, affordable housing provision of at least 30% (net) will be provided within the 30% affordable housing zone and at least 40% (net) will be provided on sites within the 40% affordable housing zone. Only in exceptional circumstances, where it can be proven that on-site delivery is not possible, will a commuted sum be considered.

The provision of affordable housing may vary on a site-by-site basis taking into account evidence of local need, mix of affordable housing proposed and, where appropriate, the viability of the development. All affordable housing will be subject to an appropriate legal agreement with the council.

This level of provision should be delivered with nil public subsidy, unless otherwise agreed by the council.

Tenure

Tenure will be negotiated on a site-by-site basis to reflect the nature of the development and local needs as set out in Core Policy 45 (Meeting Wiltshire's housing needs).

On site distribution and standards

Affordable housing units will be dispersed throughout a development and designed to a high quality, so as to be indistinguishable from other development. In determining the level of integration that can be achieved, consideration will be given to the practicalities of management and maintenance associated with the proposal whilst still ensuring affordability, particularly in developments of flats.

Core Policy 45

Meeting Wiltshire's housing needs

Type, mix and size

New housing, both market and affordable, must be well designed to address local housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities.

Housing size and type, including any distinction between flats and houses, will be expected to reflect that of the demonstrable need for the community within which a site is located. The Wiltshire Strategic Housing Market Assessment identifies the housing needs of Wiltshire. Any variation to this will need to be justified through the production of new, sound evidence from either an updated Strategic Housing Market Assessment or other credible evidence source.

In relation to affordable housing, other sources of credible evidence include the council's housing register and local needs surveys.

Core Policy 50

Biodiversity and geodiversity

Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be

retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- i. cannot reasonably be avoided
- ii. are reduced as far as possible
- iii. are outweighed by other planning considerations in the public interest
- iv. where appropriate compensation measures can be secured through planning obligations or agreements.

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

Core Policy 52

Green infrastructure

Development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Where development is permitted developers will be required to:

- vi. retain and enhance existing on site green infrastructure
- vii. make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards
- viii. put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development

- ix. provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy
- x. identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.

If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green infrastructure network, will be required.

Proposals for major development should be accompanied by an audit of the existing green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process.

Development will not adversely affect the integrity and value of the green infrastructure network, prejudice the delivery of the Wiltshire Green Infrastructure Strategy, or provide inadequate green infrastructure mitigation.

Green infrastructure projects and initiatives that contribute to the delivery of a high quality and highly valued multi-functional green infrastructure network in accordance with the Wiltshire Green Infrastructure Strategy will be supported. Contributions (financial or other) to support such projects and initiatives will be required where appropriate from developers.

Core Policy 56

Contaminated land

Development proposals which are likely to be on or adjacent to land which may have been subject to contamination will need to demonstrate that measures can be taken to effectively mitigate the impacts of land contamination on public health, environmental quality, the built environment and amenity.

Developers will be required to demonstrate that the development site is, or will be, made suitable for the proposed final use and will need to provide one or more of the following documents:

- i. Detailed site history identifying possibly contaminative uses.
- ii. Site characterisation: The nature and extent of any contamination and the hazards and risks posed.
- iii. Detailed remediation scheme: Including methodology and quality assurance.
- iv. Methodology to report unexpected contamination.
- v. Methodology to ensure verification of remedial works.
- vi. Details of long term monitoring and maintenance proposals (where necessary).

The need for, type and complexity of reports will depend on the specific site.

Core Policy 57

Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- 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. 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).

Core Policy 58

Ensuring the conservation of the historic environment

Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains

- ii. World Heritage Sites within and adjacent to Wiltshire
- iii. buildings and structures of special architectural or historic interest
- iv. the special character or appearance of conservation areas
- v. historic parks and gardens
- vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

Core Policy 60

Sustainable transport

The council will use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire.

This will be achieved by:

- i. planning developments in accessible locations
- ii. promoting sustainable transport alternatives to the use of the private car
- iii. maintaining and selectively improving the local transport network in accordance with its functional importance and in partnership with other transport planning bodies, service providers and the business community
- iv. promoting appropriate demand management measures
- v. influencing the routing of freight within and through the county
- vi. assessing and, where necessary, mitigating the impact of developments on transport users, local communities and the environment.

Core Policy 61

Transport and new development

New development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.

As part of a required transport assessment, the following must be demonstrated:

- i. That consideration has been given to the needs of all transport users, where relevant, according to the following hierarchy:
 - a. Visually impaired and other disabled people
 - b. Pedestrians
 - c. Cyclists

- d. Public transport
 - e. Goods vehicles
 - f. Powered two-wheelers
 - g. Private cars.
- ii. That the proposal is capable of being served by safe access to the highway network.
 - iii. That are fit for purpose and safe loading/unloading facilities can be provided where these are required as part of the normal functioning of the development.

Where appropriate, contributions will be sought towards sustainable transport improvements, and travel plans will be required to encourage the use of sustainable transport alternatives and more sustainable freight movements.

Core Policy 67

Flood Risk

Development proposed in Flood Zones 2 and 3 as identified within the Strategic Flood Risk Assessment will need to refer to the Strategic Housing Land Availability Assessment when providing evidence to the local planning authority in order to apply the sequential test in line with the requirements of national policy and established best practice.

All new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

NORTH WILTSHIRE LOCAL PLAN 2011 (ADOPTED JUNE 2006) SAVED POLICIES

NE14 Trees, Site Features and the Control of New Development

Permission will not be granted for proposals that would result, or be likely to result, in the loss of trees, hedges, lakes/ponds or other important landscape or ecological features that could be successfully and appropriately incorporated into the design of a development.

Planning conditions will be imposed and Tree Preservation Orders made, for safeguarding single and small groups of trees in the interests of public amenity.

6.36 It is the duty of the local planning authority to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made, by the imposition of conditions, for the preservation or planting of trees. The latter should be substantially native tree species of local provenance.

6.37 It will be expected that assessments to determine the nature conservation and landscape value features both within and adjacent to sites will be undertaken. Details of any assessment should be submitted with a planning application.

6.38 For example, a tree survey should be carried out of the site and directly adjacent land by a competent expert to establish the quality and condition of trees potentially affected by development as appropriate.

6.39 Development shall be designed to ensure the longevity of retained vegetation and features through appropriate management and mitigation measures. British Standard 5837: 1991 - Guide for Trees in Relation to Construction, offers relevant guidance for trees.

NE18 Noise and Pollution

Development will only be permitted where it would not generate, or itself be subject to, harm upon public health or cause pollution to the environment by the emission of excessive noise, light intrusion, smoke, fumes, other forms of air pollution, heat, radiation, effluent or vibration.

6.50 The control of pollution is governed by the Environmental Protection Act (1990) and related legislation. Planning, however, has a role to play in separating potentially polluting land uses. New development should be designed to ensure that it does not cause environmental pollution, which then has to be controlled by other agencies. Appropriate mitigation measures will be expected to be incorporated into development proposals with a potential to pollute. Where measures cannot be achieved planning permission will be refused.

6.51 To minimise the air pollution from roads and buildings, development proposals will be expected to incorporate suitable landscaping to help remove air borne pollutants and particulates.

6.52 Lighting should be as energy efficient as possible or run off renewable energy and minimise upward light pollution.

6.53 Particular attention should be paid to those sites that are to include hazardous substances or be sited near to establishments where hazardous substances are used or stored. In such cases, early consultation with the Health and Safety Executive is recommended.

T5 Safeguarding

Development affecting public rights of way, cycle and pedestrian routes will only be permitted where satisfactory provision, in terms of safety, attractiveness and convenience, is made to retain or divert the existing or proposed route. Land for the following transport proposals is safeguarded on the proposals map:

Chippenham Bus Station
Corsham Railway Station
Cotswold Water Park Eastern Spine Road
Dualling of A350, North of Chippenham
Frogwell to Bumpers Farm Bus only link
Local Transport Plan Cycle Network Plans
Pockeredge Farm, Peel Circus, Local Distributor Link Road
Purton Railway Station
Spring Quarry Access Road
Swindon and Cricklade Railway
Swindon North Distributor Road
Thames and Severn Canal
Wilts and Berks Canal
Wootton Bassett Railway Station

8.16 To ensure the future implementation of transport schemes the land necessary for their construction is safeguarded from inappropriate development.

H4 Residential Development in the Open Countryside

New Dwellings in the Countryside outside the Framework Boundaries, as defined on the proposals map, will be permitted provided that:

- i) It is in connection with the essential needs of agriculture or forestry or other rural based enterprise;
- ii) It is a replacement for an existing dwelling where:
 - a. The residential use has not been abandoned; and
 - b. the existing dwelling is incapable of retention in its current state, is unsightly or is out of character with its surroundings and
 - c. the replacement dwelling is of a similar size and scale to the existing dwelling within the same curtilage.

9.7 Justification for an agricultural, forestry workers, or other rural based occupational dwelling will be based on the functional and financial tests set-out within Government guidance. Permission will only be granted if it can be demonstrated that the need for a dwelling cannot be fulfilled by another existing dwelling on the unit or within the locality. If planning permission is granted for an agricultural workers dwelling it can be expected to tie the dwelling to the farm buildings and/or the agricultural land of the unit by way of a legal agreement or other means. This will prevent it being sold separately without further application to the local planning authority.

9.8 Proposals to remove the occupancy condition on an agricultural, forestry or other occupational workers dwelling will not be permitted unless it can be demonstrated that:

- i. there has been a genuine and unsuccessful attempt to market the property at an appropriate market rate based on the occupancy condition for a minimum period of 1 year; and
- ii. there is no agricultural or forestry need for the dwelling on the holding, nor is a need likely to arise in the foreseeable future; and

- iii. iii. there is no agricultural or forestry need within the locality.

9.9 This policy reflects the strict controls placed on new residential development within the countryside at all levels of Planning guidance.

CF2 Leisure Facilities and Open Space

Proposals for leisure facilities and open space within or adjoining the Framework Boundaries of Towns and Villages as defined on the Proposals Map will be permitted.

Proposals for the redevelopment, replacement or improvement of existing leisure facilities or open spaces, will be permitted provided that:

- i) The replacement or improved facilities will be at least equivalent in terms of quality, quantity and accessibility, and there will be no reduction in the overall capacity of leisure facilities and/or open spaces in the area of the development to accommodate demand; or
- ii) The Council accepts that the loss of the existing facility or open space would not result in a deficiency, in terms of quality, quantity and accessibility in accordance with the methodology in North Wiltshire's Open Spaces Study, either now or in the foreseeable future and a clear environmental justification can be made for an alternative use; or
- iii) The proposed development is for outdoor or indoor leisure facilities that will be of sufficient benefit to the community to outweigh the loss of the existing facility or open space; or
- iv) Development proposals will improve facilities ancillary to its use.

12.3 For the purposes of this Plan, open space should be taken to mean all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity. It is acknowledged that it may be inappropriate for some forms of recreational facilities to be located next to existing settlements, due to the characteristics of the use. Examples include, motor sports where they would impact of the amenity of an adjoining settlement, and water sports where canals, lakes, reservoirs and rivers are not always available within or adjacent to settlements. Open space as a visual amenity: even without public access, people enjoy having open space near them to provide an outlook, variety in the urban scene, or as a positive element in the landscape.

12.4 By definition, open space is of public value and accordingly the loss of any open space through development needs to be justified. The local planning authority will weigh any benefits being offered to the community through a development proposal against the loss of open space that would occur. Proposals, no matter how desirable from a social and community point of view, will need to be sympathetically designed to take account of adjoining properties and the area in general. Proposals will be required to take account of all the policies contained within the plan; in particular proposals will have to accord to the Development Control Core Policy.

CF3 Provision of Open Space

Proposals for new housing development will be required to make provision for open space on site, to provide 15m² for Local Parks and 3m² for play areas per person. The Council will accept in the appropriate circumstances, financial payments from developers for provision of open space according to the following order of preference:

- i) Provision of open space elsewhere which is appropriately located in relation to the development;
- ii) Contributions towards the upgrading of existing nearby open spaces.

Development will be required to make contributions to remedy local deficiencies in the quantity and/or quality of open space and the future maintenance of open space provided to meet needs arising from the new development as set out in North Wiltshire's Open Spaces Study.

12.5 All residential developments regardless of scale have the potential to contribute to the increased need generated to improve existing open spaces or provide new open spaces. The preference will be to provide new open space provision on site. However, this may not be practical for minor residential development proposals (ten dwellings or less). For these minor residential proposals, the use of a financial contribution would normally be considered appropriate.

12.6 Open space provision will be required in accordance with the Council's defined approach contained within the Open Space Study 2004.

TM3 Swindon and Cricklade Railway Line

It is proposed to restore, for leisure purposes, the route of the former railway line from Tadpole Lane, Swindon to Cricklade, subject to not causing demonstrable harm to any areas of nature conservation interest along its route.

13.4 The route of the former Swindon and Cricklade railway line from the south of Cricklade extends into Swindon Borough to link with Mouldon Hill Country Park. In the long-term, there is the possibility of considering extending any restored railway line route around the north side of Mouldon Hill, within Swindon Borough, and across the River Ray to Moredon Bridge, within North Wiltshire.

CRICKLADE NEIGHBOURHOOD PLAN (MADE MARCH 2018)

Policy H1: The Settlement Boundary

The Settlement Boundary shown on figure 5 sets a frame for development in the town. Within the Settlement Boundary, infill and new development that complies with other policies in the development plan will be supported.

Development will not be supported outside this Settlement Boundary unless specifically allowed by policies in the development plan.

Policy H3: Design of New Housing

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. Development proposals will be supported where they include good quality design that responds to the character of its immediate locality and, as appropriate to the site concerned, incorporates measures to:

- Provide cycle and pedestrian routes with connectivity to existing adjacent areas; and
- Ensure that the informal and varied nature of existing developments should be continued in new developments; and
- Ensure that the height of new build should be in keeping with the elevations of any existing neighbouring properties, especially where the new development has a high visual impact; and
- Ensure that the integrity of historic burgage plots remains intact; and
- Ensure that infill developments within the town safeguard the amenities of surrounding residential properties; and
- Incorporate open spaces, play areas and hard landscaping to be of a scale suited to the existing built form; and
- Ensure that new housing provides private outdoor space with individual gardens or shared areas commensurate with the size and type of dwelling.

Policy H7: Residential Car Parking

Residential development should meet the Wiltshire Council parking standards. The design and landscaping of car parking spaces or areas should respect the character of the development and its immediate area and minimise visual intrusion. The following design guidelines should be complied with:

- Parking provision to the front of a dwelling should be designed to minimise the visual impact and keep some appearance of garden space; and
- Communal parking areas should serve no more than 6 homes.
- Communal parking areas should integrate with the surrounding development and be low maintenance without loose surfacing materials.

Policy H8: Foul Water Management, Flood Risk and Surface Water Management

Proposals for new development will be required to demonstrate that they will not increase the risk of flooding or surface water run-off within the site or to any surrounding sites or areas in general. The use of sustainable drainage systems and storm water tanks will be supported on development sites where the technical evidence identifies that the use of such facilities will prevent the potential for flooding or surface water run off within the site or elsewhere in the Plan area.

Policy TT1: Traffic Impact

Proposals for industrial and commercial development will be supported where their traffic movements in general, and HGV movements in particular, can be satisfactorily accommodated in the strategic and local highway networks. Where appropriate, proposed developments should include measures to mitigate any identified traffic impacts in general terms, and those that would have impacts on pedestrians, cyclists and other vulnerable road users in particular.

Policy LAF1: Open space

Areas of open space shown in Figure 16 and referenced in the 'Open Space Audit 2016' will be protected and maintained as open space. Support will only be given for development on existing open space if alternative provision of equal or better quality, size and accessibility is made and funded elsewhere in the town.

Policy LAF2: Allotments

New residential development of 10 dwellings or over should provide land for allotments on the basis of a minimum of 50m² for every 10 dwellings. The provision of the necessary land for new allotments will be supported both on-site, or off-site as appropriate to the development concerned. Where provision is made off site the identified site should be accessible within the town and on land suitable for allotment uses.

Where appropriate sites of fewer than ten houses will be supported where they include proportionate financial contributions towards improvements in the operation or efficiency of existing allotments to the same financial extent that would be required for the provision of an off-site facility.

Policy LAF3: Provision of Public Open Space

Open space required to be provided in development proposals should be of a good quality, clearly defined and accommodate any identified need for more play areas for younger and older children. Developers should put in place financial arrangements to ensure the ongoing maintenance and upkeep of the facility. Improvements to existing open space and provision of play facilities will be an acceptable alternative in situations where development is located near to existing open space.

