

The “*Hayes
Concept*” for land at
Horsey Down,
Common Hill

Strategic Housing Land Availability Assessment ("SHLAA") Report December 2011

"Land Development Document policies should be informed by a robust, shared evidence base of land availability through a SHLAA, which should also be the primary mechanism through which to identify a deliverable and developable supply of sites"

The key objectives of the "SHLAA", identified in the national guidance, are to:-

- **Assess land availability by identifying buildings or areas of land (including previously developed land and Greenfield) that have development potential for housing**
- **Assess the potential level of housing that can be provided on identified land**
- **Identify constraints that might make a particular site unavailable and/or unviable for development**
- **Assess which sites are likely to be deliverable and which are likely to be developable**

Key Points for Consideration (1)

- Potential Road Access to the land is easily created with the additional significant benefit of potential reduction in speed down Common Hill through the introduction of, for example, a mini roundabout. Access to the site from two ends (B4040 and Stones Lane) allows for greater flexibility in traffic management – the access approach currently allows good visibility and should be able to accommodate any incremental traffic flow without causing excessive congestion whilst at the same time benefitting safety to the town and pedestrians by reducing the speed of vehicles on the approach to and from Cricklade.
- The potential to provide a Cemetery Area in a quiet, rural yet easily accessible area of the town, whether travelling by foot, on bike or horse, or indeed by car. The potential area would be able to promote quiet, reflective and respectful surroundings, whilst at the same time being freely accessible to the town and increase the communities Public Open Space area.
- The area is adjacent to the Leisure Centre, which could also benefit from additional ground and an increase in Public Open Space for the town. Consideration under this concept is given to the principal of providing additional play areas/pitches in an excellent location for younger families which the community has indicated it needs to attract and provide for in order to remain a balanced community
- Existing footpaths provide safe pedestrian access to from the area to the town centre and all its facilities. Excellent safe pedestrian access to the Leisure Centre from this site, minimising the need to access via the major roads on foot.
- An expansion of the existing settlement boundary with new buildings and community services into the countryside would not be seen as out of keeping with adjacent development, especially given that some of the development is only about 4 years old.

Key Points for Consideration (2)

- The area in question provides for a natural boundary to the edge of the town without compromising the town structure, whilst at the same time potentially offering the provision of an extension to the Leisure Centre facilities *and* a cemetery site *and* a mix of additional housing created sympathetically and in keeping with the traditional feel of the town
- Any potential development would NOT be encroaching on the belt between Swindon and Cricklade and would be a controlled, small, “unique” and discrete development in keeping with the surroundings, and not an extension/expansion to any current housing estate site.
- The ability to ensure that any development is “appropriate” and creates an impression as the Common Hill approach is one major gateway to the town.
- There would be NO issues regarding any potential conflicts with flooding of the River Thames. Conversely, this would provide an opportunity to review and modify the current drainage issues surrounding surface water flows from Common Hill and with joint investigations could reduce the issues regarding the drainage and unavailability of pitches at the Leisure Centre in adverse winter weather conditions
- As the development is well away from a view of the River Thames and the North Meadow, this should preserve the unique attribute for the benefit of the town. This concept development would remove a number of potential significant issues relating to noise, surface water and “line of site” pollution - as identified in the Cricklade Town Plan *“Housing too close to the River Thames and the boundary of the north Meadow SSSI would negatively impact its setting”*. The site is of national importance and should be preserved as such.

Conclusions

This is very simply a concept and the early stages of exploring the possibilities of offering a credible choice for a controlled development resulting from consultation to provide a sensible growth of the town and its facilities.

The overarching principal is to retain the integrity and structure of the town and to work with others in the delivery of a project that would only add value to the town and the community

This concept acknowledges and demonstrates a unique commitment to providing facilities for the town, such as Public Open areas in conjunction with a controlled development and increase in appropriate housing, whilst ensuring key issues such as traffic access and safety, drainage, etc are equally considered. Options are clearly flexible with the possibility of designing a scheme that meets local demand for services and open spaces together with an appropriate allocation of new housing. The key to any successful development is working in collaboration with key partners to produce a mutually satisfactory solution.

Do other potential sites offer these types of facilities or assurances?

The current land owners all have a personal attachment to the area, with some connections going back 4 generations. Due to the personal nature of these connections, this initial concept, hopefully, reflects the desire to provide a solution for the local community through enhanced facilities whilst at the same time providing for a controlled increase in appropriate housing stock. The name of this concept, and any potential development would ideally relate to "Hayes" in recognition of John and Mary Hayes, whose land this once was and who lived and farmed here.

Any Suggestions, Comments or Questions?

As mentioned this presentation is just the starting point, a concept, for delivering a solution to Cricklade.

I would be interested in any comments, suggestions or feedback that you may have to contribute to the town's consultation process.

Please leave any comments or questions in the comment box with some contact details (Name, Address and / or e-mail address) and, if required, I will respond to you as soon as possible

Alternatively, please contact me by e-mail on:

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