

Cricklade Court Leet

The Manorial Court for the Hundred and Borough

David Millinship
Planning Department
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

20th November 2025

Dear Mr Millinship,

Hannick Homes Planning Application PL/2023/10331 Land south of The Forty and North of Chelworth Road, Cricklade

Cricklade Court Leet object to this planning application on the grounds that it relies on the North Meadow Interim Mitigation Strategy (NMIMS) to comply with the Conservation of Habitats and Species (England and Wales) Regulations 2017 (as amended). The NMIMS is failing in its primary purpose of protecting North Meadow SAC from increased recreational pressure arising from new housing development in Cricklade.

Cricklade Court Leet has asked Wiltshire Council to urgently review the NMIMS to address its fundamental flaws as detailed in our letter to Wiltshire Council dated 29th August 2025 attached. Cricklade Court Leet own part of North Meadow SAC and work with the Natural England National Nature Reserves Team to manage the site.

Natural England have advised Wiltshire Council in a letter dated 1st October 2025 that, as the relevant Competent Authority, they should carry out an Appropriate Assessment (AA) of this planning application. This AA will need to assess the combination impact on North Meadow SAC from prior housing development AAs, current planning applications and potential future planning applications. This includes:

Development	No. of Houses	Distance to North Meadow SAC	Current Status	Appropriate Assessment of impact on North Meadow SAC
13/07132/OUT Beechcroft Land	70	1200m	Approved 27/06/2016 Completed 2021	Approval one year before the introduction of AAs but completed after.

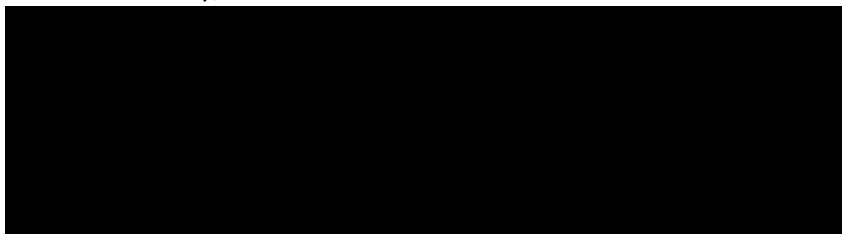
15/08666/FUL GreenSquare Group	44	400m	Approved 20/04/2017 Completed 2021	AA produced
15/01159/OUT Newland Homes	25	400m	Approved 10/06/2016 Completed 2021	Natural England not consulted. Approval one year before the introduction of AAs but completed after.
PL/2021/10404 Bloor Homes	49	650m	Consultation on Outline Planning	Objection by Natural England 09/04/2024 and WC Ecology 3/06/2025
PL/2022/02452 Newland Homes	140	280m	Outline planning approved at appeal 23/01/2025	AA out of date and based on erroneous and incomplete information
PL/2023/10331 Hannick Homes	49	1200m	Consultation on Outline Planning	AA required by Natural England 01/10/2025
PL/2025/07863 Bellway Homes	43	1200m	Consultation on Full Planning	AA required by Natural England 10/11/2025

The AA needs to determine the recreational pressure impact of the 420 houses listed above plus any other potential developments promoted to Wiltshire Council. We are aware of at least one additional development of 315 houses as yet unpublished. In all, this scale of development represents a 43% increase in the size of Cricklade (1698 households in Cricklade 2021 Census). The recreational pressure impact on North Meadow SAC without robust, evidence based, in perpetuity mitigation will be devastating. The damage to North Meadow SAC will be permanent, irreversible and will most probably result in terminal decline.

The Habitat Regulations precautionary principle requires that, Wiltshire Council must be able to rule out beyond all reasonable scientific doubt that the proposal would not have an adverse effect on the integrity of North Meadow SAC.

This planning application cannot comply with the Conservation of Habitats and Species (England and Wales) Regulations 2017 (as amended), and cannot be determined, without an effective overall mitigation strategy for protecting North Meadow SAC.

Yours sincerely,



Clive Smith B.Ed (Hons), C.Ed.
High Bailiff

John Barratt BSc (Hons) Env Sci
Court Hayward

Copy To:

Cllr Adrian Foster - Cabinet Member for Strategic Planning, Development Management, and Housing

Cllr Mark Clarke - Chairman Cricklade Town Council

Cllr Nick Dye - Wiltshire Councillor for Cricklade, Latton & Marston Meysey

Dr Roz Savage MP - South Cotswolds constituency (Case Ref: RS6167)

Rachel Williams - Deputy Director, Wessex Area Team Natural England

Professor David Gowing –Director Floodplain Meadows Partnership

Attachments:

Cricklade Court Leet letter dated 29th August 2025 requesting Wiltshire Council to review the North Meadow Interim Mitigation Strategy.

Cricklade Court Leet Charity, a Charitable Incorporated Organisation registered in England,

Registered Charity No. 1179807,

Registered Office 19 Manor Orchard Cricklade SN6 6EA

The Manorial Court of the Hundred and Borough of Cricklade

www.crickladecourtleet.org.uk