

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



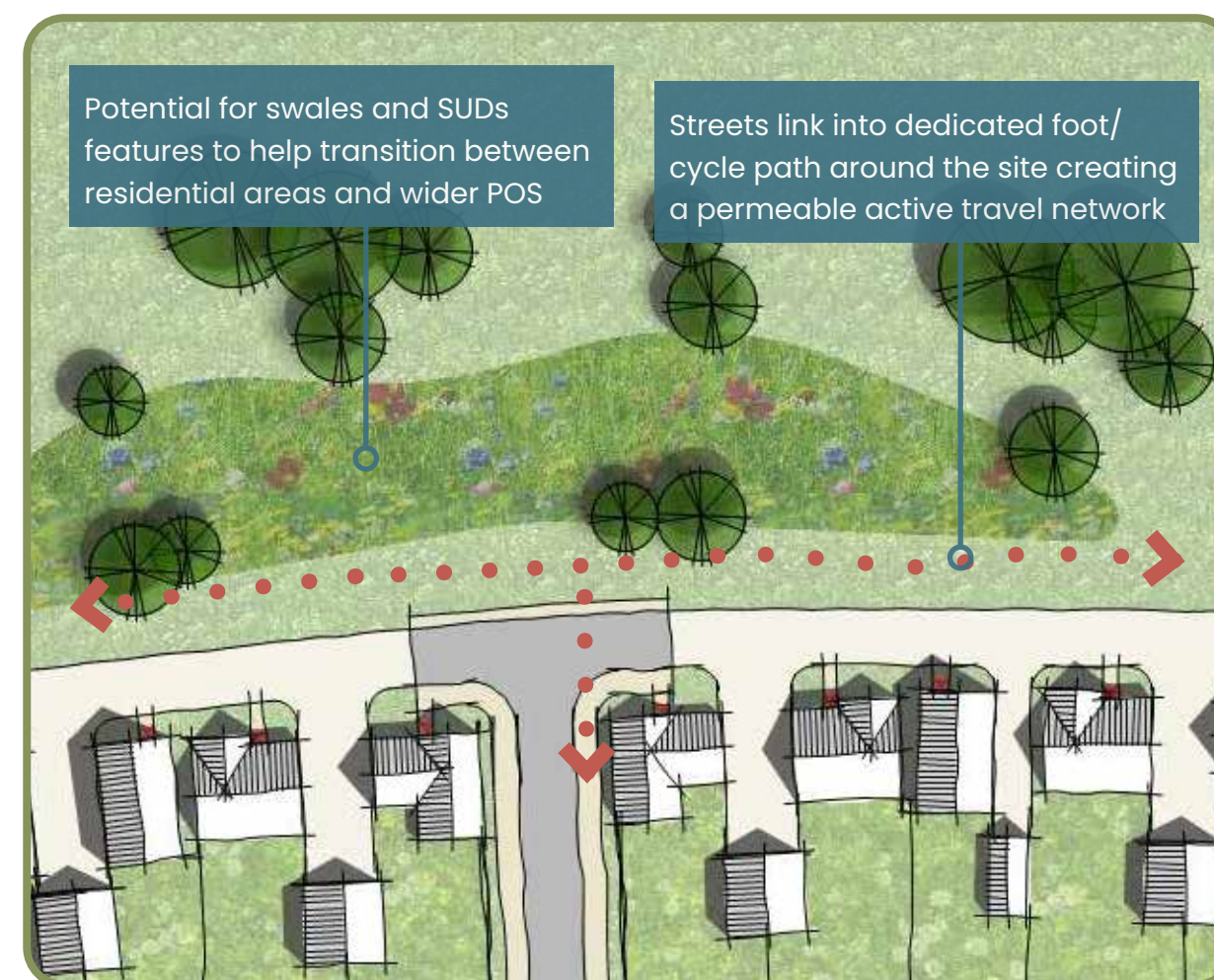
Incidental greenspaces

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.



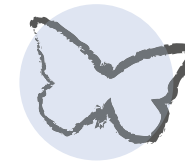
Conclusion

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