



MAC MIC
STRATEGIC LAND

Design and Access Statement

Malmesbury Road, Cricklade

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behalf of:

Mac Mic Strategic Land Ltd



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Executive Summary

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

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

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

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

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

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

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

Key Proposals



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



New SANG Countryside Park



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



New allotments and Community Orchard



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



Fabric first approach for the delivery of carbon efficient homes



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



Introduction

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

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

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

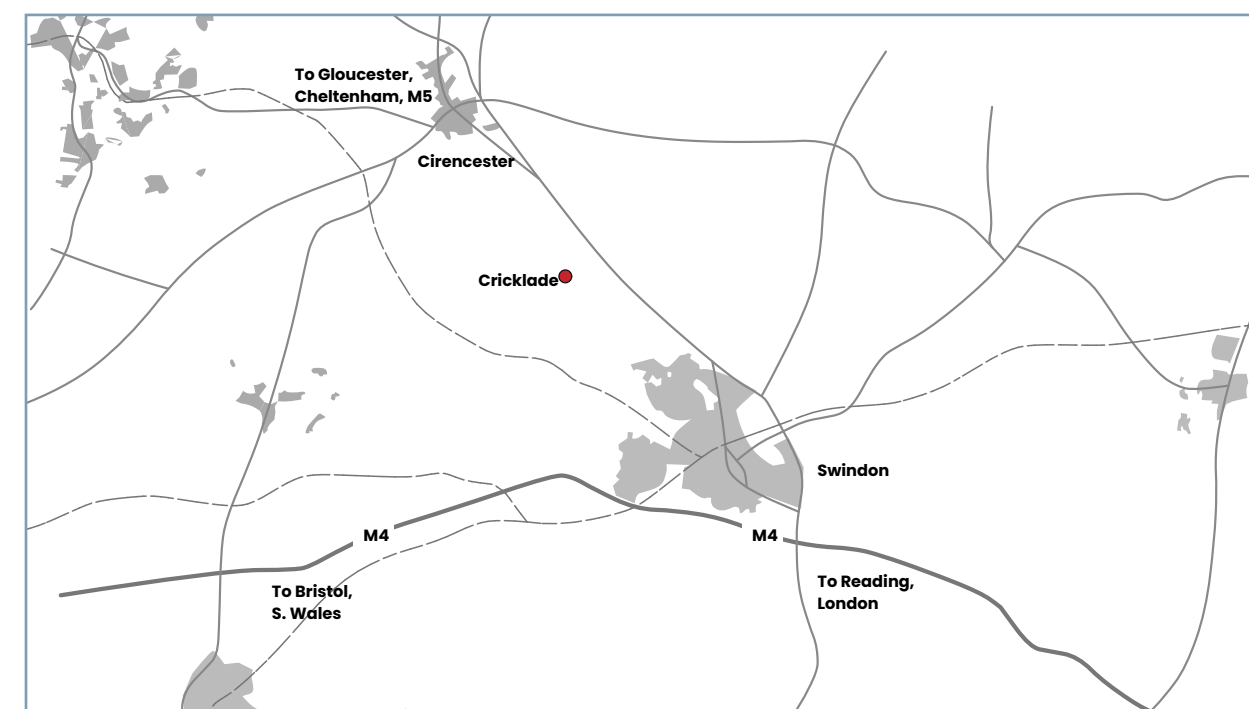
Site Location

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

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

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

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





Cricklade Town
Centre

Cricklade Leisure
Centre

Proposed Bloor
Homes Scheme

Malmesbury Road

Stones Lane

SITE

Site Description

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

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

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

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

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



Site & Surrounding Context

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



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



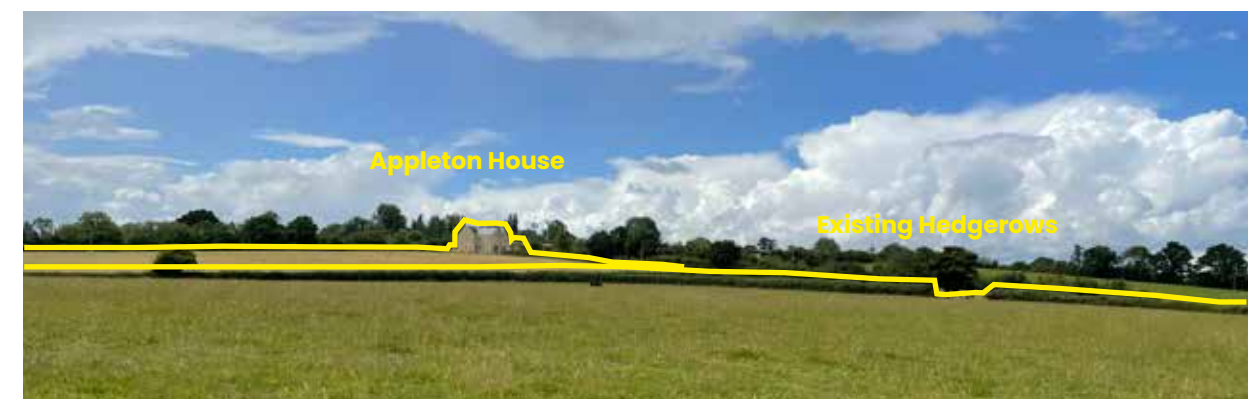
View from Stones Lane to existing properties at Common Hill



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



Central hedgerow/tree belt



View up to Appleton House and hedgerow that bisects the site

Local Facilities

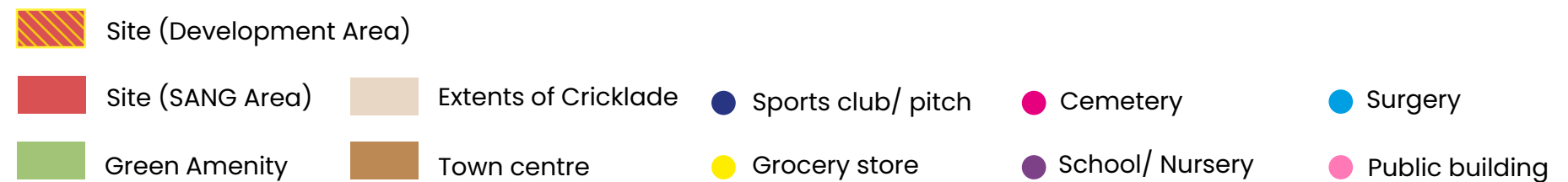
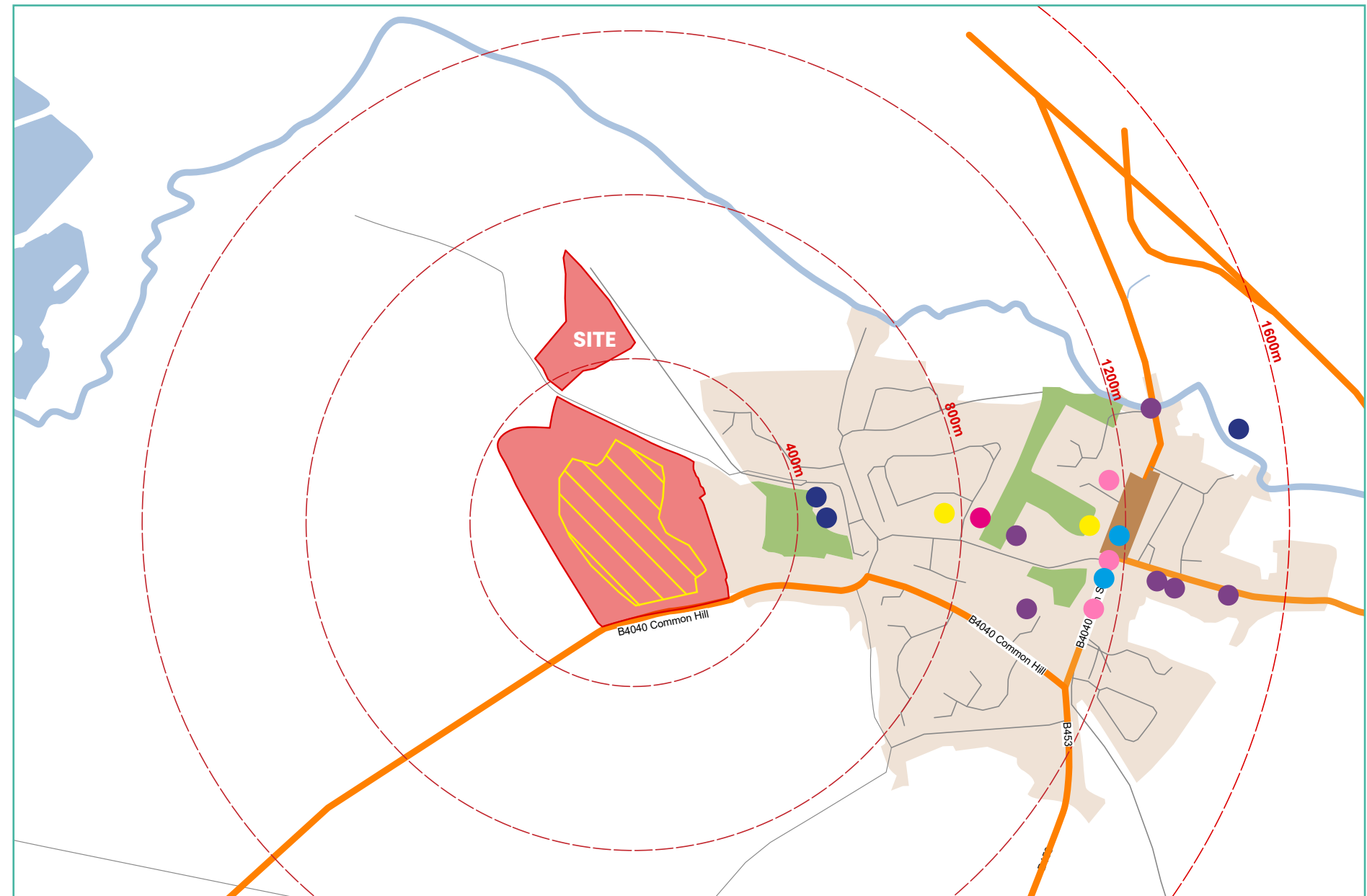
Cricklade is identified as a Local Service Centre in the Wiltshire Core Strategy which is a “settlement that serves a surrounding rural hinterland and possesses a level of facilities and services”.

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

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

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

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



Movement Network

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

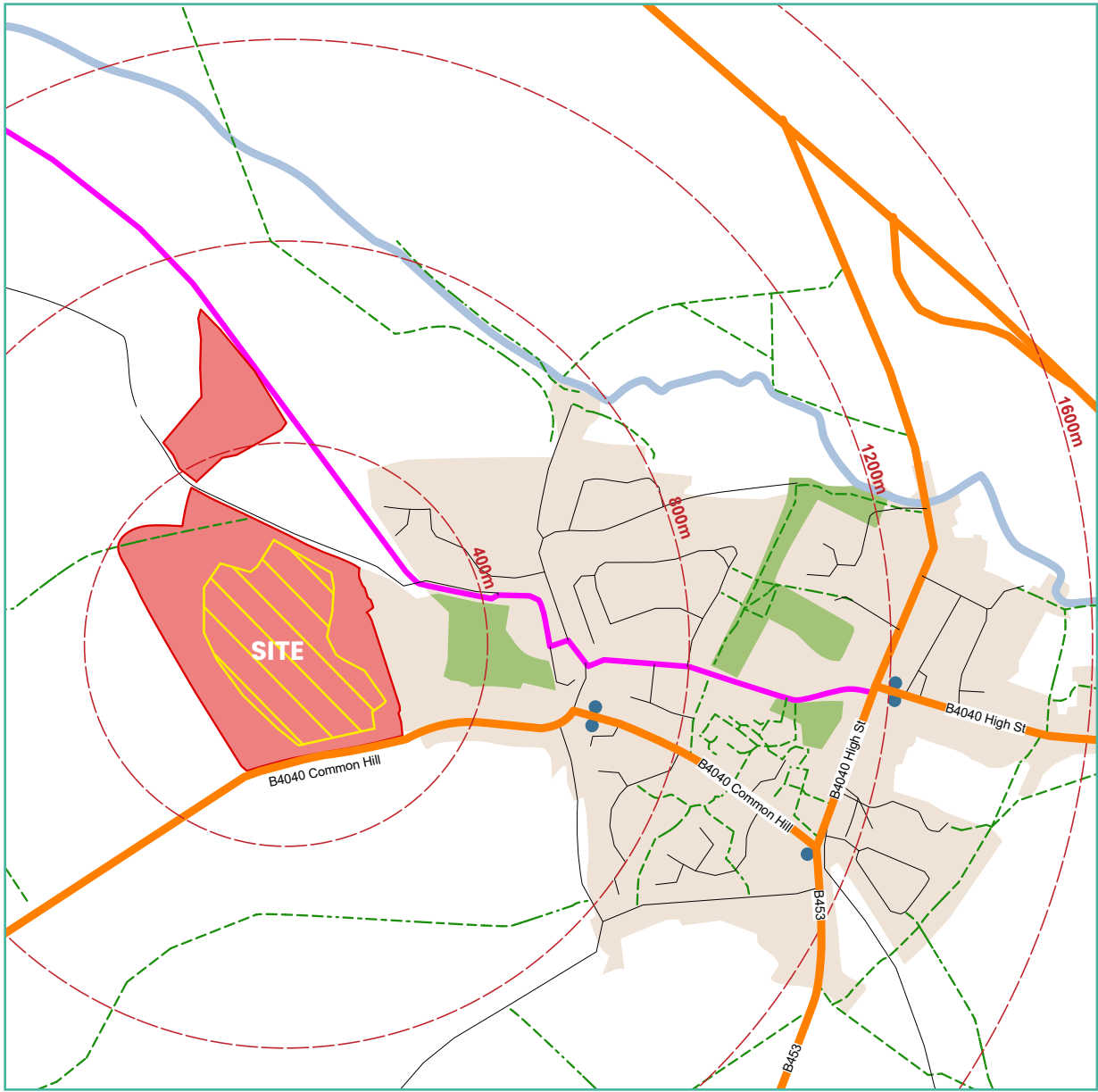
The A419 connects to the M4 via junction 15, allowing connections into the wider road network. This provides good access to destinations such as Bristol, Reading and the wider M4 corridor.

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

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

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

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



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

Built Context – Stones Lane



Urban Form

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

Built Form

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

Roofs

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

Façades

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

Windows, Doors & Details

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



1. Houses with internal garages and front gardens

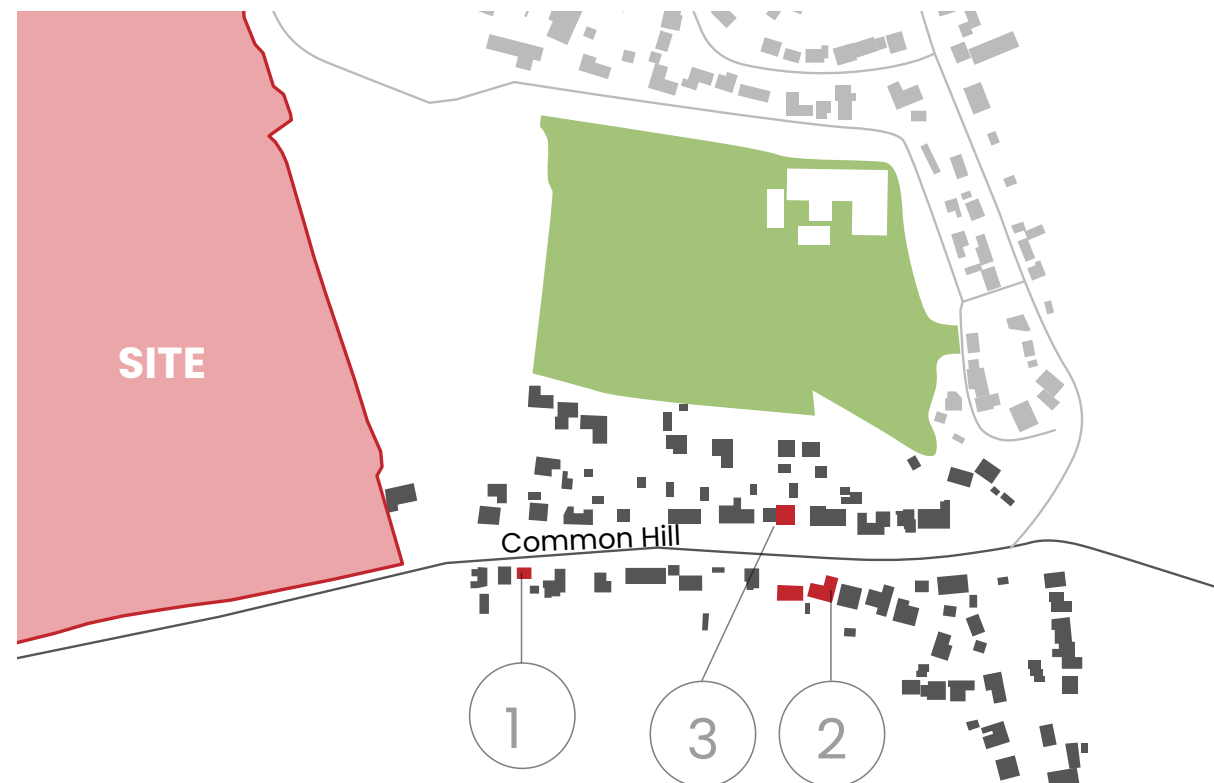


2. Reconstituted Stone facade



3. Rendered facade

Built Context – Common Hill



Urban Form

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

Built Form

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

Roofs

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

Facade

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

Windows, Doors & Details

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



1. Houses with internal garages and front gardens



2. Reconstituted Stone facade



3. Rendered facade

Built Context – High Street



Urban Form

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

Built Form

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

Roofs

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

Façades

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

Windows, Doors & Details

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



1. Plots with no formal boundary treatment or green space



2. Predominant pitched roofs with grey tiles



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

Site Analysis – Landscape & Arboriculture

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

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

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



Boundary trees and hedgerows



Existing tree

Key

Tree/Hedgerow

Cat B Tree

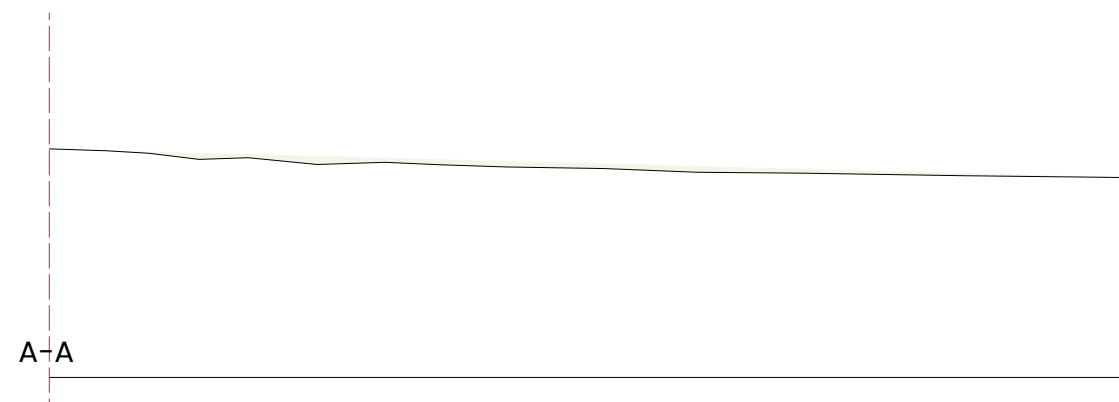
Site Analysis – Topography

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

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



General West to East slope across the site



Site Analysis – Utilities & Flooding

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

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

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

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



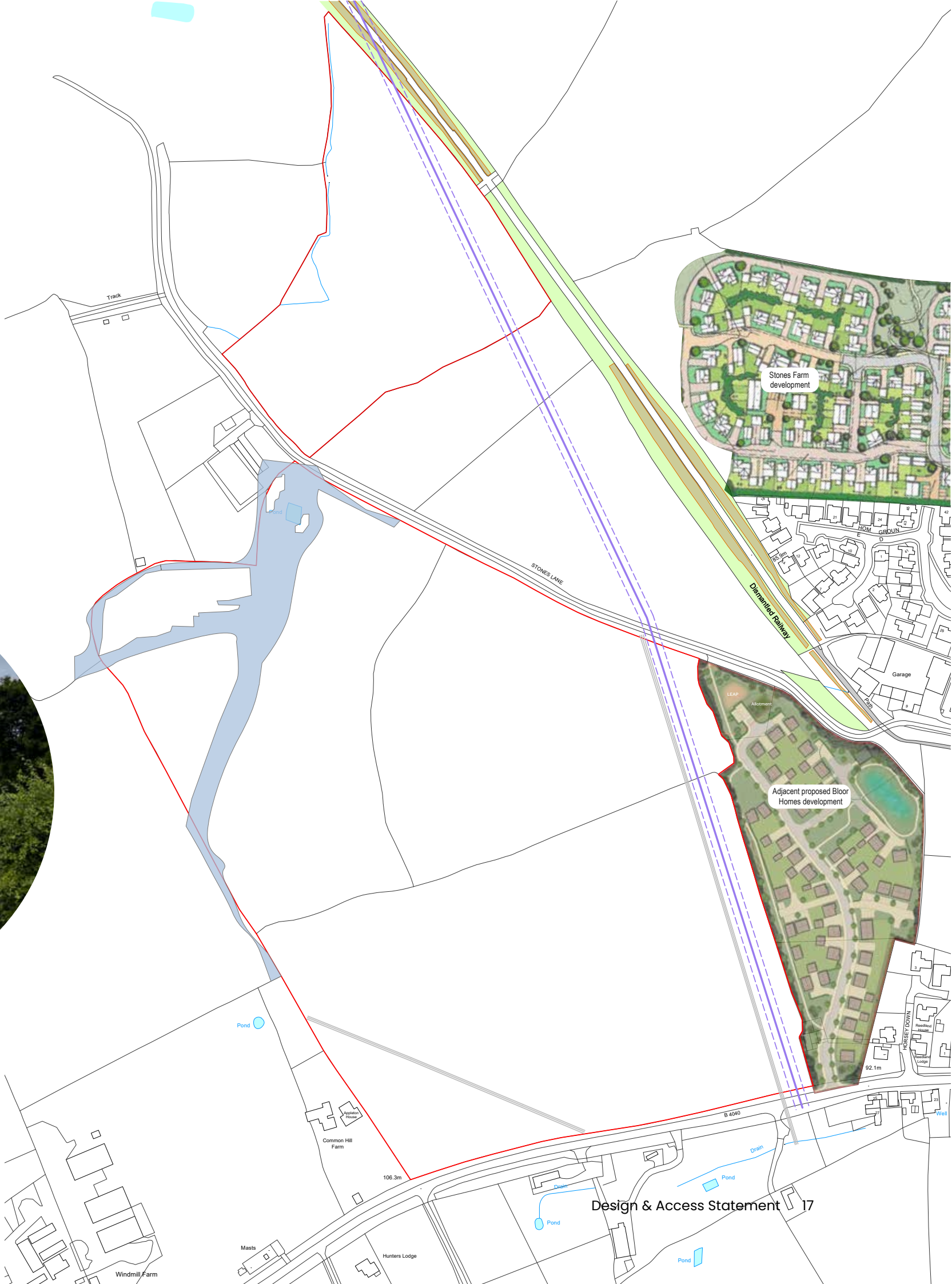
Route of Oil Pipeline

Key

Oil Pipeline with Easement

Overhead Electricity lines

Potential Flood area



Landscape Character & Visual Amenity

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

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

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

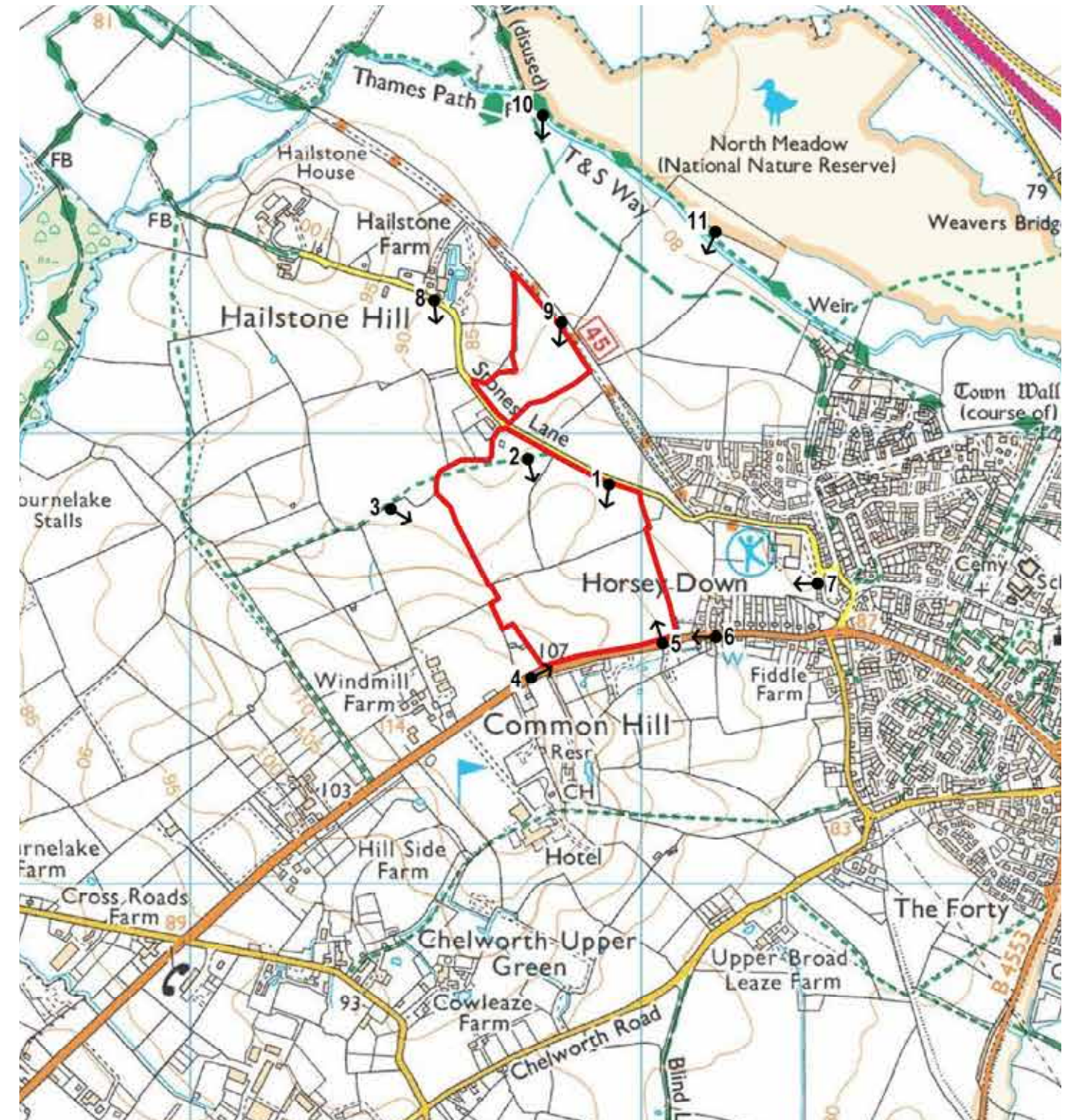
Views into the site are primarily afforded from the public footpath which crosses the northern part of the site, and from Stones Lane and Malmesbury Road.

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

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

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

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





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



Viewpoint 5 - view along B4040 looking north into the site



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



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

Landscape Constraints & Opportunities

The site presents a number of landscape constraints and opportunities:

Landscape Constraints

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

Landscape Opportunities

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



Proposed Bloor Homes Application

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

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

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

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



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

◀ Bloor Homes Outline Application Illustrative Layout by Turleys

Proposed Stone Farm Application

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

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

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



Homes fronting open spaces providing strong character



Varying scales of buildings



Development Constraints & Opportunities

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

Topography

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

Attenuation Opportunities

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



Pedestrian/Cycle Links

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

Existing Hedgerows & Trees

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

Utilities

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

Existing Property

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



Road Frontage

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

Access

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

Green Buffer

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

Views Out

From the PROW there is a view of St Sampson's Church and elsewhere views out over the surrounding countryside.



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



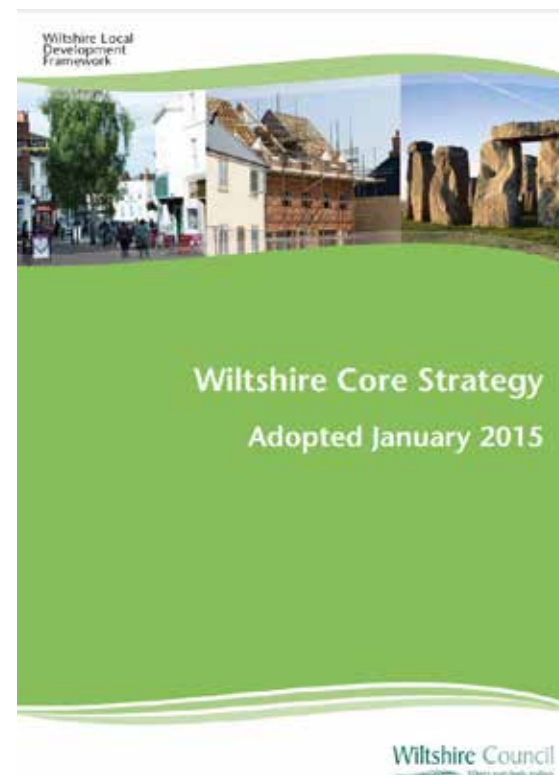
Policy Context

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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



Brief & Vision

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

The scheme will ...

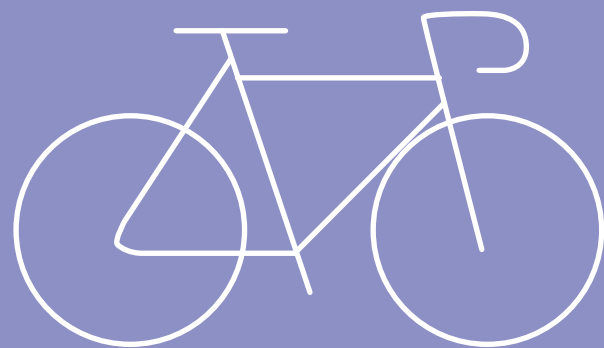
- Provide up to 315 dwellings with a mix of affordable, smaller start up and family homes
- Provide a new SANG area with recreational routes to the benefit of the local community
- Retain existing trees and hedgerows and integrate them into the framework of the development
- Create a series of multi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



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



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



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



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



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



Design Concept

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



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



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



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

Framework Masterplan

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

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

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

View corridor to St Sampson's Church

Pumping Station

Development fits in and around natural landscape features

Dwellings front onto and overlook greenspaces

Development situated away from prominent areas of the site

Pumping Station

Allotments

-  Development Blocks
-  Primary Frontage
-  Green Edge Frontage
-  Secondary Frontage
-  Emergency Access
-  Primary Route
-  Secondary Route
-  Existing Trees and Hedgerows
-  SANG Area
-  Attenuation
-  Proposed Trees
-  Native Buffer Planting

LEAP

Community Orchard

Vision Drive

A Place Led Approach

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

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

View Corridor

Views of St Sampson's Church maintained from the PROW

Flooding

Development avoids the flood risk areas

Topography

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

Landscape & Arboriculture

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

Landscape Character

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



PROW

Route of PROW retained through site

Topography

Attenuation is situated at the lowest parts of the site

Utilities

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

Proposed Bloor Homes Scheme

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

Wider Growth

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

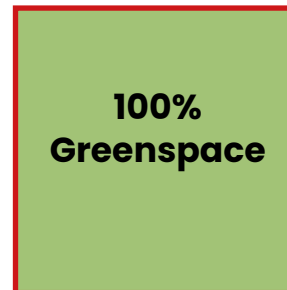
Land Use Parameter Plan

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

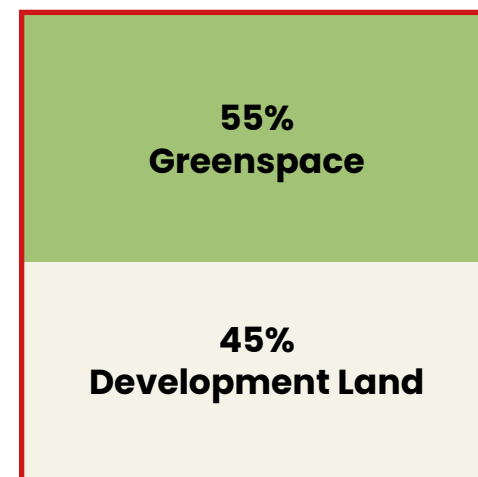
The site will be developed at an average density of 40 dwellings per hectare, which is an appropriate and efficient level of development for the area.

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

Northern Parcel - 3.50 Ha
Greenspace - 3.50 Ha



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



Storey Heights Parameter Plan

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

There are a number of key corners and ends of vistas within the scheme, where the built form will need to highlight these as key nodes. This will help aid in the legibility of the scheme and signify prominence within the townscape.

Key corners will be defined by a change in height of the built form with 2.5 storey at key locations and up to 3 storey at more predominant corners. This change in height will give a good visual indication to residents and visitors to where they are and where they need to go. These corners may also use different materials or architectural language to highlight these as key nodes. This will be explored in more detail at a reserved matters stage.

All key corners will be corner turning properties with windows to habitable rooms to the front and sides. This will provide activity to these corners and avoid any blank gables.



2.5 storey home ending vista in Cricklade



Example of a 3 storey corner turning property at prominent junction



Properties in Cricklade tend to be 2 storey

Pedestrian/Cycle Strategy

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

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

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

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

-     PROW
-     Key Pedestrian Routes
-     National Cycle Route 45



Safe on street cycling



Attractive green streets as safe walking routes

Attenuation pond is designed to accommodate the route of the PROW

All streets will connect into the pedestrian/cycle route running through the greenspaces around the edge of the site. This will help create a connected active travel network throughout the scheme



Recreational Routes



Movement Strategy

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

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

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

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

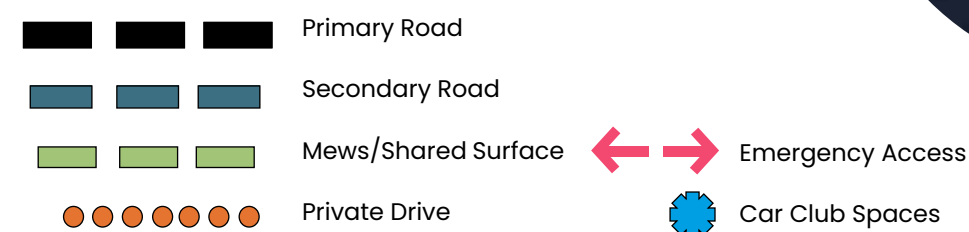
There will be a number of Car Club spaces located close to the entrance to the site, allowing residents to rent vehicles on a short term basis. The exact location will be determined at the reserved matters stage.



Landscaping softens built form



Landscaping at heart of street structure

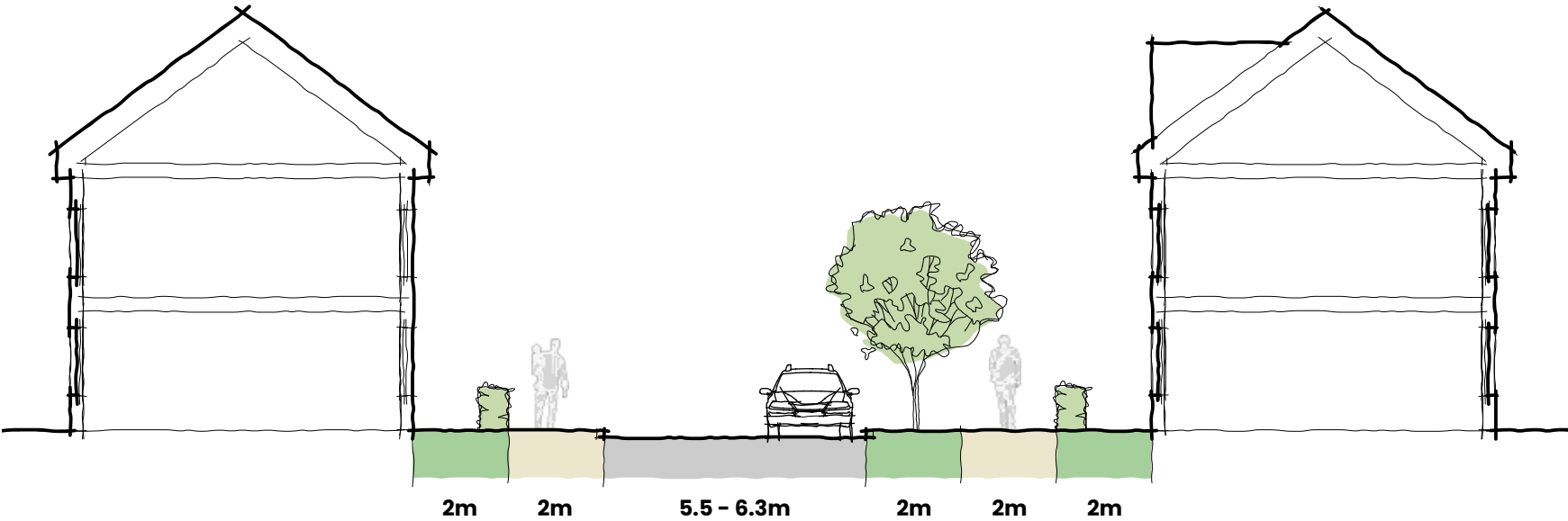


Primary Road

The Primary route through the scheme will reflect the urbanality of Cricklade's High Street. Where properties have a close relationship with the street and form a strong spine through the scheme. A green verge is also incorporated to help 'green' the street and better link it into the more landscaped nature of Common Hill.

Opportunity for the verge to incorporate a linear swale to further green and define the character of the street. This will also help to manage surface water run off.

Primary Road Principles	
Garden Frontage	2m
Footway	2m both sides
Carriageway	5.5 - 6.3m
Verge	2m (both sides optional)
Parking	On plot to side of property, some frontage parking



Examples from in and around Cricklade



Strong urban form and close relationship to the street along Cricklade High Street



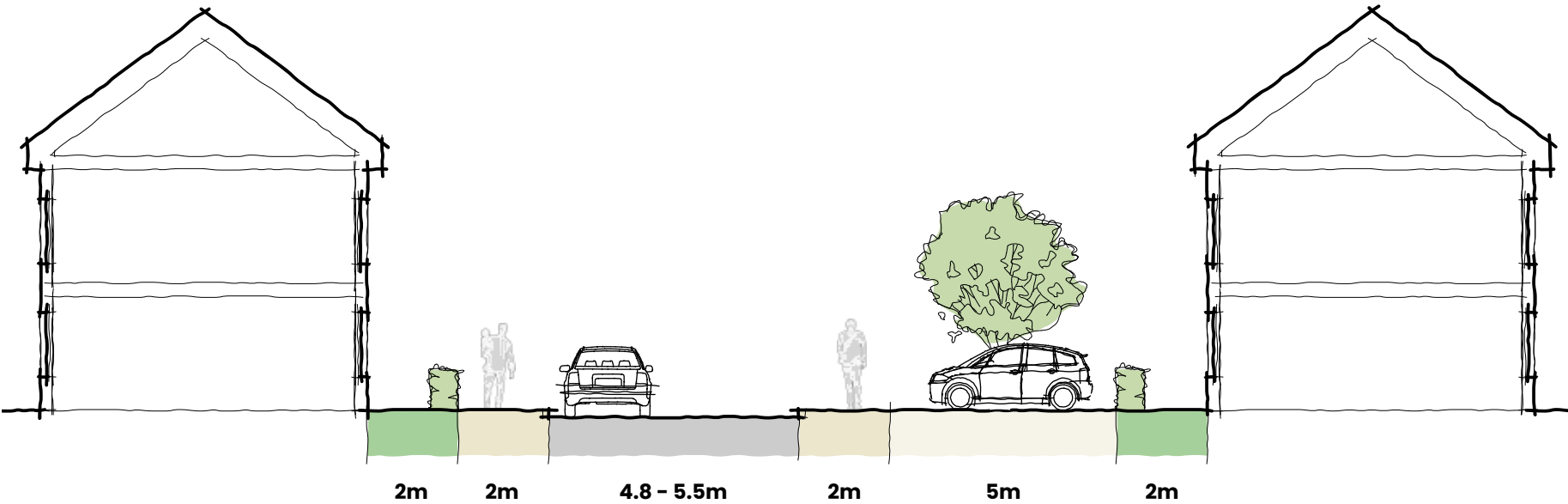
Strong landscaping elements along Common Hill, Cricklade

Secondary Road

The secondary routes will add more variation in urban form, interest, landscaping into the street scene. This more suburban character can be found throughout Cricklade and eases the transition towards the green edges of the site.

Opportunity for rain gardens to form incidental greenspaces along the street to help define it's character and help to manage surface water run off.

Secondary Road Principles	
Garden Frontage	2m
Footway	2m to both sides
Carriageway	4.8 - 5.5
Verge	Optional
Parking	Mix of on plot to side of property and frontage parking



Examples from in and around Cricklade



Variation in built form and landscaping along the Reeds, Cricklade



Parking and landscaping areas used to widen and create more open streets at Clover Lane, Cricklade

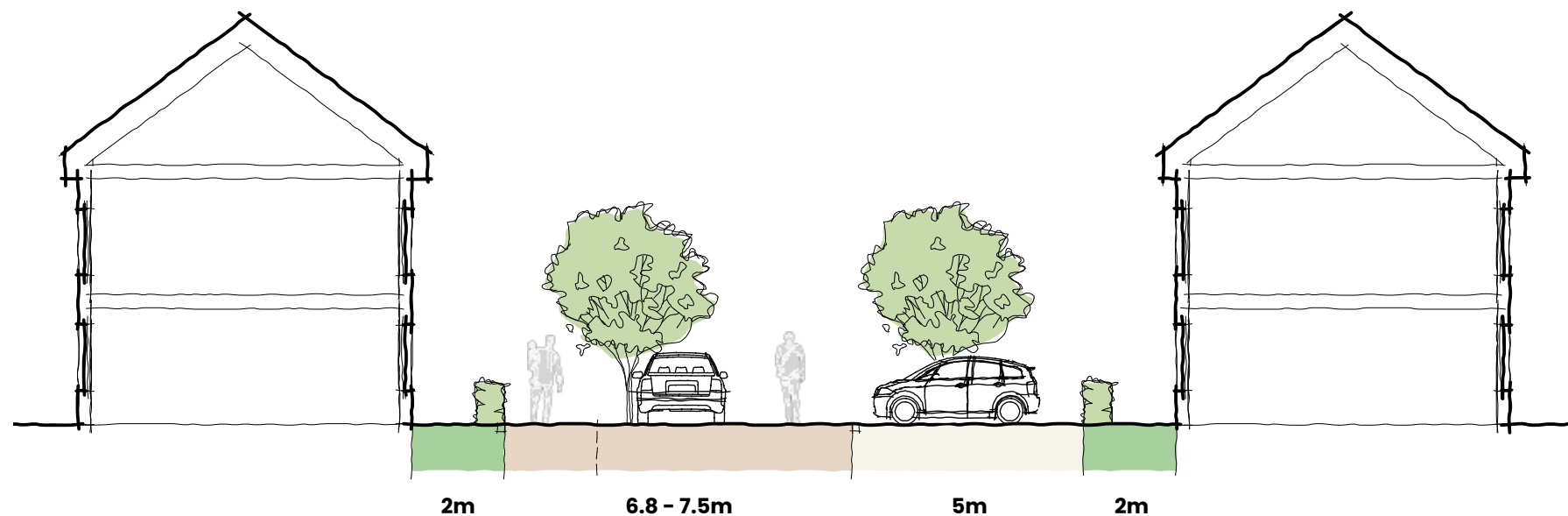
Shared Surface Streets

Shared surface streets add more informality to a street and will be used only where there is no through traffic. These streets will help introduce a mews/courts character to the development similar to the older streets behind the High Street and Abingdon Court Farm.

Opportunity for swales, rain gardens and permeable paving to be incorporated into the street to help manage surface water run off.

Shared Surface Street Principles

Garden Frontage	1-2m
Footway	2m - Shared
Carriageway	4.8 - 5.5m - Shared
Verge	Optional/Landscape in street
Parking	On plot to side of property and frontage parking



Examples from in and around Cricklade



Tighter and informal shared street at the Hitchings, Cricklade

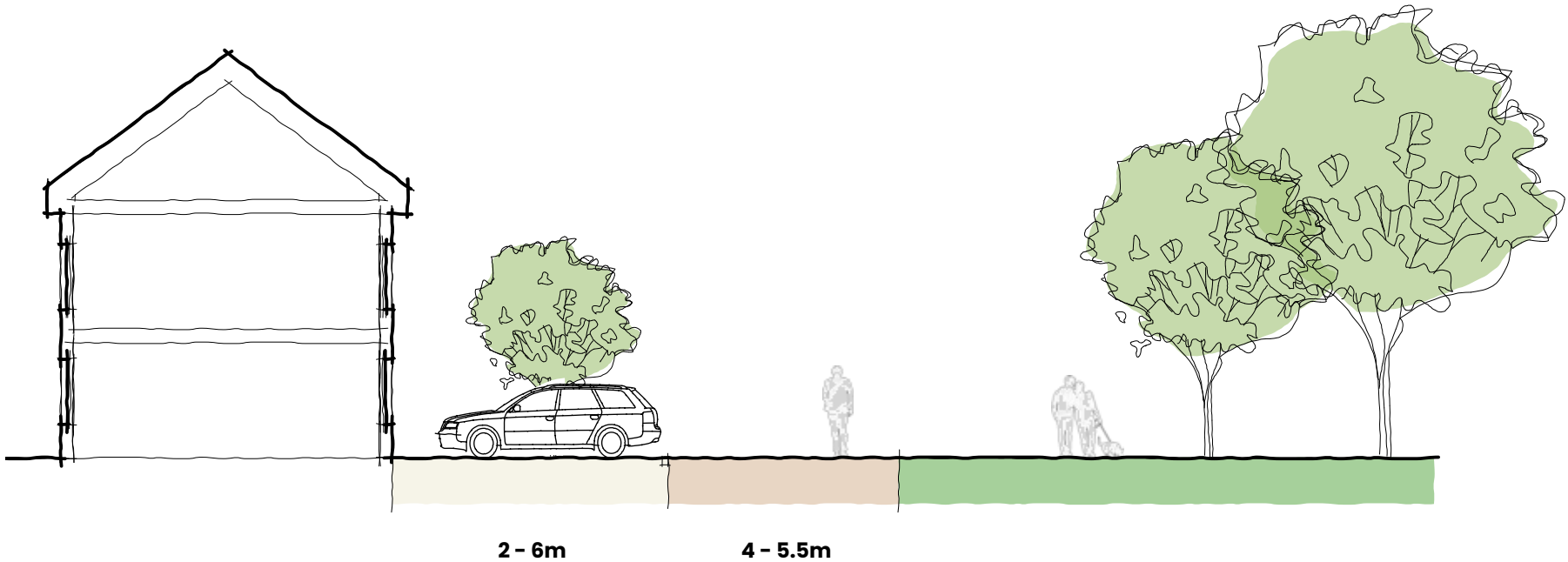


Shared surfaces with parking areas at Abingdon Court Farm, Cricklade

Private Drives

Private drives will be utilised around the green edges of the site and allow properties to front onto and overlook greenspaces. Variation in front gardens (through landscaping) and urban form will create interest and variety to the edge of the development, similar to the properties along Common Hill

Primary Road Principles	
Garden Frontage	2 – 6m
Footway	Shared
Carriageway	4 – 5.5m
Verge	None
Parking	On plot to front or side of property



Examples from in and around Cricklade



Properties fronting onto open countryside at Stones Farm, Cricklade



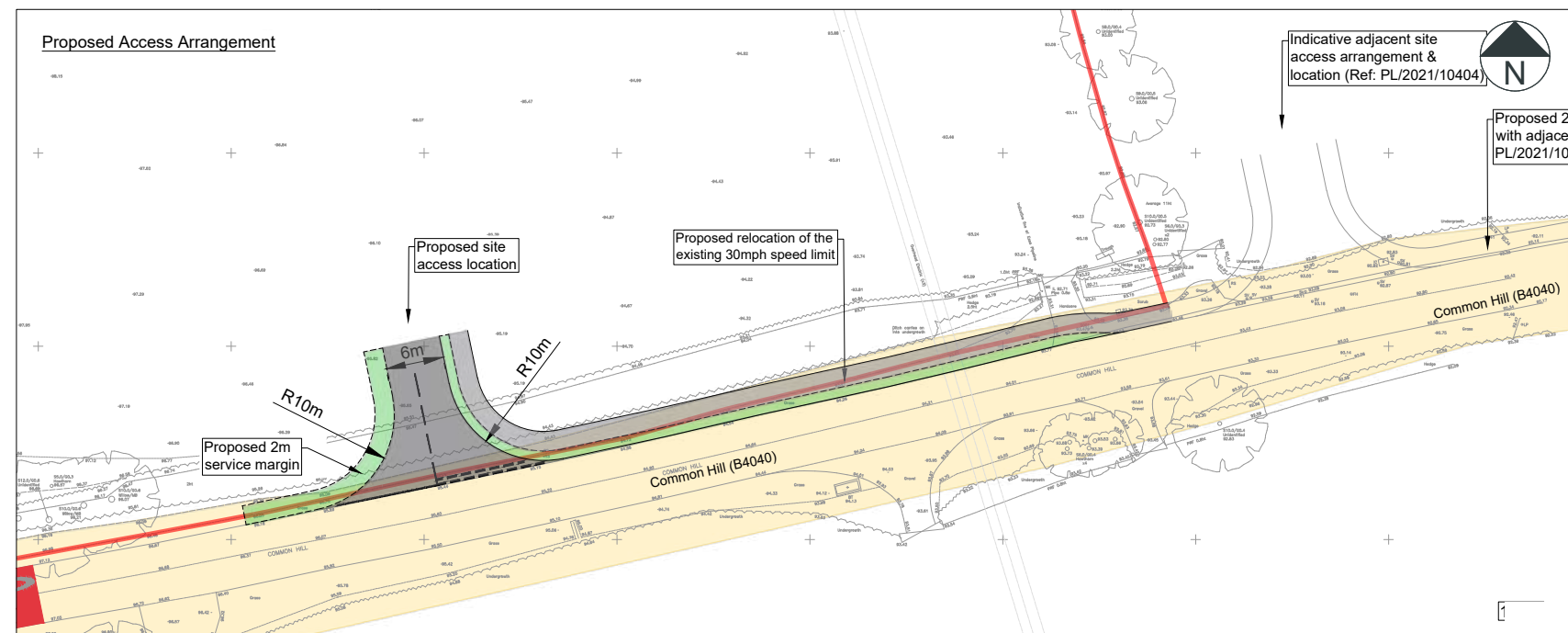
Variation in built form and gardens in more secluded setting at Giles Avenue , Cricklade

Access

The southern parcel benefits from extensive frontage with the B4040 Common Hill / Malmesbury Road to the south and Stones Lane to north, therefore the vehicular, pedestrian and cyclist access strategy considers options for access to be brought forward in combination in order to maximise the connectivity of the Site with the existing highway network.

Direct vehicular access to the Site from the existing highway is proposed from the B4040 Common Hill / Malmesbury Road along the Site's southern boundary. The proposed access is to be located sufficient distance from the proposed Bloor Homes scheme access point and will be designed such that safe and suitable access can be achieved in accordance with both the local and national design standards.

The access will also include footpaths which will link into the existing footpath network. A separate pedestrian and cyclist access onto Stones Lane is proposed to increase the Site's permeability with the wider network. Improvements to the pedestrian infrastructure east of the proposed access are proposed, including delivery of a new footway on the northern side of the B4040 Common Hill connecting the site access with the existing pedestrian infrastructure to the east.



As part of the proposed access arrangements there is potential to relocate the change in speed limit further west from its existing location to reduce vehicle speeds prior to the proposed Site access and upon entering the west of Cricklade. The reduction in speed limit can be supported by a gateway feature and associated traffic calming works.

As part of this planning application is a full residential Travel Plan, which shall promote sustainable travel measures to give priority to pedestrian and cycle movements, both within the scheme and to neighbouring areas, which will also facilitate access to improved public transport services.



Landscape Strategy

A strong landscape strategy has been established for the site, which seeks to set the development within an extensive green framework, respond to the site's key landscape features, create a series of new habitats and variety of recreational opportunities. A range of play spaces, allotments and orchard will act as a focus for the community, where existing and new residents can socialise. The SANG will also be a new recreational destination for the town, ideal for leisurely walks along easily accessible paths

The key landscape spaces are highlighted on the adjacent plan and include:

1 SANG

Area of Suitable Alternative Natural Green Space (SANG), with walking routes (1.6km), wildflower meadows, native tree and scrub planting, wetland basin and new and enhanced woodland buffer planting, in line with the North Meadow and Clattinger Farm SAC Mitigation Strategy.

This will also include a naturalistic play space and allotments.

2 Wetlands

Creation of wetlands as part of the sustainable drainage system, which includes areas of permanent water, with footpaths, grassland and native tree planting. This will help increase and diversify the ecological habitats of the area and help support local wildlife.

3 Green Corridors

Extensive green corridors and natural green space, focused around retained hedgerows, with the creation of a strong landscape buffer along the western boundary of the site, and the most visually sensitive part of the site. Will include incidental natural play opportunities which will form a play trail around the site. This will help encourage active lifestyles to residents and encourage children to explore and play.

New meadow grasslands, footpaths, native tree and woodland planting are proposed.





Creation of wildflower meadows



Play spaces



Recreational routes through green spaces



KEY LANDSCAPE FEATURES

- 1 Natural play trail
- 2 Equipped play space
- 3 Kickabout space
- 4 Community orchard
- 5 Allotments
- 6 New native woodland
- 7 New native scrub planting
- 8 Wetland basins with permanent water to part
- 9 Recreational footpaths
- 10 Informal amenity space
- 11 Wildflower meadows with scattered native tree planting
- 12 Existing public footpath route
- 13 SANG with wildflower meadows, pockets of native scrub and scattered tree planting
- 14 Potential recreational connections into adjacent proposed development
- 15 Retention of existing hedgerows and incorporation into green corridors



Wetland meadows



Informal kickabout spaces



Natural play opportunities

Due to the topography and constraints of the area these tend to be situated around the periphery of the site, however small play areas and green spaces will also be situated along the streets and at key junctions.

Public Open Space Strategy

The proposed development would create a wide variety of public open spaces across the site. These include:

Amenity Space

- Provision of informal amenity space throughout the development, with a kickabout space proposed within the flatter, south eastern part of the site.
- A LEAP is located at the entrance to the site as part of a green gateway and where it is most accessible to the wider community.

Allotments & Community Orchard

- Provision of allotments in the north western area of the site.
- Creation of a community orchard as part of the natural green space within the south western part of the site.
- These will be focal points for the local community, where people can gather and socialise, whilst also helping to life more sustainable lifestyles.

Play provision includes a natural play trail, an equipped play space (LEAP) and a kickabout space, totalling 0.42 Ha and meeting the requirements for the site.

In all aspects the site meets and exceeds the requirements of the Wiltshire Open Space Standards as set out below:

Type	Quality Standard ha/1000 population	Requirement (Ha)	Provision (Ha)
Allotments	0.25	0.19	0.19
Amenity Green Space	0.9	0.68	1.9
Parks and Recreation Grounds	1.1	0.83	
Play (Children)	0.25	0.19	0.42
Play (Youth)	0.3	0.23	
Natural Greenspace	1.8	1.36	9.9
TOTAL		3.48	12.4



SANG areas



Wetlands



Amenity space with play opportunities



Community orchards



Allotments



Informal open space

Drainage & Water Management

The site is shown to be located entirely in Flood Zone 1. There is a large area of pluvial flood risk in the west of the site and a small surface water flow route to the east of the site. The development has been sequentially arranged to avoid these areas of surface water risk, with the exception of a pocket of low surface water risk which will be addressed as part of the drainage strategy for the site.

Due to the topography of the site, and existing site constraints, the site has been split into three surface water drainage catchments. This approach aims to treat and attenuate surface water as close to its source as possible. Surface water runoff from each catchment will be stored within an above ground detention basin which will discharge from the site at a controlled rate. The north western basin has been split to accommodate the route of the PROW.

It is proposed that a gravity connection for foul flows from the site will be made to the foul water sewer within Common Hill. At this time, it is anticipated that it would not be possible to drain all foul flows from the site via gravity and a pumped solution will be required.



Ecology

The site comprises of four species-poor grassland fields that are cattle grazed. Other habitats are limited to small areas of planted semi-mature woodland as well as ruderal vegetation. Hedgerows and treelines are present at the boundaries and separating the fields. The hedgerows and treelines are considered to be the most ecologically valuable habitats (in the context of the site).

Assessments have been undertaken for a number of protected / notable species including bats, badger, reptiles, hazel dormouse and great crested newt. The subsequent ecological surveys identified that site is mostly used by common and widespread bats species, whilst barbastelle and lesser horseshoe bat, two of the UK's rarest bat species were recorded they were found infrequently and in low numbers. As part of the application proposals a sensitive lighting strategy shall be brought forward in respect to nocturnal species such as bats to limit the impact of light on their activities. Furthermore, free-hanging and integrated bat boxes should be installed to retained trees and there is scope for a percentage of proposed residential units (e.g., 25%) to have integrated bat boxes.

Presence/absence reptile surveys were conducted for the site in 2022 and 2023 and a single male common lizard was found within the Application Site, therefore a directional staged cut methodology of any reptile suitable areas due to be lost as part of the scheme is required. Although the Application Site does not support any waterbodies, 5 waterbodies are present within 250m of the site boundary. An eDNA survey was conducted on one of these ponds and a positive result was returned confirming the presence of GCN. Furthermore, an individual great crested newt was found during a reptile survey in October 2023. Therefore, a District Level Licensing Application (DLL) has been submitted to Natural England and it is envisioned that mitigation will be provided via the DLL.

With regards to designated sites the closest statutory site is North Meadow Cricklade Site of Special Scientific Interest (SSSI) located approximately 0.33km north of the site at its closest point. The SSSI underpins the North Meadow and Clattinger Farm Special Area of Conservation (SAC). The Development Proposals would have potential to have an adverse effect on the SAC/SSSI through increased

recreational pressures. A strategic approach to mitigation has been outlined within the recently published Interim Recreation Mitigation Strategy for the SAC and any adverse effects of the development proposals can be mitigated for through provision of Suitable Alternate Natural Greenspace (SANG) and by way of financial contribution. Other potential pathways for impacts have been assessed within the sHRA produced in support of the planning application with mitigation presented (where necessary) to ensure that no adverse effect on the integrity of this or any other SAC arise on account of the development proposals either alone or in combination.

A large area of the site has been allocated as bespoke SANG to mitigate for potential recreational impacts on the nearby SAC/SSSI. This area totaling approximately 6.5ha will be easily accessible from residential dwellings within the development and will comprise a circular route of sufficient distance to not only provide an attractive greenspace for any future residents of the development, but also for the wider area.

The proposals would result in losses to species-poor grassland which is of limited ecological value and some minor losses to hedgerows for access. The Development Proposals have scope to deliver a range of ecologically valuable habitats including species-rich meadow grassland, native scrub and hedgerow planting, as well as a significant amount of tree planting. With regards to Biodiversity Net Gain (BNG) it is considered that a gain of at least 10% (in line with local and national policy) is achievable.

Overall, it is considered that a development scheme could come forward which includes an appropriate level of mitigation and enhancement measures, such that not only are adverse effects mitigated, but net benefits for biodiversity are realised.

Allotments & Community Orchard

Allotments and a community orchard is proposed as part of the development.

These spaces will offer the opportunities for residents to 'grow their own', connect with nature, offer recreational opportunities and help foster a sense of community.

The allotments would be a mix of full and half sized plots, and could also include some raised beds. Communal facilities such as storage and water troughs would be provided.

A small community orchard is proposed within the parkland along the western edge of the site. A variety of fruit trees should be planted, including apple, pears and plums, of local varieties where possible. The orchard offers an opportunity for community groups to be involved with the orchard, encouraging harvesting of the fruit.



Cultural Heritage

Initial desk based studies, which were confirmed across two site visits, identified no designated heritage asset whose setting was considered to be at risk of harm as a result of the proposed development. The site is located some 250m east of the closest designated heritage asset, the Grade II Listed Hailstone Farmhouse, and some 600m west of the Cricklade town banks which forms part of a group of assets largely, though not exclusively, within Cricklade Conservation Area.

The site appears to have remained undeveloped since at least the 18th century, and likely has never been subject to any major disturbance beyond medieval ridge and furrow cultivation evidenced in LiDAR survey data.

A generally low to moderate potential for the presence of buried archaeology at the Site has been assessed. This may be enhanced somewhat due to the proximity of the town which includes Roman and Saxon occupation phases, although there is no evidence for pre-medieval development at the Site. Evidence from LiDAR survey indicates ridge and furrow cultivation across much of the Site, whilst the

Historic Environment Record indicates further earthworks, including a possible ring ditch in the central field, transcribed from aerial photographs.

The Historic Landscape Character (HLC) of the Site is recorded as Piecemeal enclosure south of Stones Lane, and Re-organised Fields to the north of the road. Both HLC types are of post-medieval and later origin. Historic maps indicate that the current layout of fields was established between c. 1816 and 1879. The historical and archaeological value of the HLC is considered moderate, with the ridge and furrow evidence suggesting an underlying medieval open field system.

The development of the site for residential housing will have a localised, impact on the existing HLC but given the scale of the development, the wider HLC of the region will remain largely unaffected.

This assessment has been completed with due regard to the revised NPPF, the PPG, the Wiltshire Core Strategy Development Plan, and guidance issued by Historic England and the ClfA.



Hailstone House

Character Areas

A series of distinct character areas are proposed for the scheme. These are informed by the surrounding context of Cricklade and are intended to help the development integrate with the existing settlement pattern. The character areas also support legibility across the site by reinforcing the hierarchy of streets, making it easier for residents and visitors to understand and navigate the development.

The key character areas include:

Urban Street

Located along the primary street, directly accessed from the main site entrance, this area forms the principal arrival route into the development. It is the first point of contact for residents and visitors and reflects the more urban character of Cricklade's High Street, with a consistent building line and a sense of enclosure that reinforces its role as the primary movement corridor.



Village Street

Situated along the secondary streets, this character area reflects the more suburban and rural residential areas of the town. It is characterised by greater variation in building lines, plot widths and built form, creating a softer, less formal streetscape that responds to lower traffic speeds and a more domestic scale.



Green Edge

Located along the outer edges of the site, the Green Edge provides a gentle transition between the proposed development and the surrounding public spaces and adjoining countryside. This area adopts a more rural character, with a looser built form and increased landscape presence, helping to soften the settlement edge and integrate the scheme into its wider landscape setting.



Character Areas – Urban Street

This character area forms the principal entrance and main access into the development. Its design is influenced by the established routes into and through Cricklade, including High Street and Common Hill, and seeks to create a strong sense of arrival and enclosure.

Development in this character area will consist of:

- A strong and regular urban form creating consistent enclosure
- Buildings with a close and direct relationship to the street
- Predominantly 2 storey dwellings, with occasional 2.5 storey buildings at key junctions and focal points
- Mainly semi-detached and detached dwellings arranged to create a consistent rhythm along the frontage
- Formal frontages that clearly address the street
- Shorter front gardens with structured landscaping
- On-plot parking positioned between dwellings to reduce the visual impact of vehicles
- A grass verge along parts of the street to soften the street and visually integrate it with Common Hill



Examples from in and around Cricklade and precedents



Strong urban form



Formal urban setting



Formal boundaries as found within the Hitchings development, Cricklade



Close relationship to the street as found on the High Street, Cricklade



2.5 storey feature plots as found within Cricklade

Character Areas – Village Street

The secondary route provides an internal connection through the scheme and forms a transition between the more urban spine and the softer green edge. As it is located deeper within the site, its character becomes more suburban and informal in response. It draws reference from areas such as The Reeds and other suburban parts of Cricklade, where variation in form and landscaping contributes to a softer residential character.

Development in this character area will consist of:

- Varied building forms and set-backs to create visual interest
- A looser urban structure allowing for incidental greenspaces
- A mix of detached, semi-detached and terraced dwellings
- Predominantly 2 storeys, with limited 2.5 storey elements at key locations
- A combination of on-plot and frontage parking to introduce subtle variation in the building line
- Informal and varied landscaping to enclose and soften front gardens



Examples from in and around Cricklade and precedents



Variation in front gardens and more landscaping within street



Frontage parking broken up with landscaping



More informal landscaping in front gardens as found within the Hitchings development, Cricklade



Predominantly 2 storey houses with 2.5 storey plots at key locations, as found throughout Cricklade



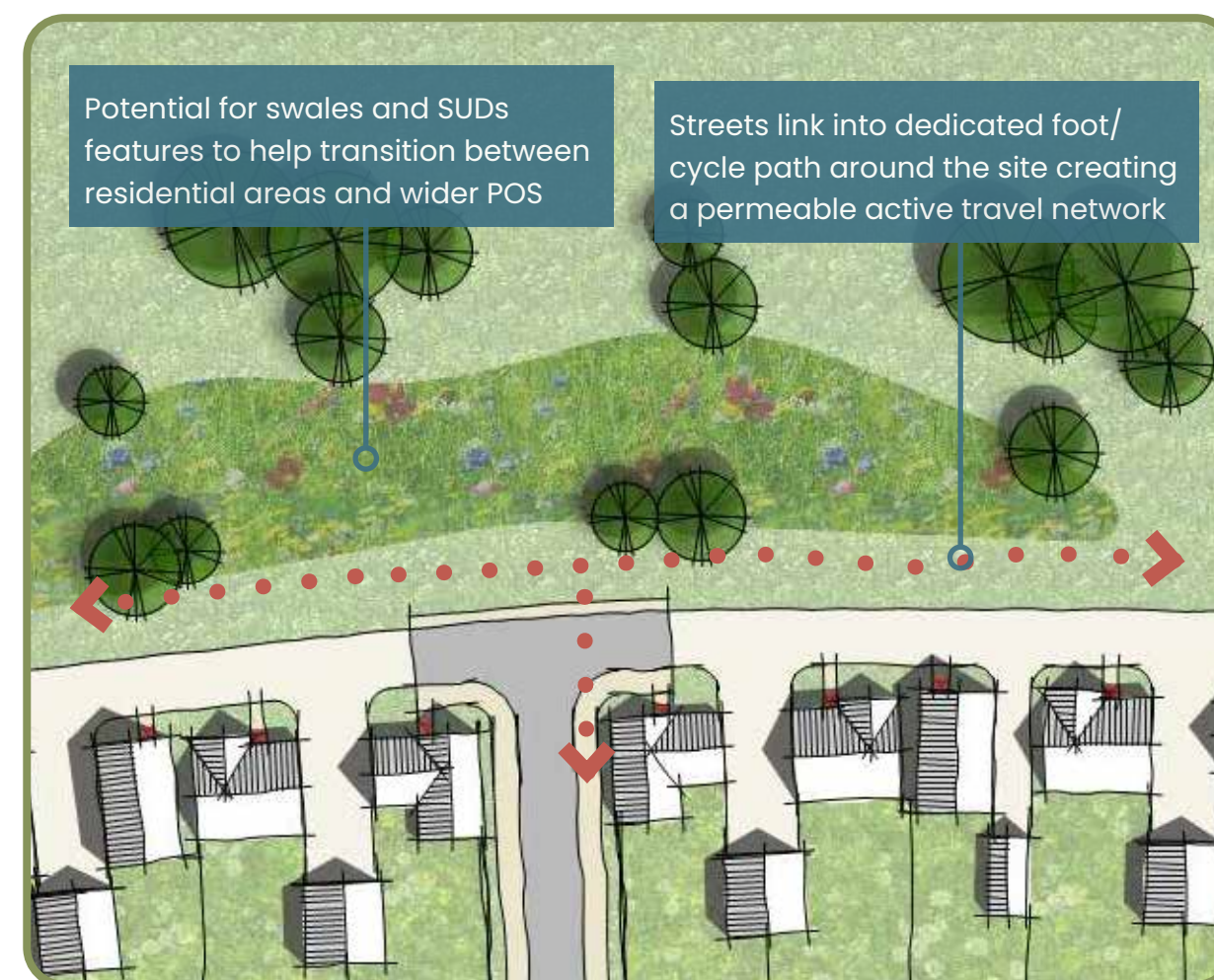
Incidental greenspaces

Character Areas- Green Edge

The Green Edge defines the transition between the development and the surrounding countryside. Unlike some parts of Cricklade where properties back onto open countryside, this scheme proposes an active and outward-facing edge to ensure natural surveillance, visual quality and a positive settlement boundary.

Development in this character area will consist of:

- Dwellings that respectfully address the countryside edge
- Active frontages overlooking greenspaces to provide natural surveillance
- A lower density, more open urban form to create a softer transition
- Predominantly detached and semi-detached dwellings to avoid the perception of a hard urban edge
- Primarily 2 storey buildings
- Naturalistic landscaping that gradually transitions into the surrounding countryside
- On-plot parking generally positioned to the side of dwellings to minimise visual impact of the car



Examples from in and around Cricklade



Frontages that address the countryside edge



Overlooking green spaces as found within Cricklade



Soft edge that blends into the rural foreground



More naturalistic planting



Predominantly semi-detached and detached plots as found within the Hitchings development, Cricklade

Materials & Appearance

The material palette for the proposed development will be determined at the reserved matters stage. It will however be broadly reflective of the surrounding properties found in and around Barnwood. The built form and materials found within Barnwood include:

- Red brick
- White and off white render
- Stone/Recon stone
- Red and grey roof tiles
- Traditional vernacular forms
- Simple architecture detailing
- Well landscaped gardens
- Variation in building heights

Although the surrounding context of the site is a good starting point, the proposed scheme will want to establish its own character and sense of place. So the introduction of other materials or architectural styles may also be appropriate.



Perimeter Block Structure

Development areas will be arranged into a series of residential perimeter blocks. Properties will front out onto streets and open spaces, with semi private front gardens, to aid the transition between the public street and private dwelling. Windows and doors will be positioned at the fronts of properties to create overlooking and surveillance of the street as well as ensure a range of activity throughout the day. Back gardens will be situated within the centre of the block where they can remain private.

This arrangement will allow for safe, attractive and active streets and secluded and private rear gardens.



Pumping Station Screening

Two pumping stations will be located on the site. These will sit within the open spaces, next to the residential areas at the required distance away from any properties.

Pumping stations tend to have a limited visual impact, as most of the equipment is underground. Above ground equipment is minimal, with a control kiosk (a small green metal cabinet), vent pipes and access covers. There is also the opportunity for these pumping stations to be screened with landscaping and instant hedging, to allow them to better sit within the setting of the site.



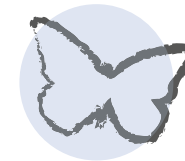
Conclusion

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

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

The site can deliver:

- Up to 315 homes, including affordable housing, smaller starter properties and larger family homes.
- A new SANG to the area which will accommodate recreational walking routes within a natural country park setting.
- The site will be accessed off B4040 Common Hill / Malmesbury Road, offering good links into Cricklade and the wider area.
- Pedestrian and cycle links shall be created onto Stones Lane, the National Cycle Route 45 and adjoining residential areas, allowing easy access to nearby local facilities.
- All homes will be built with a fabric first approach to help improve energy efficiency and reduce carbon emissions.
- New allotments and community orchard to help promote healthy living and community cohesion.



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



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



New SANG Countryside Park



Fabric first approach for the delivery of carbon efficient homes



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



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



New allotments and Community Orchard



An abstract graphic design on a dark gray background. It features several light gray geometric shapes: a large rounded rectangle on the left, a circle above the text 'Designed for', another rounded rectangle to the right of the text, and a circle at the bottom right. The text 'Designed for' is in white, while the rest is in light gray.

Designed for

Education

Working

Cricklade

Living

Community

Regeneration