



# Cricklade Neighbourhood Plan 2026

Made March 2018



Cricklade Town Council



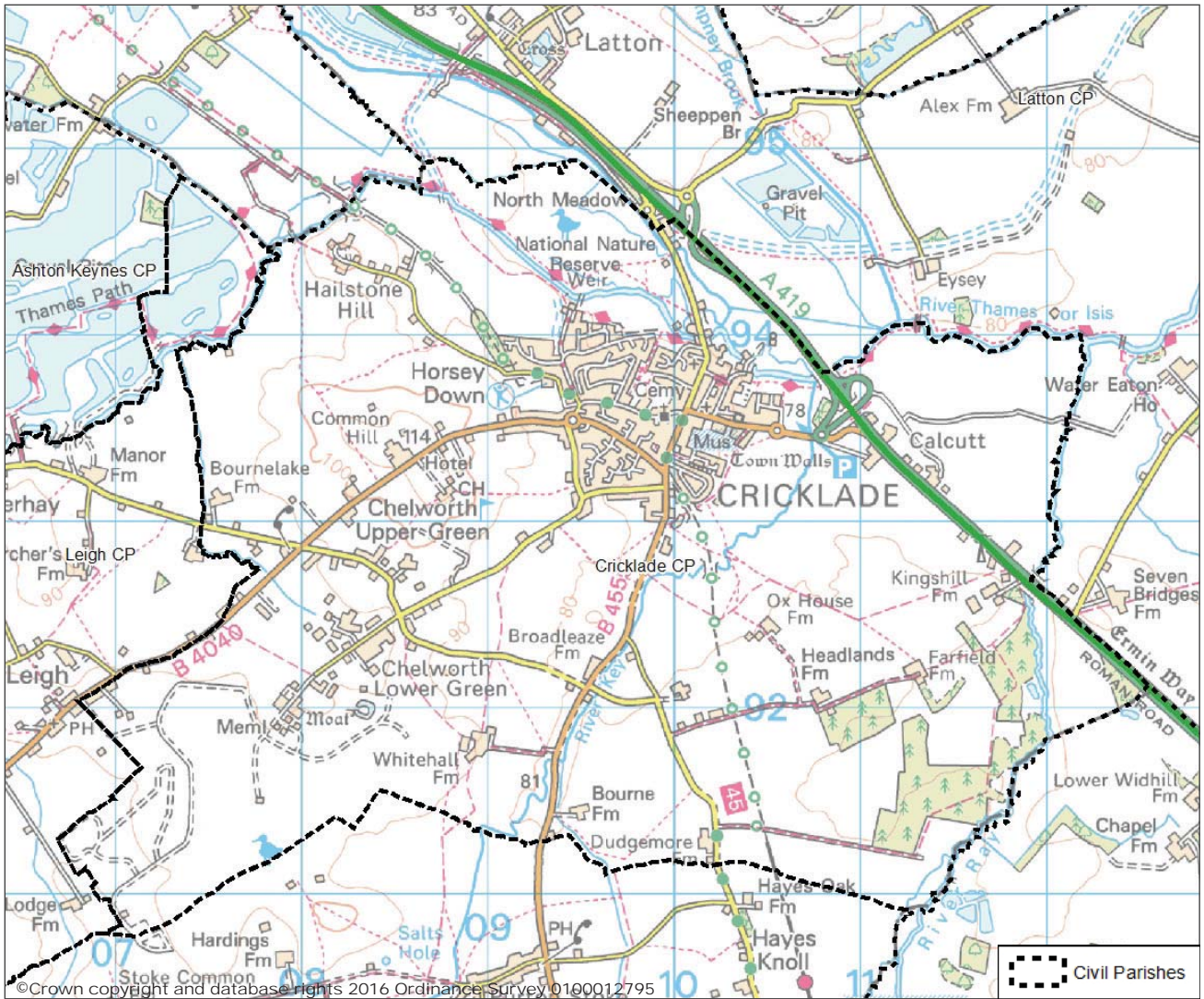


Figure 1: Cricklade Designated Neighbourhood Plan Area: The Parish Boundary



High Street South

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## Abbreviations in this Draft Plan

<b>CNP</b>	Cricklade Neighbourhood Plan
<b>WCS</b>	Wiltshire Core Strategy 2015
<b>NPPF</b>	National Planning Policy Framework
<b>LPA</b>	Local Planning Authority (Wiltshire Council)
<b>HNS</b>	Housing Needs Survey 2012

## Documents published by the Neighbourhood Plan Working Group

(all available on the website [www.crickladenp.org.uk](http://www.crickladenp.org.uk))

1. First Public Consultation Report
2. Second Public Consultation (Housing) Report
3. Third (Targetted) Consultation Report
4. Road Transport Mitigation Schemes Report
5. Open Space Audit
6. Consultation Statement
7. Basic Conditions Statement

## Supporting Documents and References

1. Cricklade Town Plan 2012
2. Cricklade Housing Needs Survey 2012
3. Lorry Watch Survey Report 2012
4. North Wiltshire Local Plan 2011
5. Thames Water Sewerage Report for the proposed Culverhay redevelopment 2015
6. Wiltshire Core Strategy 2015 particularly Core Policy 19 (see Appendix 3)
7. Wiltshire Core Strategy Review (ongoing)
8. Wiltshire Core Strategy Retail Review (ongoing)
9. Wiltshire Housing Land Availability 2015
10. Wiltshire Open Space Study 2015
11. Wiltshire Strategic Housing Market Assesment 2011
12. Conservation Area Statement 1999



# Foreword

Cricklade is a delightful place in which to live, with a unique heritage and a positive future. On behalf of the Working Group I am very pleased to now present our Neighbourhood Plan to 2026 which sets out a vision for Cricklade together with supporting policies that reflect the thoughts and views of local people that have a real interest in the future of the Town.

If you contributed to any of the public consultations carried out to date then I especially thank you. The Neighbourhood Plan was approved at a referendum held on 8th March 2018.

Communities across the country are continuing to engage with the Neighbourhood Planning regime. In Cricklade it is the Town Council that are taking the lead and the Working Group that was established consists of councillors and interested community members together with support from a Wiltshire Council planning officer.

Please let me say thank you to the Working Group members past and present: Chris Ball, Phil Bowley, Tony Clements, John Coole, Lesley Cowley, Neil Dixon, John Harmer, Sue Holbrook, Chris Hodgson, Bob Jones, Tim and Carolyn Russell, Ruth Szybiak, David Tetlow and Rachel White. Thank you also to Town Council officers and staff: Tina Jones (Town Clerk), Duncan May (Deputy Town Clerk), Helen Baker and Jane Whinfrey for administrative support.

All photographs are by Chris Pocock FRPS, unless otherwise stated. The design of the logo and all graphics work is by Alison Fisher. We have worked with Liz Beth of LB Planning in preparing this Draft Plan.

I hope that you will find this document interesting and informative. If you would like more information then please check our website [www.crickladenp.org.uk](http://www.crickladenp.org.uk) or please feel free to contact me via the Town Council office.

**Mark Clarke**

**Chairman, Cricklade Neighbourhood Plan Working Group**

**Cricklade Town Council**

Ockwells 113 High Street Cricklade Wiltshire SN6 6AE

T: 01793 751394 [duncanmay@crickladetowncouncil.gov.uk](mailto:duncanmay@crickladetowncouncil.gov.uk) [www.crickladenp.org.uk](http://www.crickladenp.org.uk)

# 1. Introduction and Background

**1.1** Neighbourhood Development Plans are a new sort of planning policy. They deal with smaller areas normally at greater detail than Local Plans, but have statutory development plan status within their Local Planning Authority area. The nearest equivalent prior to neighbourhood plans were Parish Plans (in Cricklade we have a Town Plan), which do not carry the same statutory weight when planning applications are being considered.

**1.2** Local communities were empowered to undertake neighbourhood planning when the Localism Act 2011 came into being. The Neighbourhood Plan Regulations of 2012 set out the more detailed requirements and process to follow. Figure 2 shows the process that needs to be followed during the development of a Neighbourhood Plan.



**Figure 2:** The main stages of the Neighbourhood Plan (NP) process

**1.3** Giving communities greater control over planning policy in this way is intended to encourage positive planning for sustainable development. The National Planning Policy Framework (NPPF) states that:

**“ neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need ”**

**1.4** Cricklade Town Council are the designated authority able to prepare a neighbourhood plan in the parish of Cricklade. Cricklade parish became a designated neighbourhood area on 28 February 2013<sup>1</sup>. The regulations and legislation make it clear that this must be done with full consultation and wider involvement from the whole community. The Draft Cricklade Neighbourhood Plan was undertaken by the Cricklade Neighbourhood Plan Working Group (CNPWG), working to the Town Council and consulting with a range of other groups and organisations.

<sup>1</sup><http://www.wiltshire.gov.uk/cricklade-designation-approved>

## **1.5 Policy Background**

There is a legal requirement that any neighbourhood plan meets the 'Basic Conditions', which are as follows:

- It must comply with national policies and advice contained in guidance issued by the Secretary of State;
- It needs to promote sustainable development;
- Policies must be in 'general conformity' with the strategic policies of the Local Plan for the area; and
- It needs to meet EU obligations and human rights law; EU obligations normally means environmental protection directives such as Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA).

**1.5.1** The National Planning Policy Framework (NPPF) sets out government planning policy for England, and the National Planning Policy Guidance website offers guidance on how this policy should be implemented. These are the main national policies that must be complied with, and this plan has paid due regard to them.

**1.5.2** The local planning policy context has been complicated by the creation in 2009 of a Unitary Authority to cover the county of Wiltshire. The adopted Wiltshire Core Strategy 2015 (WCS) is the most up to date development plan, but there are still policies saved from the North Wiltshire Local Plan that are relevant. These and other policy areas such as retail are being currently considered in the WCS review process, but although the review has provided some excellent evidence for the Cricklade Neighbourhood Plan (CNP), it does not have adopted policies yet that carry the same weight as the other development plans. The evidence and local policy context is discussed in the justifications for our policies in Section 4 below.

**1.5.3** The other Basic Conditions have been assessed separately in a screening opinion for Strategic Environmental Assessment and the Basic Conditions Statement. Both of these documents were submitted with the CNP to Wiltshire Council before the Independent Examination. A Basic Conditions Statement forms part of the submission version of this plan and has been produced separately.

**1.5.4** Besides the Basic Conditions, there are some other requirements set out in legislation. These include the requirements that the plan deals solely with land use issues, and only on land within the defined Neighbourhood Plan Area – the town and parish of Cricklade.

## 1.6 The Process so far

**1.6.1** The Town Council produced a Town Plan, which was completed in 2012. The decision to produce a Neighbourhood Plan, which followed on naturally from work on the Town Plan, was formalised when on 22nd October 2012 Cricklade Town Council resolved that the Parish of Cricklade should be the Plan area, a decision confirmed by Wiltshire Council on 28th February 2013.

**1.6.2** Several rounds of consultation have taken place and evidence obtained regarding key issues. The Policies in this document are consistent with the findings of those consultations. The following documents have been published:

- Independent Examiner's Report December 2017 recommends that, subject to a number of modifications, the Draft Neighbourhood Plan should proceed to referendum.
- Summary of Responses to the July/September 2017 round of public consultation (Reg 16) carried out by Wiltshire Council.
- Consultation Statement April 2017 which details the November 2016/January 2017 round of public consultation (Reg 14) and summarises the three earlier rounds of consultation.
- Basic Conditions Statement April 2017 explains how the Draft Plan addresses the requirements of the Neighbourhood Planning (General) Regulations 2012 and meets the requirements of the 1990 Town & Country Planning Act.
- Road Transport Mitigation Schemes Report which examines schemes proposed in recent years and examines them in the light of recent developments, changes in roads policy and funding constraints.
- Open Space Audit which classifies, maps and describes 42 areas of open space in and around the town.

All of these reports are available to read on the Neighbourhood Plan website [crickladenp.org.uk](http://crickladenp.org.uk) and at the Cricklade Town Council office.

**1.7 The Future:** A recommendation will be made to Cricklade Town Council that a review of the Neighbourhood Plan should be undertaken in 2022.



Consultation event in Cricklade Town Hall

## 2. Cricklade Past and Present

**2.1** Cricklade is a civil parish on the River Thames in North Wiltshire in England, midway between Swindon and Cirencester. Cricklade's motto 'In Loco Delicioso', which means 'In a Delightful Place', is an apt description of our town: as recently as September 2011, Cricklade was awarded the Royal Horticultural Society's 'Champion of Champions' Award in the national Britain in Bloom competition.

### History

**2.2** Cricklade is a historic Town with a rich legacy of historical buildings, many of which are listed. Cricklade was probably planned, built and fortified around 890 and it remains one of the finest layout examples of a Saxon Town. The line of Ermin Street (the Roman Road from London to Cirencester) crosses to the north of the town and is still in use as the A419 major national trunk road, connecting the M4 to Cirencester and beyond to the M5 and Gloucester.

**2.3** The Manorial Court for the Hundred and Borough of Cricklade has existed in Cricklade since the 14th Century. It is one of only 32 that remain in England today. Its original duties are now dealt with by the Local Authorities and Magistrates, but the Court does retain responsibility for managing the grazing of Cricklade's National Nature Reserve 'North Meadow'. It also provides civic and ceremonial activities, the most visible (and audible) of which is the Town Crier.

**2.4** One of the main features of historical interest in the town is that its origins were in Saxon times. Unfortunately the original ramparts of the walls are no longer visible, but the area that formed the original Saxon settlement was designated a scheduled ancient monument in 1979 to protect it from further development. Many of the dimensions of the house frontages onto the High Street still conform to the original Saxon size of 33 feet.

**2.5** Cricklade is fortunate in having numerous buildings and landmarks with historic significance that span the centuries of human settlement. These range from the dominant and iconic tower of St Sampson's Church to the pre 8th century Meer Stone boundary marker, and the ancient North Meadow nature reserve (world famous for its snakes head fritillaries) to the recently completed Saxon's Rest community garden.



St Sampson's Church and 23 High Street

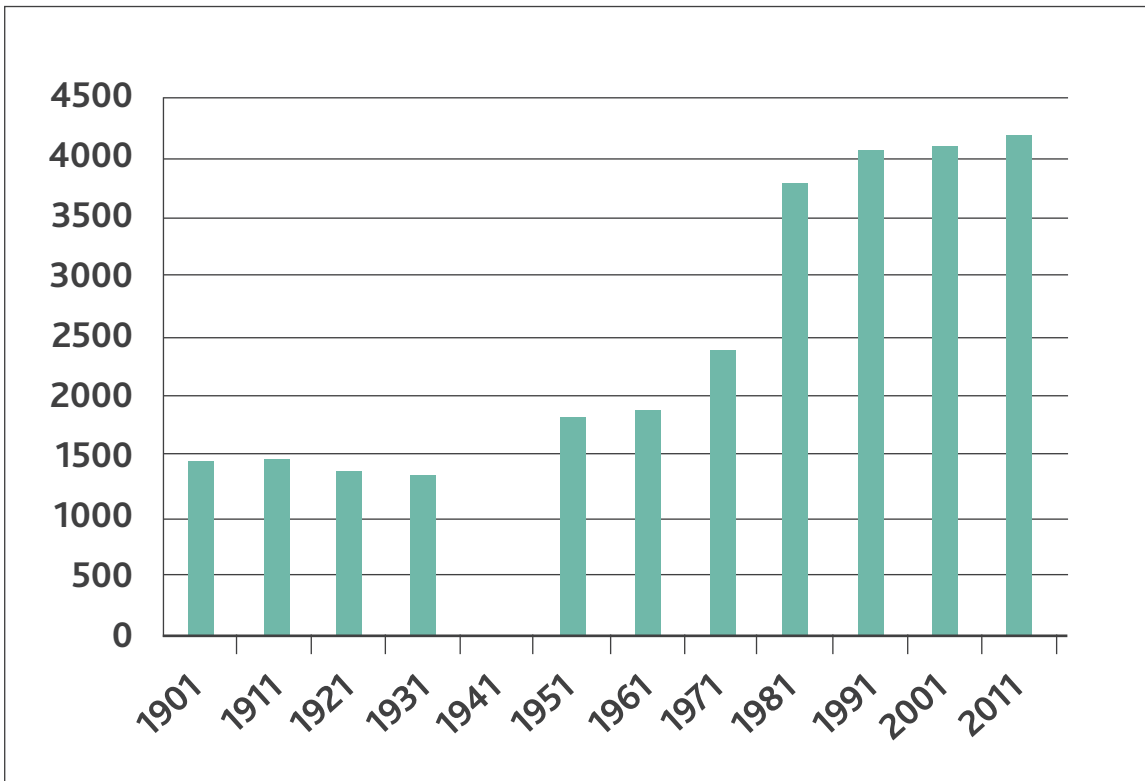


Stockham Close



## Population

**2.6** Cricklade's population numbers remained virtually static during the early decades of the twentieth century but doubled between 1961 and 1981 following the construction of several new housing estates. Since then the rate of population growth has been much slower and it only increased by 10% in the thirty year period from 1981 to 2011.

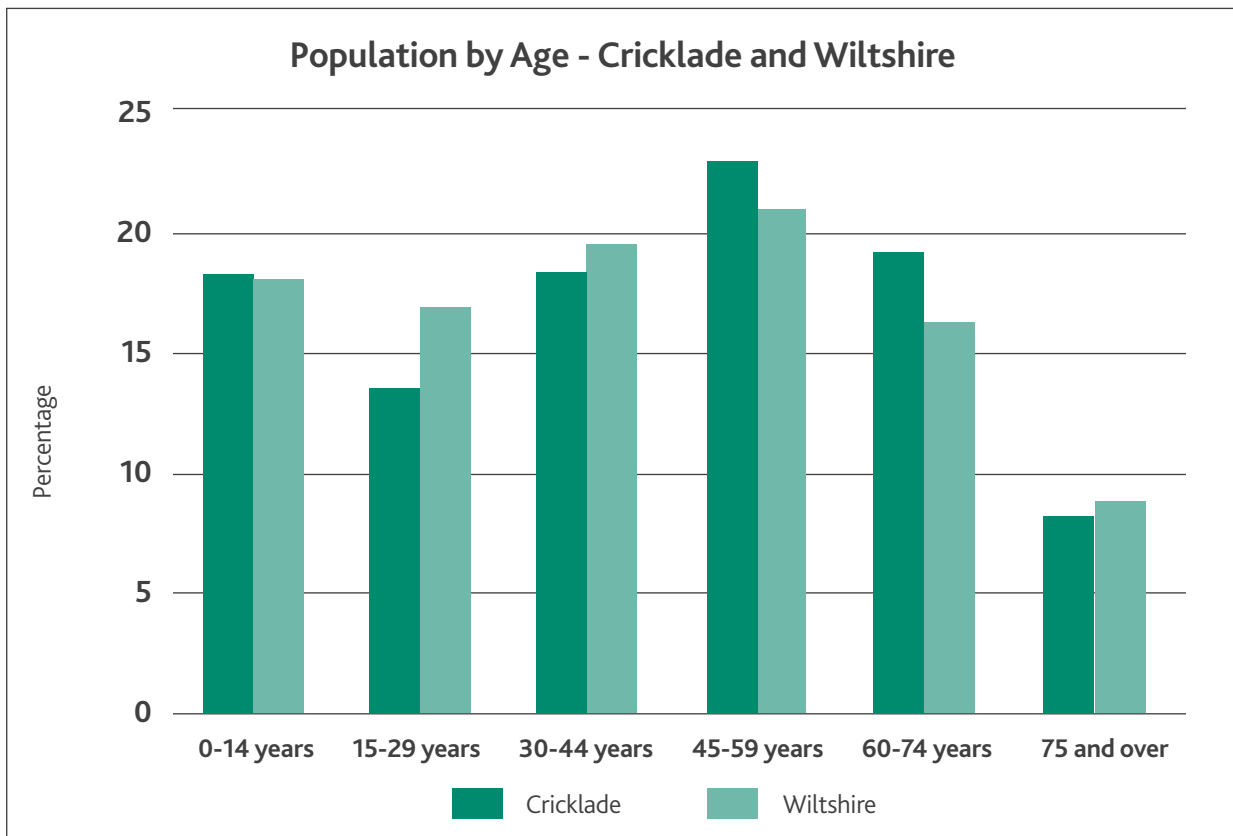


**Figure 3:** Cricklade Population 1901 to 2011 (note there was no census in 1941)

In the 2011 Census the population of Cricklade parish was 4227. The number of households is 1,767, giving an average number of 2.4 people per household. The number of households has increased from 1,640 in 2001, but the occupancy was slightly higher in 2001 at 2.49 people per household. 29% of households have dependent children, slightly above the national average of 28.5%.

**2.7** Levels of deprivation in Cricklade are lower than the English average, nearly 50% of households have no dimension of deprivation, as compared to 42% in England. Car ownership levels are lower in Cricklade than Wiltshire generally, but higher than average in England, 21% of households in Cricklade do not own a car. Owner occupation in Cricklade is 76.9% of households, which is higher than the 67.5% in Wiltshire and 64.8% for England generally. Levels of private renting are significantly lower in Cricklade than generally in the rest of the County or England, social renting is just slightly lower.

**2.8** The age distribution of Cricklade shows some significant difference to that of the county, and the county more closely follows the English averages. Young people would seem to be leaving Cricklade as they leave school and home to a greater degree than generally in Wiltshire. The proportion of the population of the town is greater than the county in later working life and the earlier stages of retirement, but for people of 75 and over this effect is reversed, and the town has slightly less people of greatest age than the county. This may well be an indicator of the lack of later years supported care facilities in the town.



**Figure 4:** Age Distribution of the Population in Cricklade compared with Wiltshire. (census 2011)



High Street North

## 3. Vision and Objectives

**3.1** A draft Vision for the Cricklade Neighbourhood Plan was drawn up in a visioning workshop, and was based on the feedback that had already been obtained during consultation events. A final version was presented to the 2015 Annual Town Meeting. It is:

**“ In 2026 Cricklade, the first town on the Thames and the Southern Gateway to the Cotswolds, will have:**

- **Retained its heritage, unique character and pleasant appearance**
- **A strong community that is proud to live in Cricklade**
- **A vibrant and viable High Street**
- **Great community facilities and community spirit**
- **Good open spaces and surrounding countryside ”**

**3.2** The vision and early consultation suggested the following objectives. They are grouped into the four key topics of the plan:-

### Settlement and Housing Objectives

- Land for housing should be prioritised to meet local needs and in particular those of the young and elderly
- The design and scale of any new housing in Cricklade should be in keeping with the character of the town
- New housing developments should incorporate provision of surrounding open space
- New housing should be within walking distance of the town centre and also be linked to walking and cycle routes into and around the town to create a more sustainable environment and provide healthier life style options
- Any new development should not adversely affect drainage and flooding in the town
- The rural buffer between Cricklade and Swindon must be protected

## Traffic and Transport Objectives

- HGV Operators should be encouraged to avoid passing through Cricklade
- The road network should be improved to accommodate the extra traffic generated by any new development
- The provision of public car parking should seek to protect the town centre
- The provision of and improvements to walking and cycle routes should be made

## Business Objectives

- The retail offering within the town will be retained and where possible enhanced
- To provide for and enhance existing facilities and support initiatives to attract and retain visitors and tourists to the town
- The town will continue its service centre role to meet the needs and interests of residents and visitors from surrounding villages
- Cricklade will aspire to preserve and generate employment opportunities with a focus on small businesses
- The existing employment footprint should be retained to provide a mix of opportunities that do not increase HGV traffic

## Look and Feel Objectives

- The conservation area and historic buildings and assets should continue to be protected and enhanced
- Existing parks, play areas, playing fields and open spaces should be retained and enhanced
- Preserve and enhance the Sustrans 45 national cycleway and the Thames Path National Trail
- Additional open space areas to be provided, particularly for equipped play areas, allotments and cemetery space
- All community buildings to be protected and enhanced



# 4. The Policies

## 4.1 Settlement and Housing

### Objectives

- Land for housing should be prioritised to meet local needs and in particular those of the young and elderly
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- Any new development should not adversely affect drainage and flooding in the town
- The rural buffer between Cricklade and Swindon must be protected

**4.1.1** The Wiltshire Core Strategy 2015 (WCS) considers Cricklade together with Royal Wootton Bassett and the rural area around them as a Community Area for the purposes of spatial planning and allocating housing numbers. Royal Wootton Bassett, the largest town, has been identified as a location for new strategic employment growth, but both settlements have existing housing commitments that mean no further strategic allocations are needed in the Core Strategy. Cricklade is designated as a Local Service Centre, serving the surrounding rural area as well as the town of Cricklade.

**4.1.2** Most of the housing requirement to 2026 is to be provided within Royal Wootton Bassett, leaving 385 dwellings to be provided in the rest of the Community Area, which besides Cricklade, also includes the villages of Purton and Lyneham together with a number of smaller settlements. In this Community Area 'remainder' 272 dwellings have been completed or are committed sites, leaving 113 dwellings to be identified. Cricklade already has outline permissions at Stone's Farm for 24 dwellings within the Settlement Boundary and land south of the Forty for 70 dwellings outside the Settlement Boundary. In addition, planning consent has been granted for the redevelopment of Culverhay which will provide an additional 44 dwellings within the settlement boundary.

**4.1.3** With recent planning permissions Cricklade has now more than provided for the required housing in the town and the surrounding rural area. Wiltshire Council is currently undertaking a review of the Settlement Boundary of all the larger towns in the county, including Cricklade, and the Core Strategy will be updated in due course. The Core Strategy provides neighbourhood plans with the opportunity to amend the boundaries at paragraph 4.13.

**4.1.3 continued** As part of the work in bringing forwards an updated Housing Site Allocations DPD Wiltshire Council produced a plan in 2014 for a new settlement boundary for Cricklade based on that in the North Wiltshire Plan 2011 but updated to (i) include areas built out but not included previously such as Spital Lane, Stockham Gardens, the Leisure Centre, T. James Motors, and Abingdon Court Farm and (ii) exclude two areas of open space adjacent to the settlement boundary namely Long & Hall Close and Waylands.

In their response to the informal consultation (carried out by Wiltshire Council in 2014) Cricklade Town Council requested that further amendments be made to retain the previous boundary in two locations where large private gardens were situated.

This amended settlement boundary is used in the Draft Plan but also with the inclusion of the two fields south of The Forty which have outline planning consent for 70 dwellings granted under reference 13/07132.

### 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.

**4.1.4** The North Wiltshire Landscape Character Assessment 2004 places Cricklade in Character Area 2 Thames Valley Lowland and states:

*4.26 Settlement is sparse and dispersed throughout the area. Cricklade is the major centre of population, located on the slightly higher ground above the Thames floodplain, with the land rising to the immediate west of the town and containing the 20th century expansion of the residential area. The town is a Saxon settlement, with strong evidence locally of Roman occupation, and focuses on a high street of terraced two and three storey buildings, with a diversity of building materials from timber framed to stone and brick, many of medieval origin. The church spire forms a prominent landmark in the flat or undulating rural context.*

*4.40 The proximity to Swindon brings with it particular pressure for development. The landscape is therefore vulnerable to change either through cumulative small scale development which over time will change the area's character or through larger scale developments which have a more obvious immediate effect.*

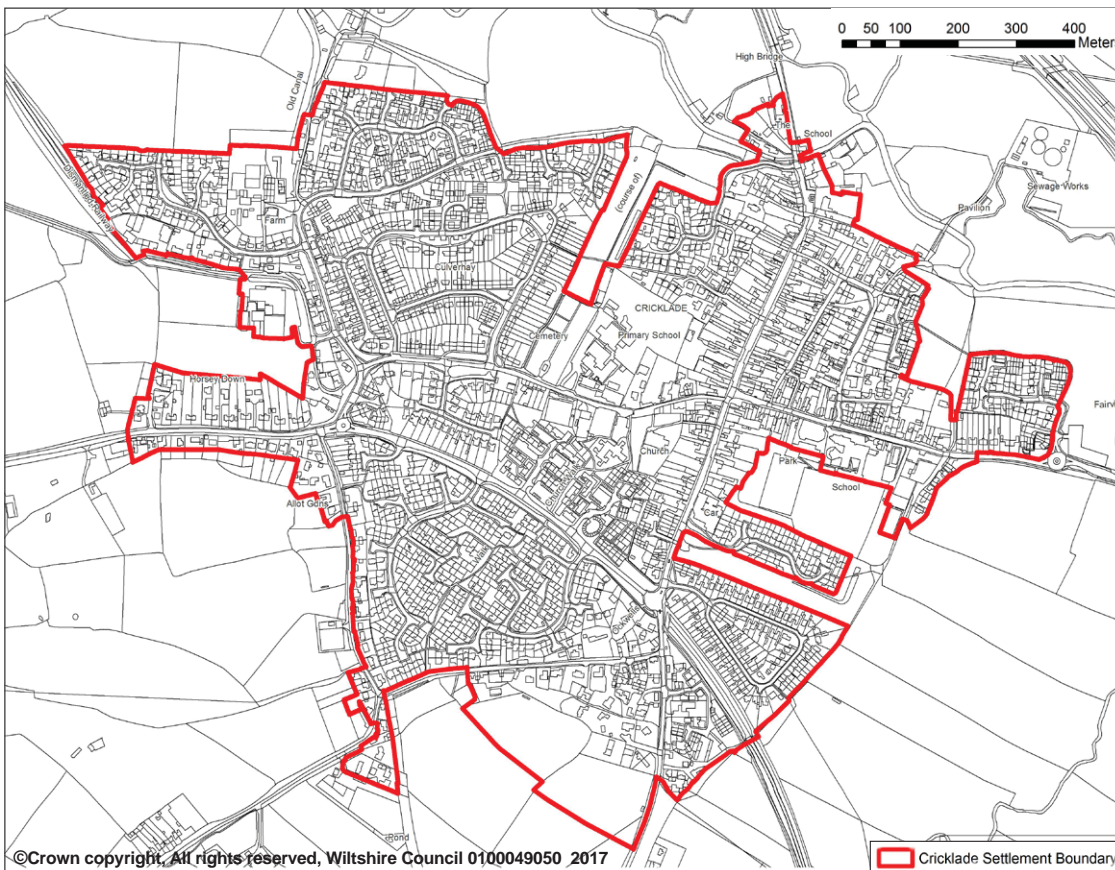
*4.41 The majority of the area has an essentially rural, agricultural character within which only small-scale, sensitively designed development, appropriately associated with existing built form, could be successfully accommodated without adverse landscape impacts.*

Since this 2004 report was written, Swindon has continued its rapid expansion northwards and the Tadpole Farm development of 1,695 dwellings is currently being built out.

**4.1.4 continued** As shown in Appendix 1, in the Second Public Consultation (Housing) when asked to rank 14 factors to be considered when assessing the suitability of sites for development, “not joining up with Swindon” was the second most important.

Paragraph 6.85 of the preamble to Wiltshire Core Policy 51 (Landscape) states:

*There is a need to protect the distinct character and identity of the villages and settlements in Wiltshire, and a particular issue has been highlighted in those parts of the Royal Wootton Bassett and Cricklade Community Area which adjoin the administrative area of Swindon Borough Council, where there may be additional development pressure. The separate identity of these settlements should be protected in line with Core Policy 51.*



**Figure 5:** Settlement Boundary

### **Policy H2: Visual Separation of Settlements**

Development will not be supported where it would reduce the visual and physical separation between Cricklade and surrounding settlements in general and between Cricklade and the strategic housing development at Tadpole Farm in Swindon in particular.

**4.1.5** Good design is firmly encouraged in the National Planning Policy Framework (NPPF), and specifically local distinctiveness is singled out as an important attribute that should be protected. Neighbourhood Plans are an ideal vehicle in which to define that local distinctiveness, and Policy H3 sets out our view of local distinctiveness in Cricklade, as well as defining what is required for development to be considered “good” design.

The Cricklade Conservation Area Statement 1999 provides a summary of housing styles and design features found in the town and which can provide a useful guide for future development. It also highlights distinctive local characteristics such as the ancient burgrave plots on either side of the High Street. Good design should also encompass the treatment of items such as bin and cycle stores, and the use of setback to produce visual depth and variety on a street scene.

**4.1.6** The First Public Consultation asked residents to suggest which factors should be considered important when considering the location of new development and also to give their views about the style, type and density of that new development. In the Second Public Consultation residents were asked to rank these responses and a summary of the findings is included in Appendix 1. The three factors considered most important were off street parking (dealt with in Policy H7), respecting the existing character of the town and not being higher than neighbouring properties.

The Second Public Consultation also asked residents which housing developments in Cricklade they liked and could be used as a guideline for future development. The top five ‘likes’ were: Stockham Close & Gardens (61), Abingdon Court Farm (40), North Wall (24), Reeds (21), Pittsfied, Deansfield & Bishopsfield (17).

### **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 burgrave 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.



**4.1.7** The number of current dwellings in Cricklade 1,822, an increase of 8% from the 1,686 properties in 2001 (2001 and 2011 census data). The breakdown by type is:

Census date	2001	2011
Detached	707	753
Semi Detached/Terraced	824	905
Flats	155	164
<b>Total by Housing Type</b>	<b>1686</b>	<b>1822</b>
Owner occupied and shared ownership	1305	1349
Rented from Housing Association	212	221
Rented from private landlord	123	170
Unoccupied or living rent free	46	82
<b>Total by Occupation/Ownership</b>	<b>1686</b>	<b>1822</b>

Note: the difference between the properties quoted here and the number of households quoted in chapter 2 is caused by unoccupied properties

**Figure 6:** Dwelling Types in Cricklade

**4.1.8** The Housing Needs Survey (HNS) of 2012 undertaken jointly with Wiltshire Council is the most recent assessment of housing need in Cricklade. It demonstrated relatively high levels of under-occupation in the town, with over 80% of respondents having 3 or more bedrooms in their properties, but 72% of respondents being in a household of two or fewer people. Over a quarter of respondents were over 65 years of age, rather higher than the 19% of the town's population 65 years or over. Under-occupation is generally associated with older people, and the level of support for provision of accommodation for older people (23.7%) may indicate people unable to move from houses that are too large for them, without also having to leave Cricklade. Support was greatest in the HNS for the provision of cheap starter homes for young people, at 28.8%.



Stockham Gardens

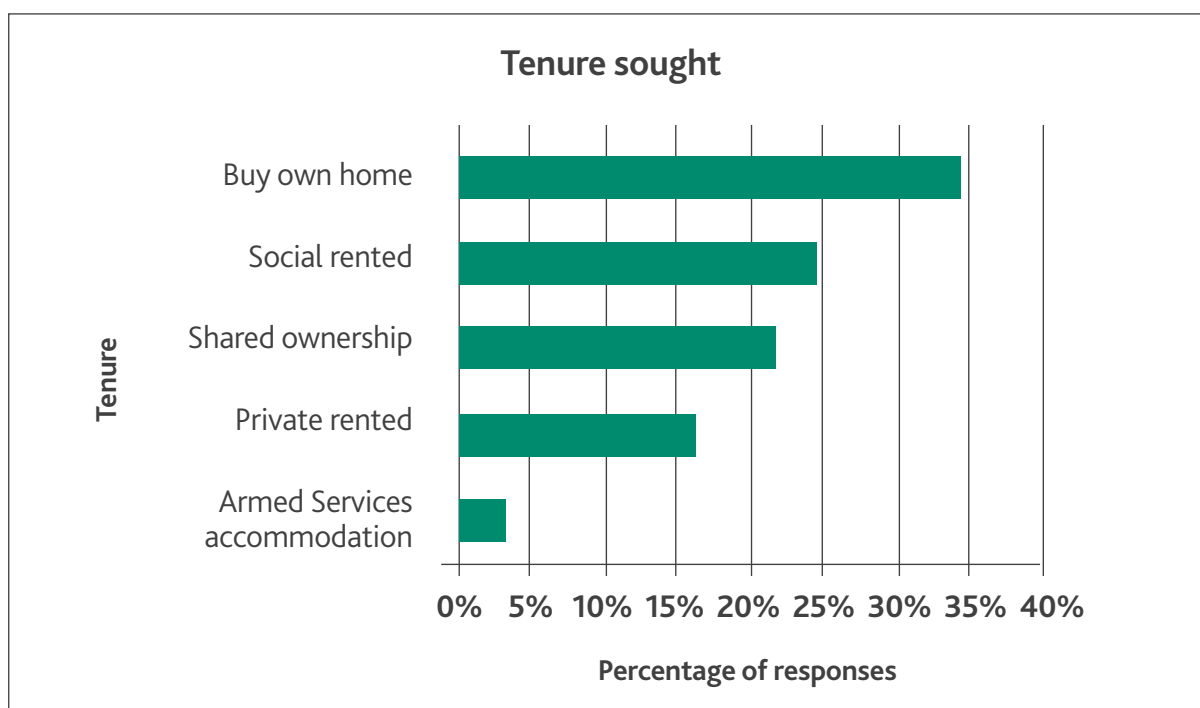


Abingdon Court Farm



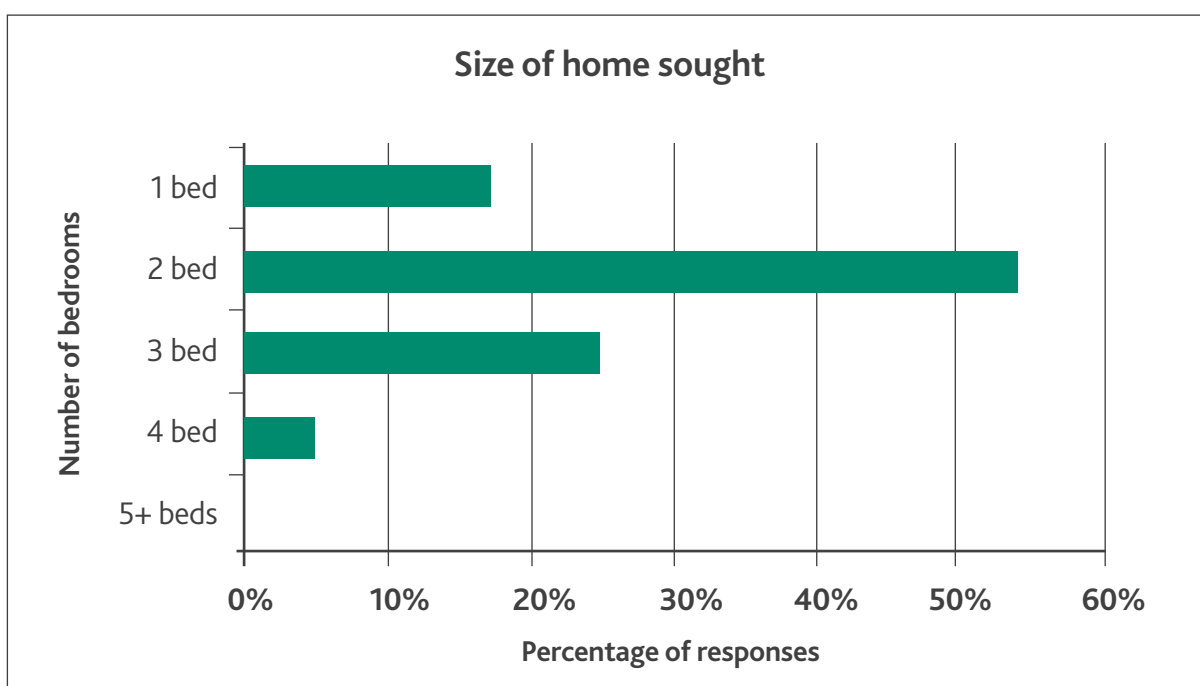
North Wall

**4.1.9** The second part of the HNS was to be filled in by households in housing need only. 43 responses on this part were received, compared with 468 replies to part 1 only. Two respondents to part 2 currently have no local connection to Cricklade, local connection is defined as living in the town, having family members who live in Cricklade or working in the parish. Figures 7 and 8 below show the nature of the expressed housing need from this sample of the local population. Although nearly 35% of people in self-defined housing need wished to buy their own property, income checks on the survey showed that about a third of these people would not be able to purchase a house locally without support. 25% of respondents indicated an interest in social rented property, and/or 20% indicated an interest in shared ownership schemes. It should be noted that respondents could choose more than one response from the options in Figure 7.



**Figure 7:** Housing Need Responses on Tenure Required. (*Housing Needs Survey WC/CTC 2012*)

**4.1.10** The overwhelming demand from those in housing need for dwellings with 2 bedrooms may indicate a realistic assessment of what will be affordable, as well as meet the needs of people currently under-occupying larger properties. 88.4% of part 2 responses said that there was a lack of suitable existing housing in Cricklade to meet their needs. This would indicate that the current need is for development schemes to provide smaller homes. Policy H4 below requires residential development to respect the researched need when considering the mix of housing to be provided on a development. Despite a current need for low-cost and smaller housing, any future developments will be expected to be of a high quality design and sympathetic to the surrounding buildings, in order to maintain the character of the town..



**Figure 8:** Housing Need Responses on Size of Home Required. (*Housing Needs Survey WC/CTC 2012*)

#### Policy H4: Housing Mix on Sites

New housing developments should demonstrate the extent to which they address current and future housing needs in the Plan area. New residential developments that meet other policies in this Plan will be supported where they have a concentration on the provision of 1, 2 and 3-bedroom dwellings.

**4.1.11** Recent data on local demand for affordable housing expressed as bids on the 'Homes4Wiltshire' affordable housing letting site, has been complicated by recent changes and restrictions on who can bid. Wiltshire Council advise that the best indicator of local demand is demand in the Community Area. Figure 9 shows the level of demand locally for affordable housing based on this evidence. This also shows greater demand for smaller homes, and the greatest demand for one bedroomed property – possibly as a result of the removal of the 'spare room subsidy'. There is a demand for shared ownership of about 15 applicants for Cricklade according to the Help to Buy South team.

Bedrooms wanted	Number of applicants	Affordable property needed	Open Market a possibility?	Disabled or elderly applicants
4	15	5	–	–
3	16	10	6	1
2	34	25	9	6
1	47	36	11	9

**Figure 9:** Affordable housing demand in the Royal Wootton Bassett and Cricklade Community Area (*data WC Feb 2016*)

### Policy H5: Affordable Housing

Proposals for development that result in a net gain of eleven or more dwellings and which have a combined floorspace of more than 1000 square metres (gross internal area) will be expected to provide a minimum of 40% affordable housing on the site. Proposals for development should consider local housing need and should normally provide a mix of tenure including some affordable homes being for intermediate home ownership schemes.



**4.1.12** As shown in Figure 4, Cricklade in 2011 at the time of the last census has above average numbers of people in the 60 – 74 age range. Thus mounting demand for housing suitable for the elderly can be expected. As discussed above (4.1.8) there is evidence in the Housing Need Survey of considerable under-occupation of properties in Cricklade, which is likely to be predominantly among elderly residents. There is an increasing trend for the housing problems of the elderly to be not about affordability, but suitability. Difficulties negotiating stairs and other mobility problems are not considered in the design of most speculative housing developments, and Policy H6 aims to promote the provision of private housing for the elderly. The level of need for properties with support, and/or on a single level was quite high for the county (page 10 HNS), 13% of respondents wanted single level accommodation. It is also interesting to note that, as detailed in 2.8 above, in Cricklade the proportion of residents aged 75 and over is slightly below the Wiltshire average which does provide an indication of the lack of suitable later years accommodation in the town which Policy H6 attempts to address.

Policy H6 addresses a range of initiatives that offer the opportunity to deliver housing to meet these demographic requirements. In relation to the third element of the policy the following design and locational criteria are particularly important for such houses in the Plan area:

- Be located near local amenities and public transport links; and
- Feature ease of access for those with mobility, physical or sensory disabilities; and
- Adaptability and 'care aware' design which is ready for emerging telecare and telehealthcare technologies; and
- In communal accommodation, the provision of shared facilities and circulation spaces and that encourages interaction; and
- Extra storage for belongings and mobility scooters; and
- Shared external areas such as 'home zones' that give priority to pedestrians and landscaping that introduces plants, trees, and the natural environment for people who may find it more difficult to get out to the countryside.

## Policy H6: Housing for the Elderly and Disabled

A range of housing options will be supported that promote and maintain housing choice and independence for local older people. Proposals for more care options will be supported if they are of a scale suited to the size and needs of Cricklade.

The conversion or adaptation of an existing building or dwelling, including the sub-division of a dwelling, to enable occupancy by older or disabled persons will be supported where the proposed development accords with other policies in the Plan.

Proposals for new residential development should address the local need for housing older and disabled people. The provision of single storey accommodation or other suitable housing types for elderly or disabled persons will be supported.

**4.1.13** Parking provision for new residential development was ranked the most important factor when considering the style, type and density of any new development during the 2014/5 Second Public Consultation. Policy H7 sets out design guidance for parking provision within the curtilage of a dwelling.

Bedrooms in dwelling	Minimum Spaces	
1	1	Note: Garages will only count as part of the allocated parking provision where they meet the minimum size requirement of 6m x 3m (internal)
2 or 3	2	
4 or more	3	
Unallocated (for visitors)	0.2 per dwelling	

**Figure 10:** Wiltshire Council Parking Standards (March 2015)

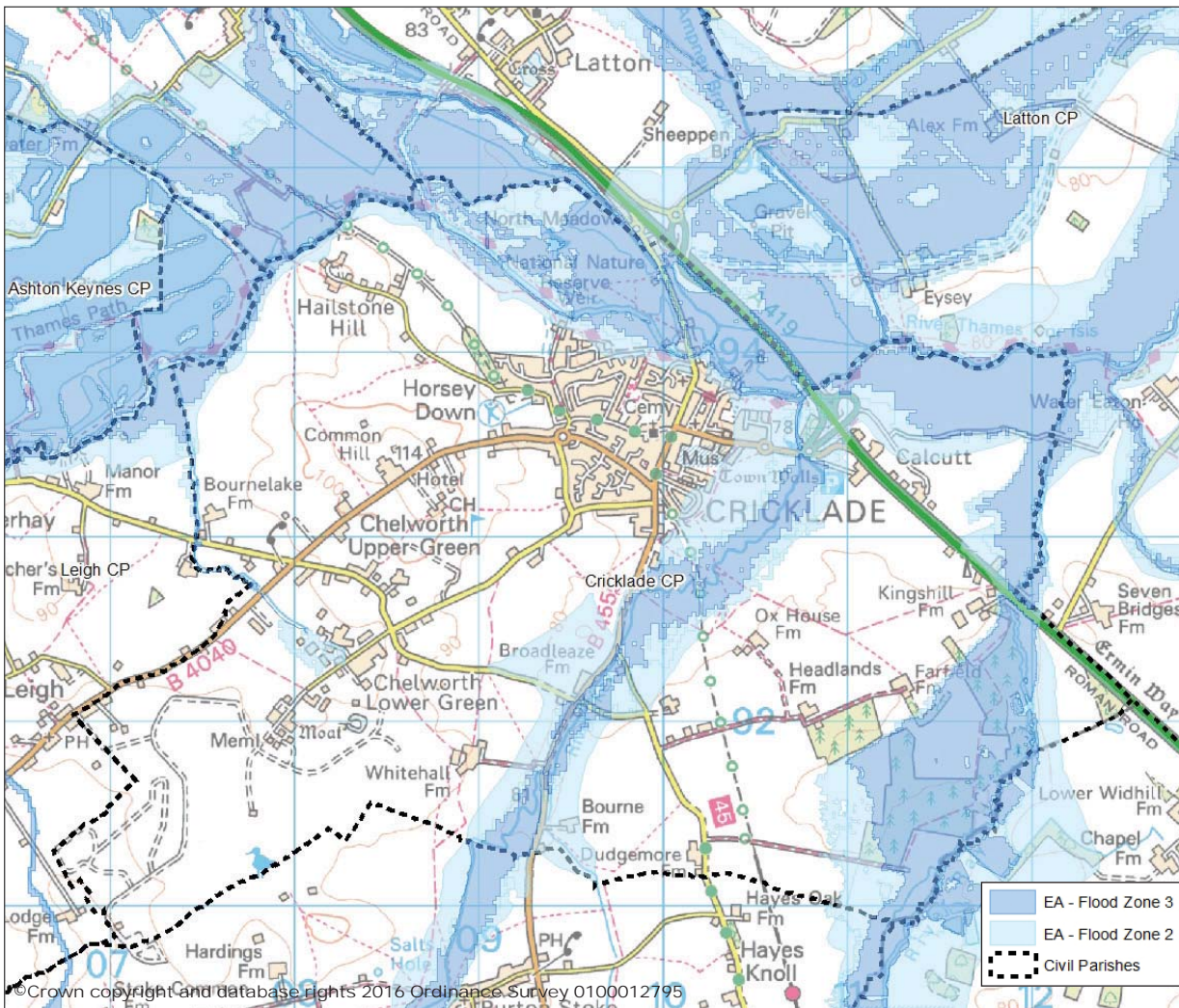
## Policy H7: Residential Car Parking

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.

**4.1.14** The defined flood zones for Cricklade are shown on Figure 11, and these show that flood zone 2 severely restricts residential and other development to the north and east of the town. Within flood zone 1 there are local surface water problems that need to be taken into account in any development proposal within the town. There is a tendency for the higher land to the west of the town to channel run-off in an easterly direction often along the road system. The use of sustainable drainage systems (SDS) and storm water tanks will be required if there is a danger of this effect causing localised surface water flooding.



**Figure 11:** Flood Zones 2 and 3 around Cricklade

**4.1.15** A recent report from Thames Water for the Culverhay development (Wiltshire Council planning reference 15/08666) stated, at paragraph 5.1.1, that there is limited available capacity within the sewerage system in Cricklade. When asked to rank fourteen factors to be considered when assessing suitability of sites for development in the 2014/5 Second Public Consultation, adequate sewer capacity was ranked as the most important and flooding concerns were ranked third. Localised flooding and sewage surfacing in gardens after heavy rains is a problem in the town.

Policy H8 requires new developments to demonstrate that they will not increase flooding or surface water run-off. It also supports the use of sustainable drainage systems where they are necessary and appropriate.

### **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.

## 4.2 Traffic and Transport

### Objectives

- HGV operators should be encouraged to avoid passing through Cricklade
- The road network should be improved to accommodate the extra traffic generated by any new development
- The provision of public car parking should seek to protect the town centre
- The provision of and improvements to walking and cycle routes should be made.

**4.2.1** The Wiltshire Core Strategy identifies the amount of HGV traffic on local roads as an issue. Therefore commercial and industrial development proposals should be planned carefully so that traffic movements, and HGV movements in particular can be accommodated in the highway network. Mitigation measures may be necessary to address traffic impacts where identified. This is to protect the attractiveness of the town for visitors, avoid further worsening of noise pollution levels and promote sustainable travel modes in line with policy.

#### 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.

**4.2.2** Traffic flows in Cricklade have above average levels of HGV traffic, and the through route to the junctions with the A419 trunk road just north and east of Cricklade results in heavier traffic flows than would normally be expected through a small town. Appendix 4 lists locations on roads where there is a general perception of traffic danger which traffic calming measures could reduce. Traffic Counts for Cricklade were hard to obtain, so in 2012 an HGV Survey was undertaken in the town. This showed that in a 12 hour period from 06.30 to 18.30 there were 954 HGV journeys in the Parish, and 595 HGV movements along High Street. For comparison the 24 hour daily mean HGV count on the A419, a dual carriageway trunk road, was 2,572 in the same year.



**4.2.3** Cricklade has an unusually high number of off-road paths, and it is a design feature that is appreciated locally. New development is expected to respect the existing network and improve and extend it where possible. It is a resource that properly connected can encourage more journeys to be made sustainably.

### Policy TT2: Off-road routes in Cricklade

Where appropriate and viable, new residential developments should provide improved pedestrian and cycle routes to the town centre, schools, leisure centre and other facilities and put the emphasis on improving the pedestrian experience. The existing network of paths should be extended and improved wherever possible.



HGV in Cricklade High Street

## 4.3 Business

### Objectives

- The retail offering within the town will be retained and where possible enhanced
- To provide for and enhance existing facilities and support initiatives to attract and retain visitors and tourists to the town
- The town will continue its service centre role to meet the needs and interests of residents and visitors from surrounding villages
- Cricklade will aspire to preserve and generate employment opportunities with a focus on small businesses
- The existing employment footprint should be retained to provide a mix of opportunities that do not increase HGV traffic.

**4.3.1** The proximity of the town to Swindon results in a significant level of out-commuting. Employment opportunities in Cricklade are concentrated on the Chelworth Industrial Area and also the High Street.

**4.3.2** The High Street and its local businesses are a vital part of Cricklade's economy and intrinsic to the existing character and vitality of the town. The five main concerns highlighted by members of the Cricklade Chamber of Commerce as reported in the Town Plan are:

- Traffic: excessive speed and inadequate parking provision
- Development to encourage young families into the town centre (affordable housing and more pedestrian friendly pavements and road provision)
- Improved IT infrastructure (specifically fast fibre optic broadband)
- Encouragement of tourism to bring more people into the town who may then visit the High Street businesses
- An increase in the number and variety of shops to improve the attractiveness of the High Street further.

**4.3.3** Retail policy is currently subject to change in Wiltshire. In the Wiltshire Core Strategy Review it is a topic singled out for bringing current Local Plan policy in line with the NPPF and government policy. The current proposals in the WCS Review are for Cricklade to remain a Local Service Centre with a primary retail frontage defined. However the boundary is proposed to be less than currently shown in the adopted but pre-NPPF North Wiltshire Local Plan (NWLP). The boundary shown in the NWLP, and the Cricklade Town Plan, is proposed to be retained as a defined town centre, with a wider range of planning uses allowed and encouraged. The primary retail frontage will become a “primary A1 retail frontage”, in consequence of the wider permitted development rights that have come into being since the NWLP was adopted.

Policy B1 takes account of the increased flexibility that now exists on the range and mix of retail and commercial uses in town centre locations. It has also been designed to be future-proof in the event that national policy changes within the Plan period.



Cricklade High Street

**4.3.4** The emerging revised retail policy is felt to be more relevant to the current situation in Cricklade, and also compliant with national planning policy. Policy in this plan will be in general conformity with the WCS Review therefore, with a small alteration to the defined boundary of the primary A1 retail frontage. It is our intention to include the current A1 uses to the south of the mini-roundabout in this defined area, and we would request that the WCS Review considers this alteration as well.

**4.3.5** In planning terms the use of buildings and land are divided into four main classes (A to D) which are then subdivided. A full list together with explanation is at Appendix 2. The actual uses found in the Primary Shopping Area are shown below. Therefore Class A1 Retail represents 37% of the total and, overall, the commercial element (ie excluding solely residential) amounts to 75%.

Business Use Class	Business Type	Number
A1	Retail, hairdressers etc	19
A2	Estate agents, financial services etc	5
A3	Cafes and restaurants	4
A4	Pubs	2
A5	Hot food takeaway	3
C1	Hotels	2
D1	Medical and Drum School	2
SG	Police Station	1
C3	Residential (ground floor)	13
	<b>Total</b>	<b>51</b>

**Figure 12:** Business Use classifications in Primary Shopping Area at September 2016

### Policy B1: The Primary Shopping Area

The Primary Shopping Area within the Town Centre is shown on Figure 13.

Insofar as planning permission is required within this area:

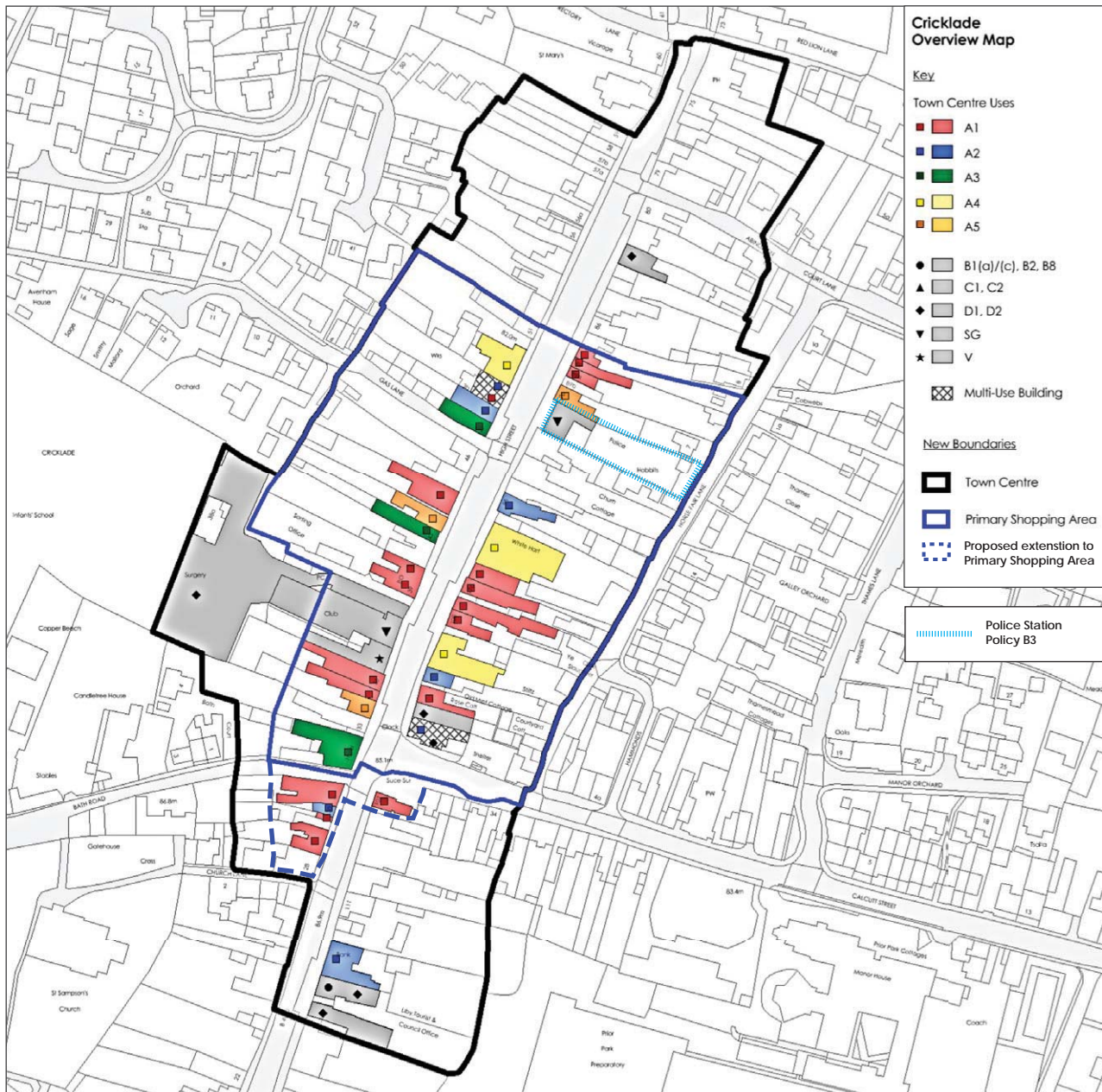
- A1 Retail Use will be promoted and change of use applications to A1 will be supported
- Change of use applications will not be supported that would result in the proportion of uses that are not residential (Class C) falling below 75% of the total unit frontages in the Primary Shopping Area.



**4.3.6** Beyond the defined Primary Shopping Area, a wider range of uses can be encouraged, but the aim is still to keep a concentrated number of units fulfilling a function for the town, and contributing to a vibrant town centre.

### Policy B2: The Town Centre Area

The Town Centre Area is defined as shown on Figure 13. In this area proposals for Class A1 – A4 retail, leisure and cultural uses will be supported. Proposals for other development in this Area which would promote tourism will also be supported where it would contribute towards the wider viability and vitality of the Town Centre and be complementary to its wider offering of retail, commercial and other services.



**Figure 13:** Proposed Primary A1 Retail Area and Town Centre Area from WCS Review (note: map dated 2014 and some premises have changed use since then)



In their response to the Wiltshire Council Retail Review Cricklade Town Council have requested that consideration be given to extending the boundary of the Primary Shopping Area (blue line) to encompass those High Street retail establishments that lie to the south of Bath Road and Calcutt Street.

**4.3.7** Public consultation has revealed little support for the existing Police Station as a building. It is not much used and, being of poor quality 1960's construction, is not in keeping with the historic nature of the High Street and the conservation area. Policy B3 sets out the design requirements for any redevelopment of the site which are expected to enhance the Conservation Area. Subject to these criteria and other policies in this plan, redevelopment would be welcome.



Cricklade Police Station

### **Policy B3: Police Station Site**

Support will be given to re-development of the Police Station subject to the development being of a design in keeping with the Conservation Area and immediate built environment, using traditional building materials. Any redevelopment of the Police Station should retain the existing open space to the rear (east) of the site. The ground floor of redevelopment proposals should be commercial in nature (Use Classes A1-A5) with a retail frontage to comply with the provisions of Policy B1 of this Plan.

**4.3.8** Consultation has also revealed support for supporting and developing business in the town, as long as it does not increase the existing traffic problems. In particular, the Town Plan identified a lack of visitor accommodation in the town, especially of the lower cost B&B type.

The potential adverse impact of additional visitors on the North Meadow SAC could be a constraint on development proposals with a significant impact, and mitigation of this may be needed. A Habitats Regulations Assessment is likely to be required as part of any significant development proposal, to assess likely impact on this important conservation site.

#### **Policy B4: Promotion of Business**

Proposals for the establishment of new small and medium sized enterprises will be supported where they do not have an unacceptable impact on residential amenity in the immediate locality and where traffic movements that would be generated by the development can be satisfactorily accommodated in the highway network. Proposals that would contribute towards the tourism and visitor economy will be particularly supported.

**4.3.9** The area at Chelworth lies inside Cricklade parish but about one mile outside the town and is home to significant industrial development on more than one industrial estate. The existence of these estates is viewed with mixed feelings by the community. Although the firms there provide considerable local employment, they are also responsible for much of the HGV movement that passes through the town centre. There is also the adverse visual impact of the existing haulage yards on the countryside, as well as the noise and traffic pollution they cause to residents in the vicinity of Chelworth as well as Cricklade. As discussed in the Transport section, HGV traffic through Cricklade is a problem recognized by the Local Planning Authority in the Wiltshire Core Strategy (WCS) where in Policy CP19 it states:

**“ 5.102 Specific issues to be addressed in planning for the Royal Wootton Bassett and Cricklade Community Area include:**

***recognised local concerns regarding the impacts of HGV traffic on the local road network.* ”**

**4.3.10** Policy 51 in the WCS applies to this area, it states that any development should conserve and enhance the landscape character of the countryside. Additionally the Chelworth Commercial Area is near a locally important Wildlife Site and within the designated Great Western Community Forest area. Development of existing commercial undertakings within the Commercial Area should pay due regard to this and other environmental protection policy in the Core Strategy, particularly CP50 and CP52.

Policy B5 sets out to prevent further expansion of employment development in the Chelworth Commercial Area. It takes account of the flexibility that exists for commercial uses to adapt to changing business circumstances without the need for planning permission. The conversion of existing premises for residential use will not be supported. The Commercial Area is located in an inherently unsustainable location.

## Policy B5: The Chelworth Commercial Area

The Chelworth Commercial Area is defined on Figure 14. In this Area proposals to extend the uses in the Commercial Area into the surrounding countryside will not be supported.

Insofar as planning permission is required proposals for the conversion or change of use of existing buildings within the defined Commercial Area to other commercial uses will be supported where the resulting new uses would have a reduced visual impact on the rural environment and would generate a lower level of commercial and/or HGV traffic.

The conversion or change of use of existing buildings in the Commercial Area for residential uses will not be supported.



Chelworth Commercial Area

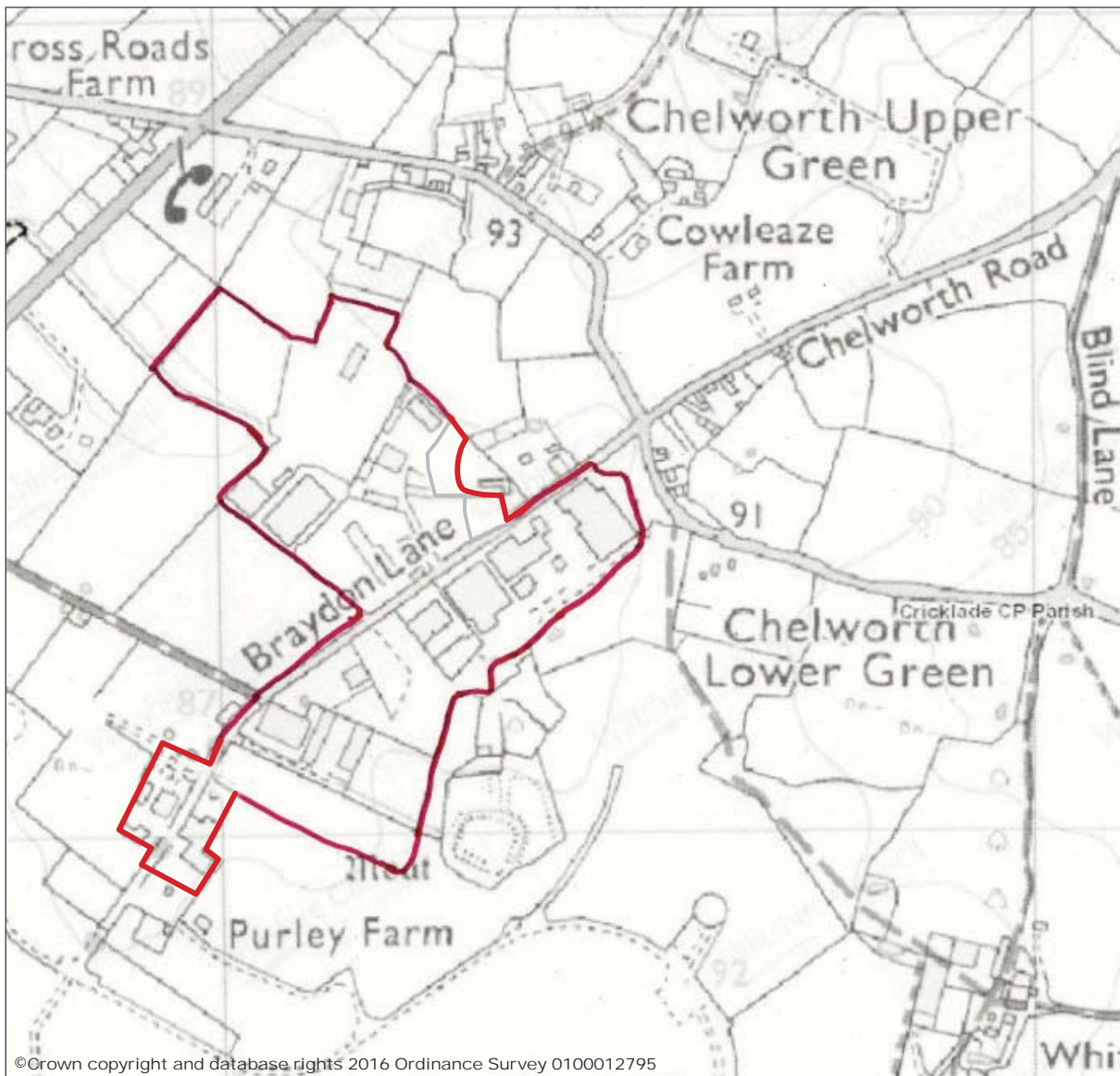


Figure 14: Boundary of Chelworth Commercial Area (red line)

## 4.4 Look and Feel

### Objectives

- The conservation area and historic buildings and assets should continue to be protected and enhanced
- Existing parks, play areas, playing fields and open spaces should be retained and enhanced
- Preserve and enhance the Sustrans 45 national cycleway and the Thames Path National Trail
- Additional open space areas to be provided, particularly for equipped play areas, allotments and cemetery space
- All community buildings to be protected and enhanced.

**4.4.1** The North Wiltshire Open Space Study 2004 identified Cricklade as having a deficiency of Public Open Space which was one of the 'most acute' in the District. Since then no additional open space has been created via Section 106 contributions although the outline consent for the development site south of The Forty will provide some Play Space there. The more recent study done as part of the evidence gathering for The Wiltshire Core Strategy Review has documented the recent situation in Cricklade, and calculated how much of particular types of open space are required to make up shortfalls. The table below summarizes this data for the town of Cricklade. It clearly shows the deficiencies in play space for children and young people, the under provision of Park and Recreation space and the current lack of Allotment space.

Open Space Type	Over Provision (ha)	Open Space Type	Under Provision (ha)
Amenity Green Space	2.64	Play space (children)	0.03
Outdoor Sport (Pitches)	2.28	Play space (youth)	0.04
Outdoor Sport (Fixed)	0.24	Allotments	0.85
Outdoor Sport (Private)	4.91	Park & Recreation Ground	3.53

**Figure 15:** Public Open Space by type showing deficiencies in Cricklade  
(WCS Review Open Space Study Table 14 page 88 – land required in hectares to make provision up to required standard is shown as 'under provision')

**4.4.2** This deficiency may be a surprise to many residents, as there appear to be several areas of open space within the town which are used for dog walking and other recreation. However many of these are privately owned and access is only available thanks to tolerant and sympathetic landowners. Both Long/Hall Close and Fairview Fields are owned by the Town Council and the Community & Leisure Committee is responsible for their management. Several areas of Fairview Fields have been used recently for tree planting, most recently for the new Jubilee Wood next to Millennium Wood.



## 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.

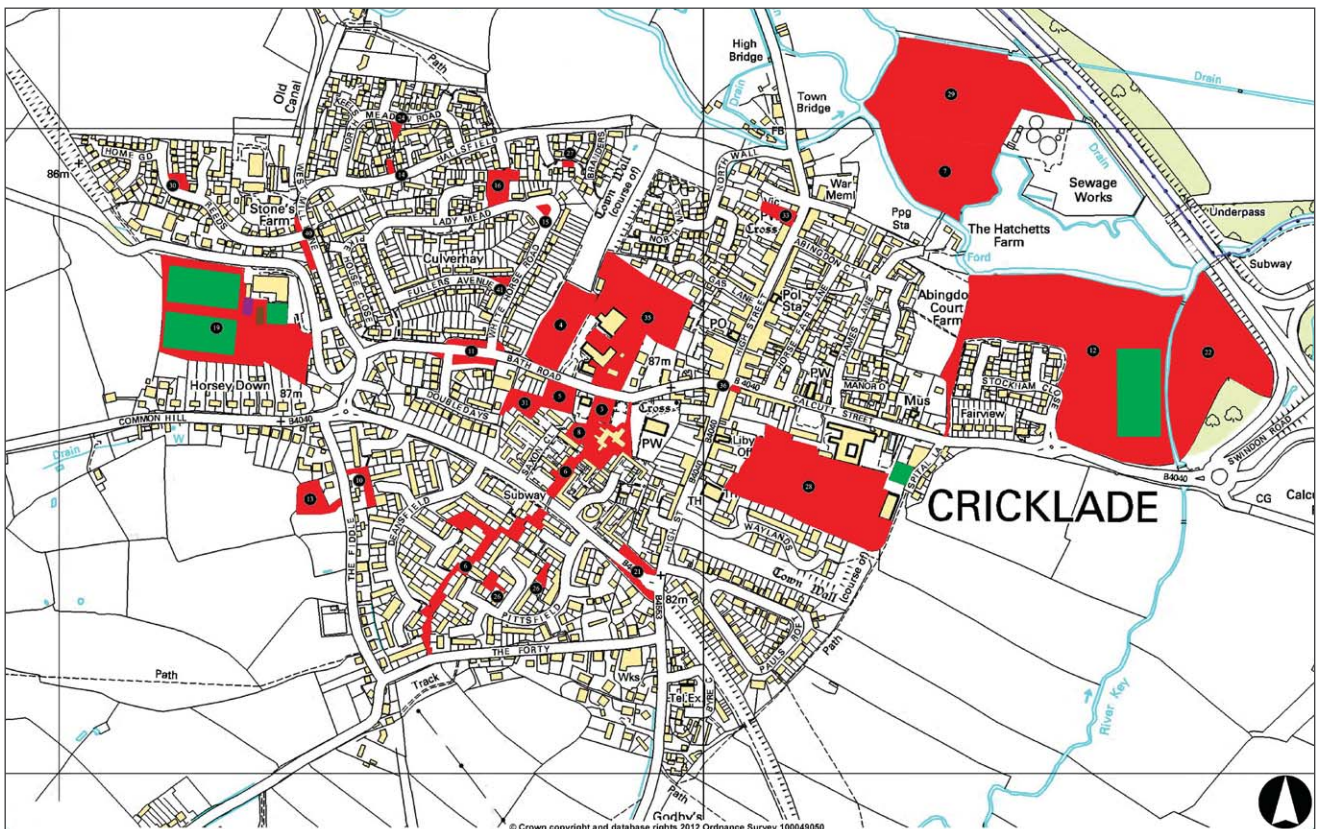


Figure 16: Public Open Space in Cricklade (note - numbers refer to the Open Space Audit Report)

**4.4.3** Long Close is the 3 acre site just behind the Bath Road cemetery stretching round to North Wall. It was transferred to the Town Council in 2011 by Taylor Wimpey for just £1. Cricklade is reclaiming part of its heritage as the Saxon ramparts run through the land and there is also a meer stone marking the old borough boundary. Though it had become overgrown, the Town Council has started to work with English Heritage to clear it properly to make it more accessible to the public but also protect and preserve it as a piece of green space for the town. The Town Council has a management plan to make sure that wildlife, conservation and historic worth are all respected. Owing to the historic significance of this area there are many constraints that will restrict what can be done.

**4.4.4** The North Meadow National Nature Reserve is situated immediately to the north of the town and consists of 108 acres of lowland meadow and which is of international importance as one of the finest in Europe. This special status has come about from the management of the site over many centuries as 'common land' by the ancient Cricklade Court Leet although most of the site is now owned by Natural England. Around 80% of Britain's scarce snakeshead fritillary grow there and the site is classified as an area of Special Scientific Interest (SSSI) and as a Special Area of Conservation (SAC).

**4.4.5** Blakehill Farm Nature Reserve is situated to the west of the town and is a site of approximately 600 acres, the majority of which lie within the parish boundary, which used to be a military airfield. Wiltshire Wildlife Trust acquired the site and are currently progressing with a management plan to return it to hay meadows and a haven for wildlife.

**4.4.6** Cotswold Water Park lies to the North of Cricklade and consists of an area of 40 square miles containing about 150 lakes created by gravel extraction. These lakes are now being used for a wide range of leisure, commercial, wildlife and holiday activities. Core Policy CP54 of the Wiltshire Core Strategy sets out the criteria which developments in the Water Park are expected to meet. Cricklade Town Council have recently confirmed their desire for the town to remain within the formal boundary of the Cotswold Water Park.

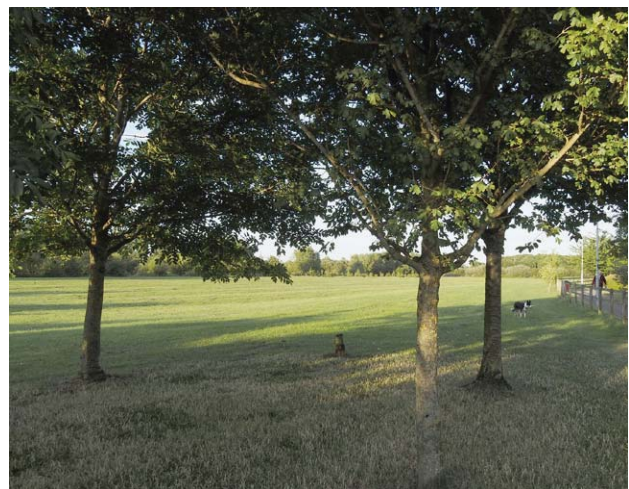
**4.4.7** The WCS Review Open Space study has determined that a suitable standard of provision for allotments would be 0.20Ha per 1000 people. Although the National Society of Allotment and Leisure Gardeners' standard size for a plot is 250 m<sup>2</sup>, Wiltshire has a local standard plot of 100 m<sup>2</sup>. Given the propensity for allotments to be informally shared, and for their size to reduce, it is proposed that the Wiltshire standard is more appropriate. The standard of provision works out at 50 m<sup>2</sup> per ten houses, if it is assumed there is an average occupancy rate of 2.5 people. Cricklade Town Council administer the allotment provision currently available which consists of 20 plots on a single site rented on a five year lease. A waiting list of residents is maintained who have expressed an interest in taking a plot when one becomes vacant and there are currently 20 names on that list.

## Policy LAF2: Allotments

New residential development of 10 dwellings or over should provide land for allotments on the basis of a minimum of 50m<sup>2</sup> 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.

**4.4.8** It is accepted that Public Open Space is important in any settlement for emotional and physical health. Because Cricklade is deficient in some aspects of public open space new development will be expected to contribute to the provision of new facilities and/or the improvement of existing facilities as appropriate, as stated in Policy LAF3. Sustainable Drainage Systems (SDS) such as attenuation ponds will not be considered as public open space.

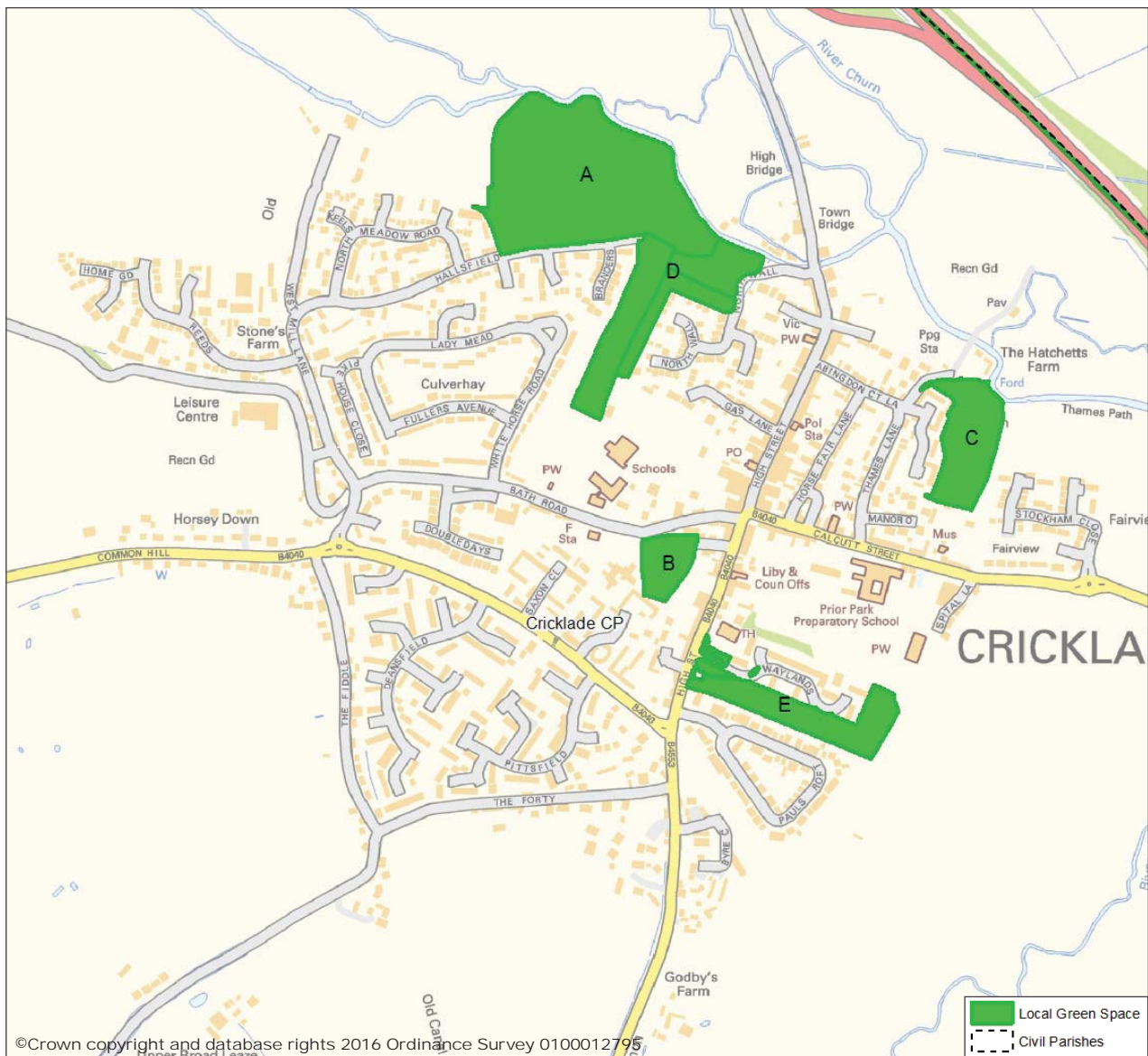


Leisure Centre Fields and Fairview Fields

## 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.





**Figure 17:** Local Green Space in Cricklade

### Policy LAF4: Local Green Space

The following sites shown on figure 17 and listed below are designated as Local Green Space.

- A.** Hallsfield Meadow
- B.** St Sampson’s Churchyard, Bath Road
- C.** Abingdon Court Farm and Hatchetts, Thames Lane
- D.** Long Close and Hall Close, North Wall
- E.** Waylands and Saxons Rest, High Street

New development will not be supported on land designated as Local Green Space except in very special circumstances.

**4.4.9** Local Green Space in Cricklade is shown on figure 17. The sites have been designated for the following reasons:

**Hallsfield Meadow:** An area of land with important wildlife assets linking to North Meadow, the Special Area of Conservation in the floodplain of the River Thames. This open space provides a direct link between the country's most important river and the Saxon town of Cricklade, reinforcing the urban form interest for the visitor as well as providing an important open space for walkers. The site is crossed by the Thames Path National Trail.

**St Sampson's Churchyard:** Historic setting for the Church and an area of tranquility in the centre of the town.

**Abingdon Court Farm, Hatchetts, Long Close, Hall Close, Waylands and Saxons Rest:** the amenity land includes the site of the Saxon Wall, which is a Scheduled Ancient Monument. The three examples of open space on the site of the Saxon Wall reinforce this historic settlement boundary and provide well-used informal recreational space.

**4.4.10** National Cycle Routes are a series of safe traffic free paths and quiet on road cycling and walking routes that connect to every major town and city. Route 45 runs from Salisbury to Chester passing through Cricklade using the line of the old railway track. The Thames Path National Trail follows the course of the river from the source to the sea, a distance of over 180 miles. The path has become increasingly popular in recent years and with the river being crossed by the High Street at the Town Bridge many walkers use Cricklade as the place for their first nights stop. The local and tourism benefits of the two routes are recognised in Policy LAF5. It supports developments that would enhance them and promote their use.

#### **Policy LAF5: Sustrans Cycleway 45 and Thames Path National Trail**

Proposals that will enhance and promote the Sustrans Cycleway 45 and the Thames Path National Trail and their use in the Plan area will be supported where they comply with other policies in this Plan.

**4.4.11** The Wiltshire, Swindon and Oxfordshire Canal Partnership, in conjunction with a number of partners, is working on a project to restore the Wilts & Berks Canal and the North Wiltshire Canal which links to The Thames & Severn Canal at Latton just north of Cricklade. This is the largest canal project currently underway in the UK and will take many years to complete. The work is programmed to be carried out in stages, each of which will require significant funding.

**4.4.12** The original route of the canal through Cricklade has been built upon and it is therefore not possible to restore it. An alternative route has been identified to the east of the town and this is detailed in the Wiltshire Core Strategy. For this reason this alternative route has a degree of protection from other forms of development. The National Planning Policy Framework will require a Flood Risk Assessment to be carried out as development proposals are put forwards.



**4.4.13** Experience elsewhere shows that bringing the canal back to Cricklade would undoubtedly produce an economic benefit in terms of tourism spending from boat users and other visitors.

The potential adverse impact of additional visitors on the North Meadow SAC will be a constraint on development proposals, and mitigation of this may be needed. A Habitats Regulations Assessment is likely to be required as part of any significant development proposal, to assess likely impact on this important conservation site.

Policy LAF6 is included in the Plan to consolidate the approach taken in Core Policy 53. Its focus is on sustainable recreation and nature conservation measures within the context of a new canal route. Any more significant proposals for leisure or tourism development that may be associated with the formation of a new canal will be assessed against Core Policies 38 and 39 respectively.

### **Policy LAF6: Cricklade Canal**

Proposals for the formation of a new Cricklade Canal will be supported. Proposals for recreational and nature conservation measures along its route will be particularly supported.

**4.4.14** The route of the old Midland & South West Junction Railway is currently being restored by Swindon & Cricklade Railway which is a community group run by volunteers. The current plan entails the restoration of the line between Moulden Hill (at the Swindon end) to Cricklade. The southern (Swindon) section is almost complete. The original route through Cricklade was redeveloped for roadbuilding many years ago and so the restored route would terminate near Pauls Croft. Experience elsewhere shows that bringing the railway back to Cricklade would undoubtedly produce an economic benefit in terms of tourism spending from passengers and other visitors.

Policy LAF7 is included in the Plan to consolidate the approach taken in policy TM3 of the saved North Wiltshire Local Plan 2011. Its focus is on sustainable recreation and nature conservation measures within the context of a restored railway route. Any more significant proposals for leisure or tourism development that may be associated with the formation of a new railway will be assessed against Core Policies 38 and 39 respectively.

### **Policy LAF7: Swindon and Cricklade Railway**

Proposals for the restoration of the former Swindon to Cricklade railway line to the south of the town will be supported. Restoration proposals along its route should incorporate the established National Cycle Route 45. In all instances the nature conservation interests along the route should be safeguarded in a manner that is consistent with the restoration of the railway line.

Policy CP49 in the WCS supports the retention of community facilities. The Core Strategy points out that:

**“ Local facilities and services are a vital part of the smaller settlements of Wiltshire but despite this there has been a continued decline in many of these services. ”**

In Cricklade a pub has recently been converted to residential use and although a reasonable level of services remain in the town, as could be expected in a designated Local Service Centre (policy CP1), there is an acknowledged desire to protect and extend them where possible.

## Policy LAF8: Community Facilities

Proposals that would affect registered Assets of Community Value or the Community Facilities listed in Figure 18 are expected to maintain and improve the existing community use of the facility. Proposals that would involve the loss of or the reduction in the scale or operation of the community use will not be supported unless the non-viability of that use has been demonstrated.

**4.4.15** The table below lists a number of well used Community Facilities, the presence of which are important to enable the town to continue to thrive.

Halls	Commercial
Town Hall	The Club in Cricklade
Town Hall Annexe	The Old Bear
United Church Hall	The Red Lion
Thames Hall	The White Hart Hotel
Jenner Hall	The Vale Hotel
	Lloyds Bank
Religious	The Post Office
St Sampson's Church	
St Mary's Church	Education
United Church	St Sampson's Primary School
	Prior Park School
Other	Meadowpark School (High Street)
Leisure Centre	Meadowpark Nursery (Calcutt Street)
Museum	
Library	Health
Town Council Office	Ockwells Surgery
Bowls Club	Green Gables Surgery
Cricket Club	

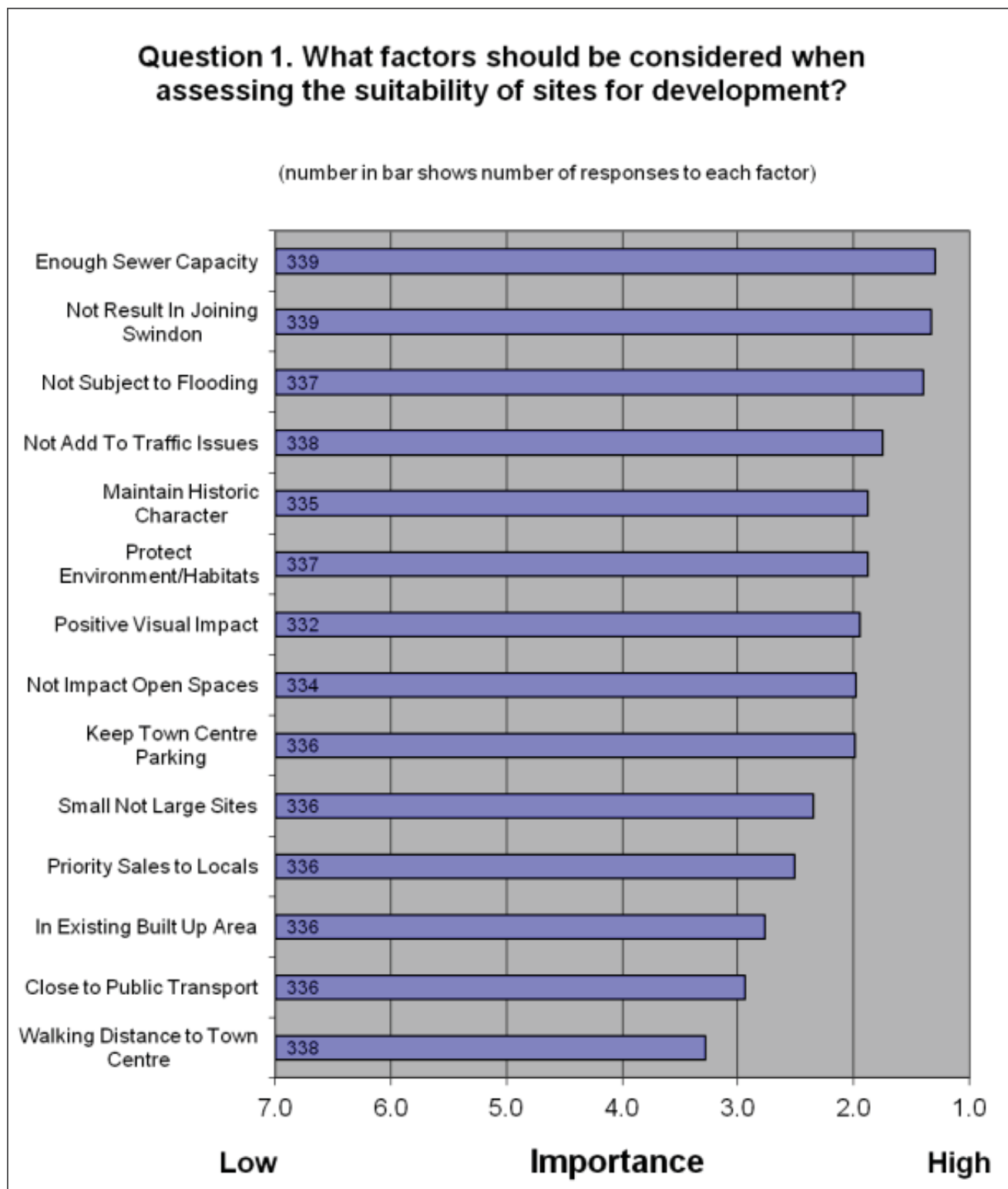
**Figure 18:** Schedule of Community Facilities



Museum and Town Hall

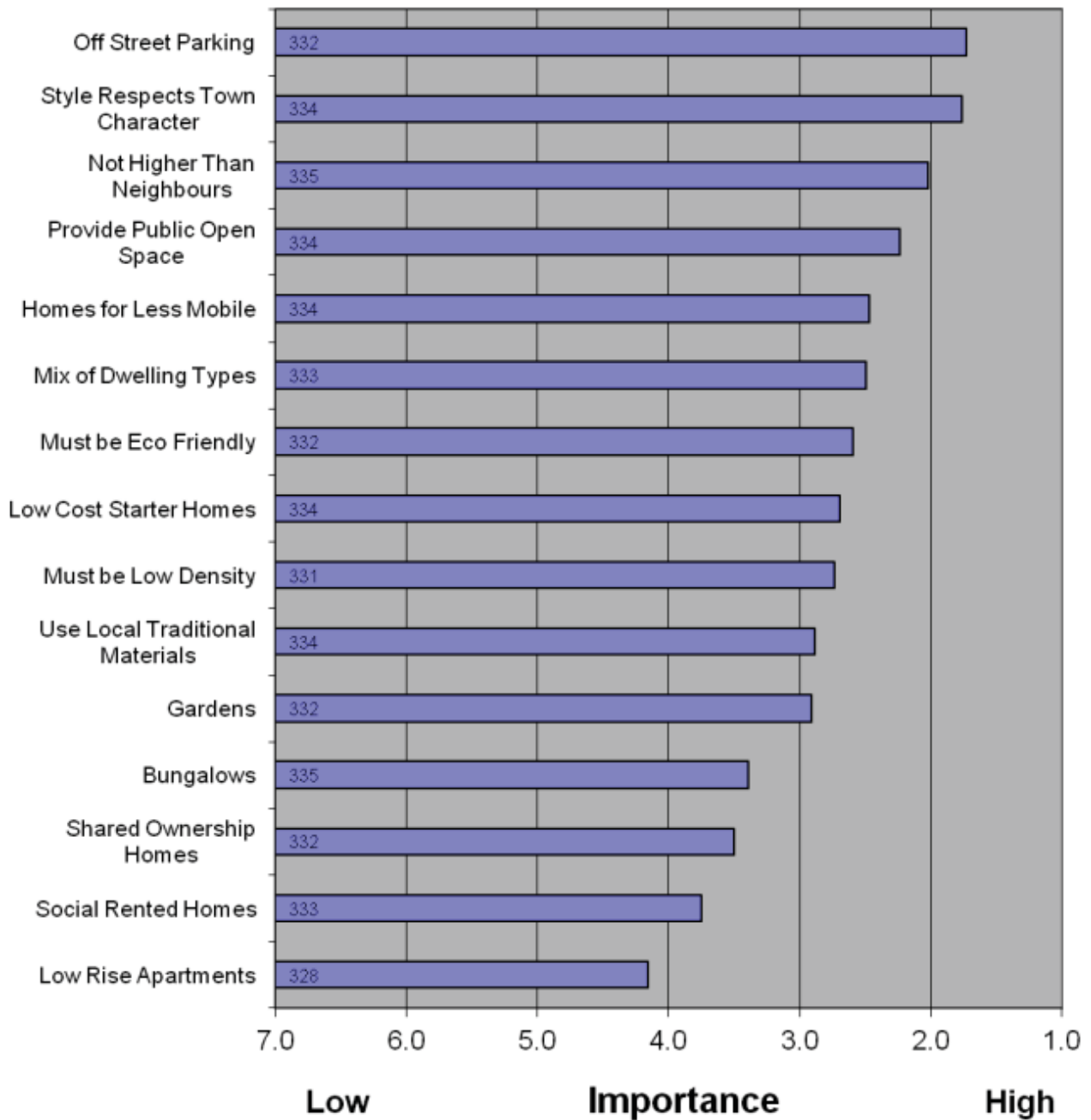


## Appendix 1: Extract from Second Public Consultation (Housing) Report



**Question 2. Which are the most important factors to be considered regarding the style, type and density of homes on any new development?**

(number in bar shows number of responses to each factor)



## Appendix 2: Land Use Classes

### Part A

- **A1 Shops** – Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
- **A2 Financial and professional services** – Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are “sui generis” uses.
- **A3 Restaurants and cafés** – For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** – Public houses, wine bars, other drinking establishments (not night clubs).
- **A5 Hot food takeaways** – For the sale of hot food for consumption off the premises.

### Part B

- **B1 Business** – Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
- **B2 General industrial** – Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- **B8 Storage or distribution** – This class includes open air storage.

### Part C

- **C1 Hotels** – Hotels, boarding & guest houses - no significant element of care provided (not hostels).
- **C2 Residential institutions** – Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- **C2A Secure Residential Institution** – Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or military barracks.
- **C3 Dwellinghouses** – this class is formed of 3 parts:
  - C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
  - C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
  - C3(c): allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.



### Part C continued

- **C4 Houses in multiple occupation** – small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

### Part D

- **D1 Non-residential institutions** – Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
- **D2 Assembly and leisure** – Cinemas, music and concert halls (not theatres), bingo and dance halls (not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

### Sui Generis

Betting offices/shops, pay day loan shops, theatres, larger houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres & casinos.

## Appendix 3: Extract from Wiltshire Core Strategy 2015

### Royal Wootton Bassett and Cricklade Area Strategy

#### SPATIAL INFORMATION AND CONTEXT

**5.97** The Community Area is predominately rural in character, containing many villages and has a strong landscape quality, containing parts of the North Wessex Downs AONB. The area is located in the north east of Wiltshire and contains the historic market towns of Royal Wootton Bassett and Cricklade. Although of differing size, both of these settlements play an important role in the Community Area, not least because of the relationship they have with the nearby higher order centre of Swindon.

**5.98** Royal Wootton Bassett is the largest town within the Community Area, located approximately six miles from Swindon and two miles from the M4, and as such is ideally located to develop into an important employment centre. The town has therefore been identified as a location for new strategic employment growth, particularly to help reduce out-commuting, as the town currently has a dormitory role to Swindon. Although the town currently has a smaller employment base than might be expected for a town of its size, it does have a varied employment base and should be relatively resilient to mass job losses.

**5.99** A recent decision to maintain an MoD presence at RAF Lyneham, following the relocation of the RAF Hercules transport fleet, is a significant boost to the local economy. RAF Lyneham is a large UK military base located four miles to the south west of Royal Wootton Bassett, and strong links between the base and the town have been established over many decades. The continued MoD use of Lyneham is expected to have long term positive impacts on the local economy.

**5.100** Although Cricklade is a smaller settlement, it nevertheless performs an important Local Service Centre role for the surrounding rural area. Some housing development is necessary in Cricklade to help facilitate the delivery of improvements to the retail offer and other facilities in the town.

#### THE STRATEGY FOR THE ROYAL WOOTTON BASSETT AND CRICKLADE AREA

**5.101** Housing growth in the main settlements will help improve their vitality and create a critical mass to deliver improvements in infrastructure. However, given that there are a number of existing outstanding housing commitments, no further strategic housing allocations are needed early in the plan period. Future growth should be brought forward in a balanced way to ensure infrastructure is delivered alongside housing. The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Royal Wootton Bassett and Cricklade Community Area this includes the North Wessex Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.

## ISSUES AND CONSIDERATIONS

**5.102** Specific issues to be addressed in planning for the Royal Wootton Bassett and Cricklade Community Area include:

- non-strategic growth should be brought forward in accordance with Core Policies 1 and 2 and phased throughout the plan period to deliver homes in a balanced manner that will enable infrastructure issues to be addressed
- developer contributions from future housing growth should help to deliver infrastructure necessary in the Community Area. In particular, improved pedestrian and cycle linkages are needed between the town centres of Royal Wootton Bassett and Cricklade and local community facilities, to include enhancements to the Cricklade Country Way and a cycle way between Royal Wootton Bassett and Windmill Hill Business Park. Other infrastructure priorities include the completion of a Wessex Water scheme to reduce flood risk to areas in Royal Wootton Bassett, the expansion or re-location of one or both of the existing GP surgeries in Royal Wootton Bassett, and additional fire and rescue provision in the west of Swindon area
- a mix of employment development alongside housing is also important and appropriate proposals for mixed development will be supported
- Royal Wootton Bassett currently loses main food shopping trips to neighbouring towns. Although there is no quantitative need for additional convenience retail in the town, additional floor space may be appropriate to address qualitative need and improve the retention of convenience trade if a suitable site is identified. There is limited capacity for up to 400 sq m of comparison retail in the town
- work is ongoing to identify appropriate action to help address capacity issues associated with Junction 16 of the M4. Any major development proposals should demonstrate how this matter has been taken into account and propose appropriate sustainable transport solutions to help address this problem
- the long established policy of protecting the distinct character and identity of the villages and settlements remains a priority for local communities. This applies particularly to the parts of the Community Area which adjoin the administrative area of Swindon Borough Council where there may be unplanned development pressure. The open countryside should be maintained to protect the character and identity of the area in accordance with Core Policy 51. The local community may also wish to consider this matter further in any future community-led neighbourhood planning work
- given the proximity of Swindon to the Community Area, planning for this area needs to be managed holistically to ensure development at Swindon is as balanced and sustainable as possible while also affording appropriate protection to rural areas. This matter is discussed further below
- there are a number of environmental constraints around Royal Wootton Bassett, including areas prone to flooding and a SSSI to the south which will need to be considered and appropriately protected before selecting any sites for future housing growth
- all relevant development within the Community Area will need to conserve the designated landscape of the North Wessex Downs AONB and its setting, and where possible enhance its locally distinctive characteristics
- the Cotswold Water Park is a changing landscape and expanding recreational resource for the county and its visitors. Development in the Cotswold Water Park should contribute towards the objectives of the Vision and Implementation Plan for the area

- further work is needed to identify how improvements to the recreational facilities in the Community Area can be delivered. These include Ballards Ash Sports Hub, Cricklade Country Way and the restoration of the Wilts and Berks and Thames and Severn Canals
- the historic alignment of the Wilts and Berks and Thames and Severn Canals pass through the Community Area and will be safeguarded in accordance with Core Policy 42 and the emerging Swindon Core Strategy
- the Great Western Community Forest will also be maintained and enhanced as a significant infrastructure resource within and beyond the Community Area
- the development of a Royal Wootton Bassett railway station will be promoted and encouraged in line with Core Policy 66
- the proposed route of the Swindon and Cricklade railway line will be protected from development between Mouldon Hill to Moredon Bridge Junction and the Swindon and Gloucester railway line
- recognised local concerns regarding the impacts of HGV traffic on the local road network.

#### HOW WILL THE ROYAL WOOTTON BASSETT AND CRICKLADE COMMUNITY AREA CHANGE BY 2026?

**5.103** Royal Wootton Bassett will continue to function as the main service centre within the Community Area. Cricklade will perform a similar role, but with a more local focus. The separate identity of both Royal Wootton Bassett and Cricklade and the villages, especially those closest to Swindon, will have been maintained and enhanced where appropriate. The retail offer of Royal Wootton Bassett will have been enhanced and the town will enjoy a good supply of housing including affordable dwellings. The town will have an appropriate level of facilities for its size, with a hub for sports provision at Ballards Ash. People within the Community Area will have access to a range of jobs within the towns, which will have helped to alleviate the existing high levels of out-commuting. Along with the Rivers Key and Ray, the restored and enhanced Cricklade Country Way will provide social, environmental and economic assets to the area as part of a wider green infrastructure network linking Cricklade with Swindon and the Cotswold Water Park, which will continue to be a valuable recreational resource for visitors and local communities.

	Requirement 2006-2026	Housing already provided for		Housing to be identified	
		Completions 2006-2014	Specific Permitted Sites	Strategic Sites	Remainder to be identified
Royal Wootton Bassett Town	1,070	583	494	0	0
Community Area Remainder	385	248	24	0	113
<b>Community Area Total</b>	<b>1,455</b>	<b>831</b>	<b>518</b>	<b>0</b>	<b>113</b>

**Figure 19:** Delivery of Housing 2006 to 2026 - Royal Wootton Bassett and Cricklade Community Area

## PLANNING FOR SWINDON

**5.104** Although Swindon falls within a separate administrative area, its proximity to the Royal Wootton Bassett and Cricklade Community Area means that planning for future growth in Swindon should be considered holistically and with appropriate co-operation between neighbouring authorities, and involve collaborative working with the Wiltshire and Swindon Local Enterprise Partnership and the Wiltshire and Swindon Local Nature Partnership.

**5.105** The strategy for future growth in Swindon is to support the most sustainable pattern and scale of development, ensuring that the level of new housing is more balanced with employment opportunities, to ensure Swindon is more self-contained and the need for out-commuting is reduced.

**5.106** A comprehensive assessment of potential development sites around Swindon has been conducted jointly between Wiltshire Council and Swindon Borough Council to identify the most sustainable locations for development. These are outlined in the emerging Swindon Core Strategy 43. The study outlines which sites have been assessed and concludes that development to the west of Swindon, including within the Royal Wootton Bassett and Cricklade Community Area, is unnecessary and does not represent the most sustainable option for future growth in Swindon. However, there is a permitted site at Moredon Bridge on the west of Swindon and an explicit allowance of 200 homes has been made for this development within the housing requirement.

**5.107** Furthermore, the emerging Swindon Core Strategy seeks to protect the countryside for its intrinsic character and beauty in accordance with Policy RA 3. This approach is consistent with the Wiltshire Core Strategy (Core Policy 51).

### 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
Brickworks, Purton (Saved North Wiltshire District Plan Allocation)	1.0ha 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.



## Appendix 4: Proposals for Traffic Calming

Proposals for traffic calming at the following junctions will be supported:

- North Wall/High Street junction
- High Street Clock roundabout
- Forty/Purton Road junction
- Thames Lane/Calcutt Street junction
- Bath Road/West Mill Lane junction
- Forty/Fiddle/Chelworth Road junction

