



Cricklade Town Council

First Town on the Thames

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Cricklade Town Council's Planning, Conservation and Transport Committee 20TH October 2025

PL/2023/10331

Site: Land south of The Forty and north of Chelworth Rd, Cricklade
Proposal: Outline Planning application (with all matters except access reserved) for up to 49 dwellings & associated works and provision of a cemetery together with access and associated works.
Applicant: **Hannick Homes and Developments Ltd**
Closing Date: 13/10/25 - **Extension Granted to 21/10/25**

Background

This application dates back to 2023 and was initially considered by PCT on 15th January 2024 when the decision was made to Object to the application on the grounds of:

“Non-compliance with:

- Wiltshire Council Core Policies CP1 - Settlement Strategy and CP2 - Delivery Strategy,
- Cricklade Neighbourhood Plan Policies H1 - The Settlement Boundary, H2 - Visual Separation of Settlements, and H3 – Design of New Housing,
- Cricklade Neighbourhood Plan Policy H8 - Foul Water Management, Flood Risk and Surface Water Management,
- Wiltshire Council Core Policy CP50 - Biodiversity and Geodiversity

Further, the following elements show that the site is not currently deliverable and so should be REFUSED:

- a) Ecology: the inability to quantify the impact on the North Meadow SAC remains a significant concern,
- b) Access and Traffic Density: the vehicular access proposals do not adequately address the increased risk to vehicles and pedestrians on The Forty and at the adjacent junction,
- c) Archaeology: insufficient information for a full assessment,
- d) Surface Water Drainage: the application fails to recognize the surface water flooding that already exists on and around the site, and which would be exacerbated by the development,
- e) Foul Water Management: the application fails to recognize the sewerage issues that already exists at times of heavy rain.”

On 13th May 2024 CTC separately considered the Cemetery element of the application.

Updated Documentation

The applicant has now filed some updated documentation which is considered here:

1 Flood Risk Assessment

The previous FRA has been updated to incorporate the new site layout that is proposed. As is usually the case with this type of proposal the plan involves the construction of an attenuation pond at the lower part of the site which is designed to release flood water into the ditch network at a rate no greater than would be the case currently.

During 2024 there was considerable dialogue with residents of The Forty and Thames Water about ongoing problems of sewage overflow during periods of heavy rain which were occurring with greater frequency. TW attended the site in June/July 2024 to survey the site sewage system and confirmed that “A crew of our engineers carried out a full survey and found no obstructions or concerns within our sewer.”

Despite these assurances the problems continued as seen below:



September 2024 incident and aftermath



A site visit took place with Roz Savage MP who met local residents on 28th November 2024. A similar incident occurred in December 2024.

The original FRA contained a copy of a letter dated 10th August 2023 from Thames Water (TW):

“Development of 3ha greenfield site to provide 70 dwellings.

Proposed foul water to discharge by pumped flows at 3.25 l/s to 225mm foul water sewer between MHs 5101 and 5102.

Proposed surface water to discharge to onsite SuDS and not discharged to public sewer.

We have completed the assessment of the foul water flows based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

We’re pleased to confirm that there will be sufficient sewerage capacity in existing foul water sewer network to serve your development.”

As a result of representations from CTC and others, Wiltshire Council requested that Thames Water (TW) look at the position again and the latest TW letter of 27th March 2025 (included in Appendix D of the latest FRA) gives a very different picture:

“Proposed 49 General Housing

Proposed foul water via pumped at 4.75 l/s to 225mm FWS between FWMH SU09935101 and SU09935102

Proposed surface water discharge to onsite SuDS and then into ditch

No surface water to discharged to Thames Water sewer

We have completed the assessment of the foul water flows and surface water run-off based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Foul Water

*We’ve assessed your **foul water** proposals and concluded that our sewerage network will not have enough capacity for you to connect. Unfortunately, we’re unable to meet the needs of your **full** development at this time.*

In order to ensure we make the appropriate upgrades – or ‘off-site reinforcement’ – to serve the remainder of your development, we’ll need to carry out modelling work, design a solution and build the necessary improvements. This work is done at our cost.

Once we’ve begun modelling, we may need to contact you to discuss changing the connection point for capacity reasons. Please note that we’ll pay the cost of covering any extra distance if the connection needs to be made at a point further away than the nearest practicable point of at least the same diameter.

What do you need to tell us before we start modelling?

*We will only carry out modelling once we’re confident that your development will proceed. In order to have this confidence, we’ll need to know that you **own the land and have either outline or full planning permission**. Please email this information to us as soon as you have it.”*

It is not clear why the expected foul water discharge rate has increased despite the numbers of dwellings reducing from 70 to 49.

The stated timescales are: modelling 9-12 months, Design 6 months, Construction up to 18 months = Total up to 36 months

The problem is two-fold; sewage water overflow flooding in the street and also capacity problems at the Sewage Treatment Works at Hatchetts. The capacity constraints at the Cricklade Sewage Treatment Works are well documented and TW are in the process of upgrading the facility. Their latest public statement taken from their website on 19th October 2025 is:

"Cricklade STW is being upgraded at a cost of more than £7 million. This project will provide a major increase in treatment capacity, from 26 to 30 litres per second, reducing the need for untreated discharges in wet weather as well as including an increase in storm tank capacity. We expect the project to complete in autumn 2026.

We expect this location to meet all government targets for storm overflows by 2045 - 2050."

It is the case that Thames Water have a 'duty to connect' and so this unsatisfactory position means that the WC Drainage Team (their letter 7th October 2025) now support the application. Clarification should be obtained from Thames Water what the upgrade works underway at the STW will mean in practice, as it is not known what the implications of raising the capacity from 26 to 30 l/s will be. Is it sufficient to cope with the existing problems as well as this development proposal and the Stones Farm scheme for 140 dwellings (2022/02452)?

CTC suspect there are localised constraints with The Forty pipeline and junctions downstream and not just the capacity with the STW.

In respect of Surface Water the developer provides a scheme that appears satisfactory to WC Drainage Team. However local residents of many years standing have no confidence that the scheme will not exacerbate existing flood water issues and so we request that the WC Drainage Team scrutinise the scheme again.

2 Environment Agency

A consultation response dated 28th July 2025 has been filed which gives support to the cemetery proposal subject to certain conditions.

3 Ecological Report

The August 2025 report is an updated version of that filed previously. It addresses the requirements of the North Meadow Interim Mitigation Strategy (NMIMS) in 3 ways:

- a) A payment of £323 per dwelling will be made towards Strategic Access Monitoring and Management (SAMM)
- b) A further contribution of £480 per dwelling towards off-site measures providing recreational opportunities for local residents i.e. Infrastructure Mitigation Projects (IMP's) and/or Suitable Alternate Natural Greenspace (SANG).
- c) An area of 0.25 ha at the north of the site is to provide open space to allow dog walkers to allow their dogs to exercise off the lead. This is intended to take recreational pressure off North Meadow. (see indicative plan below)

4 Natural England

NE have filed a statement that an Appropriate Assessment will be required to be carried out by WC because of the proximity of the development site to the North Meadow Special Area of Conservation/ SSSI.

5a Revised Site Layout – overall – Plan was shown

The layout has changed slightly with the houses in the southernmost section now relocated.

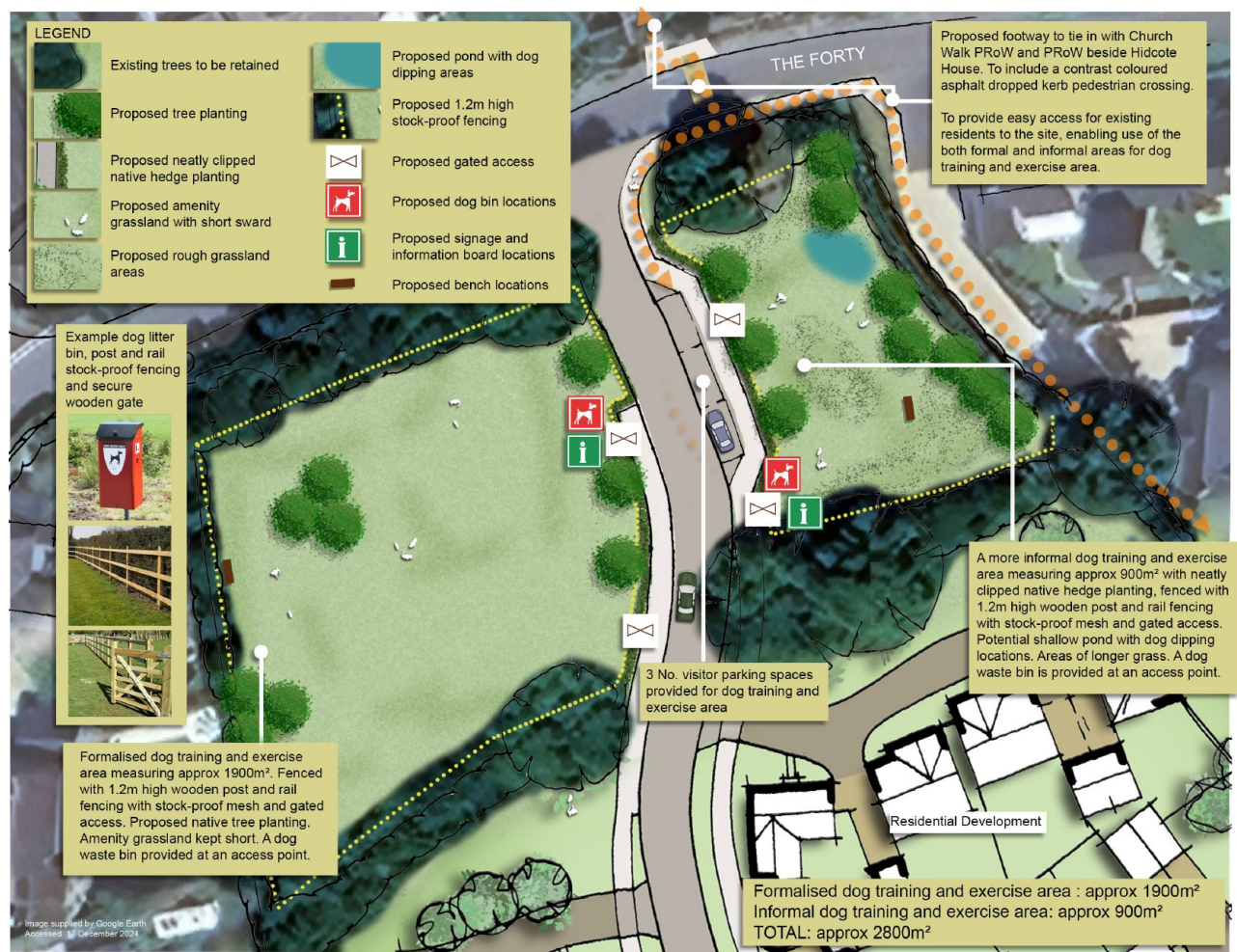
5b Dog Walking Area in northern section – Plan shown below

The intention is to have fenced areas enabling dogs to be exercised off the lead. Three visitor parking is provided. The objective is to provide a safe dog walking area so that recreational pressure on North Meadow is alleviated. However, it is impossible to quantify the benefit of such a facility, North Meadow is just over 1km from the site and it is not known how many dog owners would walk that far to exercise their dogs.

However, the drawbacks are clear, there are a number of commercial dog walking fields around Cricklade and the provision of a free alternative might encourage usage of this facility from elsewhere thus bringing more traffic to the road and possible conflict with other dog owners when using it at the same time. Further,

there are potential noise issues causing a loss of amenity both to residents of the new development and also neighbouring residents of The Forty, Chelworth Road and Deansfield. The commercial dog walking fields mentioned above are all sited in open countryside, well away from residential areas.

This area of open space is a key feature of the development proposals and whilst no definitive scheme had been devised for its use the suggestions previously made included: wildlife area (possibly with a pond), community orchard, children's play area etc.



Matters raised in discussion:

- 1) The accuracy of the FRA submitted by the applicant was questioned. A large volume of water flows across the site from Common Hill and it is not at all clear how this would be accommodated in the new development.
- 2) When the adjacent Hitchings development to the east was constructed the houses were on land that had been built up to ensure they did not flood, is that being proposed here?
- 3) Sewage overflow is already a problem in The Forty and this is a health and safety hazard.
- 4) A better option for the sewage would be to link to the new sewer installed on the Hitchings development or possible negotiation with Bellway who are promoting the adjoining site to the south (2025/07863).
- 5) The Forty is a narrow road, mostly without pavements, making pedestrian access dangerous, especially from the commercial vehicles accessing the Chelworth Industrial Estate.
- 6) The junction of the new development with The Forty has poor visibility for vehicles.
- 7) The proposed dog area is too small to be of practical use and will become very muddy in wet weather.
- 8) The proposed dog area is a worthwhile buffer between the new development and The Forty but would be better used as a nature reserve.
- 9) The application was deficient in several respects when judged against National Planning Policy Framework (NPPF) requirements - especially with respect to the infrastructure proposals and, in particular, paragraphs:
 - 115-117 (sustainable safe access for pedestrians and cyclists)
 - 170-182 (planning and flood risk)

Conor Lee MRTPI, Land & Planning Director of the applicant Hannick Homes, was in attendance and commented:

- a) The drainage plans had been produced after expert modelling and had achieved the support of the WC Drainage Officer
- b) The proposed Dog Area is designed to address the concerns of Natural England regarding recreational pressure (dog use in particular) on North Meadow at the northern edge of the town as highlighted in the North Meadow Interim Management Strategy. Feedback from NE is awaited.

Members VOTED unanimously to:

- 1. Maintain the OBJECTION as previously stated on 15th January 2024
- 2. Express concern that the Flood Risk Assessment does not give any comfort to existing residents in the vicinity, or to residents moving into the new development, regarding the treatment of foul water especially but also surface water. From the comments of Thames Water in their letter of 27th March 2025 it is clear that the development is currently undeliverable because of the uncertainty of capacity at the Cricklade Sewage Treatment Works
- 3. State that the concept of the Dog Area is not appropriate in this location, the area of open space could be much better used as a wildlife area (possibly with pond), community orchard, children's play area etc.
- 4. State that there is inadequate visibility at the road entrance junction
- 5. State that there is a failure to meet NPPF requirements in not providing adequate infrastructure to deal with flooding and sewage issues, and pedestrian/cycle/vehicular safety.