



Housing

With continuing population growth and an increasing number of people living in smaller family groups, the provision and location of additional housing, particularly affordable housing, continues to be an important issue nationally. Cricklade is no exception to this national situation.

The existing North Wiltshire Local Plan and proposed Wiltshire Core Strategy contain what are called framework or settlement boundaries. These are lines on a map which have been drawn around existing built up areas. New building is not normally permitted outside these boundaries, to protect the identity of existing settlements and the countryside from “urban sprawl”.

However expansion of Cricklade may be needed if insufficient space exists within its existing boundary to deliver enough new homes, as the town must share in meeting Wiltshire Council’s defined overall housing need within the Plan period to 2026.

Neighbourhood planning provides an opportunity for the community to support development at specific locations outside Cricklade’s existing boundary. It can also set local policies regarding extent, type, size, design and density of new housing, whether

inside or outside the existing boundary, providing these local policies are reasonable and do not go against wider strategic planning policies.

Although the proposed Extra Care Facility would provide housing, these units are not counted in Wiltshire’s new homes target.

Current Provision

The Strategic Housing Land Availability Assessment (SHLAA), which covers the whole of Wiltshire, lists sites that have been registered with Wiltshire Council by their owners as having ‘development potential’. The SHLAA sites located adjacent to Cricklade’s current settlement boundary are shown on the adjacent map. The inclusion of a site in the SHLAA does not imply that planning applications for it would be treated more favourably than sites which are not included, or that the existing settlement boundary would be moved. Other sites also may be suitable for development. We have invited all landowners within or adjacent to the framework boundary to the Consultation event. Their presence does not imply that planning applications for these sites would be treated any more or less favourably.

Key Issues

There are a number of key physical constraints on development in Cricklade, the main one being that the town is sited in an area susceptible to flooding. The adjacent map shows the Environment Agency Flood Zones which give accurate information to guide the designation of areas that will not be suitable for development. Any proposals for development in these areas would be contrary to National Planning Policy.

Within its settlement boundary Cricklade has several sites which are Scheduled Ancient Monuments. These are also considered unsuitable for development.

Expansion of Cricklade south may carry a risk of coalescence with Swindon as it develops towards Cricklade, expansion north could compromise North Meadow nature reserve and expansion west may impact on the town's historic setting. The Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) which are statutory documents required to be completed as part of the neighbourhood planning process will consider the extent to which any development could impact on the historic or natural environment of the town.

All development would also need to take account of associated investment in infrastructure such as water and sewage, surface water drainage, suitability of vehicle or pedestrian access, etc., particularly where there is known to be a problem of insufficient capacity in existing provision.

Several documents that result from recent research and consultation provide evidence and information on Cricklade's housing. These include the Wiltshire Core Strategy, a Housing Needs Survey for Cricklade parish and the Cricklade Town Plan. Copies of these documents are available adjacent to this board.

The Wiltshire Core Strategy (currently in draft) gives a target total of 115 new houses to be permitted between now and 2026 in the communities of Cricklade, Purton, Lydiard Millicent, Lyneham, Bradenstoke, Broad Town, Hook, Latton, Purton Stoke, Bushton, Clyffe Pypard, Tockenham and Marston Meysey."

Housing facts ...

- In 2001 there were 1686 dwellings in Cricklade.

- By 2011, this number had risen to 1822 dwellings. This represents an increase of 136 dwellings in the decade.

Your views

There is an identified need for some new housing development in Cricklade. We particularly need your views on:

- How many new homes do you support being built over the period to 2026? (These would be in addition to the Extra Care facility)
- Do you think there are sufficient suitable plots within the settlement boundary to provide this number of homes? Where are these? If not, where should new homes be developed?
- Are there any buildings, sites or areas within the existing settlement boundary that offer potential for redevelopment and may enable more homes to be provided within the same land area? Where?
- What factors should we consider if we are to expand the town outside the existing settlement boundary?
- What views do you have about the style, type and density of development of new homes which would be acceptable?

