

Update for Royal Wootton Bassett & Cricklade Area Board

Culverhay Regeneration, Cricklade

Update from	Caroline Howlett
Date of Area Board Meeting	18 th March 2015

Headlines/Key Issues

- The Culverhay estate consists of almost 200 houses that were built between 1953 and 1957. It has a mixture of traditional build and PRC homes (Unity and Woolaway types). Over the years a high percentage of the homes have been sold under the Right to Buy and there is a good mix of rented and privately owned homes. As part of the PRC Asset Management Strategy Culverhay was identified as being suitable for redevelopment.
 - Several consultation events have been held with residents and a good picture has been built up of what the key issues are and how supportive residents are of redevelopment. On the basis of this consultation, along with the distribution of the PRC houses and land ownership, several areas for redevelopment have been identified, long with wider parking, traffic and public realm improvements for the overall estate.
 - The current scheme is proposing the demolition of 60 houses and bungalows and the development of circa 110 houses and bungalows for rent, shared ownership and outright sale. This includes 5 home owners who have agreed in principle to swap their old PRC houses for new homes.
 - Wiltshire Council have been consulted via the Pre-Application process and we are currently re-designing to take into account their comments.
 - The key risk to the project is the lack of capacity in the existing sewer system and Thames Water have been commissioned to undertake an Impact Assessment to advise on what off-site works may be required to facilitate the new homes. They have indicated that this could take up to June to complete and as we will need to include this in any drainage strategy we produce for the planning submission we will be reliant upon this being complete before we can submit our Planning Application.
 - Meanwhile the plans for the estate are being developed in consultation with the Planners Highways Teams and we will be going back out to the community to consult on them in April.
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