

Appendix A - Natural England condition assessment for North Meadow SAC

north meadow

		Clattinger Farm SSSI North Meadow, Cricklade SSSI				
Feature	Condition	001	002	003	004	001
H6510 Lowland hay meadows (A. pratensis, S. officinalis)	?	?	F	F	F	F

[Download](#)

Key:	
F	Favourable
UR	Unfavourable recovering
UN	Unfavourable no change
UD	Unfavourable declining
PD	Partially destroyed
D	Destroyed
?	Not recorded



North Meadow, Cricklade NNR

SUMMARY:			
Site Name:	North Meadow, Cricklade NNR		View map
Other designations:	6		
Legally underpinned by:	North Meadow, Cricklade SSSI		

SITE DETAILS:			
Area (Ha):	39.7156	Grid reference:	SU 093 946
Features from overlapped sites:	0	Site manager:	Targett, Charlotte

DESIGNATED FEATURES:	
Archaeological & historical features - Allotment boundary stones	
Archaeological & historical features - Recorded history	
Archaeological & historical features - Relict water meadow system	
Community involvement	
Economic use	
Education and Demonstration	
Estate assets - legal obligations	
H6510 Lowland hay meadows (A. pratensis, S. officinalis)	
Landscape feature - Hay meadow	
Landscape feature - Pollard willows	
Landscape feature - Reedbeds	
Lowland neutral grassland (MGS)	
Nationally scarce plant - Fritillaria meleagris, Fritillary	
Peripheral Habitats	
Population of RDB plant - Carex filiformis, Downy-fruited Sedge	
Public access	
Reed bunting	
Research	
Skylark	
Swamp - S5, S19, S28	
Water vole	



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www.floodplainmeadows.org

**North Meadow
Botanical and hydrological monitoring**

**Results of the 2021 survey
9 February 2022**

Hilary Wallace and Irina Tatarenko



Wet MG16 grassland in Block 1



Dry species rich MG4a in Block 4

INTRODUCTION.

The 2021 report on the 2020 summer survey represented the start of a new phase of monitoring of North Meadow. Detailed analyses have been carried out of changes in soil water levels and species' response to the pattern of annual flood events since 1999, and these have been presented in a series of reports. More recently impacts of different timing of the hay cut have been addressed; especially as this had been affected by flood events.

The methodology used for botanical, hydrological and soil chemistry monitoring has been retained as in past years and is briefly outlined in the methods section.

Detailed changes in individual species are not addressed in this report, but overall trends in species richness and the response of some species are presented.

No soil or hay samples were collected in 2021.

METHODS.

FIELD SURVEY.

Botanical recording.

Two Blocks of quadrats (Blocks 1 and 2 comprising 120 in the SE and 60 in the SW of the site) were first surveyed in 1998; they were expanded to 130 and 70 quadrats respectively in 1999. A third Block of 70 quadrats, in the drier NW of the site, was established in 2004 (Block 3). The final Block of 50 quadrats (Block 4), in the extreme west of the site were first recorded in 2007 (Figure 1).

All 320 quadrats were surveyed in early June 2021 and their positions marked using differential GPS (Leica RX1200), this is accurate to ± 2 cm for horizontal distances and thus quadrats continue to be relocated with the same level of accuracy as in previous years.

At each sampling location a 1 x 1 m quadrat was recorded, all species of vascular plant and the prominent bryophytes were listed and estimates of their cover recorded (using visual estimates of percentage cover). In all cases the GPS position represents the centre of the quadrat.

The data have been entered into the Floodplain Meadows Partnership's database.

Hydrological monitoring.

A set of 12 automated pressure-transducing loggers (LevelSCOUT 2X) were installed across the meadow to monitor water levels (Figure 2). Hydrographs presenting data from 2000 to 2018 have been presented and discussed in previous reports. The data for just 4 wells, downloaded in summer 2021, were presented in the 2021 report, and are reproduced here together with updated data for 8 wells recorded between September 2020 and July 2021 to capture the extensive flood event of winter 2020.

Soil and hay sampling

No soil or hay data were collected in 2021.

Site management.

In 2012 the site, with the exception of the area containing Block 4, flooded in early summer and remained largely flooded through till early spring 2013, thus no hay cut was taken nor was any grazing possible until February 2013 when sheep were introduced. In order to reduce the accumulated thatch, parts of the site were harrowed and other areas mown in May 2013, prior to the botanical monitoring. Normal hay cutting and biomass removal was carried out in July 2013 and in all subsequent years. Detailed records of the time of cutting and hay removal across the different 'doles' on the meadow are available since 2018. After the 2020 hay cut the site was grazed for short periods by horses.

RESULTS

Hydrological monitoring.

The hydrograph from four dipwells, presented in the 2020 report (Figure 3a) clearly illustrated the prolonged, and deep flooding, that occurred in Blocks 3 and 4 during spring and early summer 2020. This contrasted with the dry spring and summer of 2019, where only Well 3 experienced a very brief period of surface flooding in late winter.

Data for eight wells are presented in Figure 3b for the period September 2020 to July 2021. These data clearly illustrate the extent of flooding across the entire site through the spring and summer of 2020 and the much lower summer water tables experienced during 2021 with flooding only evident in Block 1 (well CR2). It is interesting from Figure 3b that in 2020 well CR3, in Block 3, considered one of the drier areas of the site, also experienced surface flooding for much of the summer. Block 4 (well CR9) and parts of block 3 (CR 12) and the area to the west of Block 1 (CR4) showed the same duration, but much shallower, levels of flooding. In 2021 depths and duration of flooding appeared to have returned to more normal levels.

The impact of this prolonged spring flooding on species richness and individual species is discussed.

Hay cutting.

In 2018 the eastern end of the meadow, including part of Block 1 and a central strip running north into the 'garden' (including part of block 3) was cut between 15 and 20 June with all arisings removed on 23 or 25 June. However, the drier, western end of block 1 was not cut till after Emorsgate Seed collected seed on 10 and 11 July, whilst much of blocks 2, 3 and 4 were not cut till 6 July.

In 2019 the east of the meadow was cut between 27 and 30 June, with arisings removed in the first week of July. However in Block 1 much of the arisings were not removed until after 15 July. Again, the western end of the meadow, Doles 2, 3, and 4, encompassing much of blocks 2, 3 and 4, were not cut till 15 August, with the arisings removed almost immediately. This may have an impact on the 2020 botanical record.

In 2020 horses grazed the site following the summer hay cut.

Species richness.

The full species matrix for the 320 quadrats is presented in the excel file (Cricklade_speciesmatrix_2021).

Table 9. Comparison of community areas (% cover of total site area) between 1995/96 and 2013. See Table 1 for community names.

Community: 2013	Community name 2021	1995/96	2013	2021
Ruderal marginal + MG1		0.31	1.27	1.4
MG5a		8.08	nil	nil
MG4 Dactylis	MG4a	37.09	1.77	0.39
MG4 Typical	MG4b	33.07	20.30	31.42
MG4 Holcus	MG4c	5.34	14.97	6.72
MG4 Agrostis	MG4d	0.72	28.88	19.61
MG7C Filipendula	MG15	10.68	24.14	27.11
Inundation communities	MG16 + others	4.71	5.40	3.58
Carex a/a stands	MG4Cx and MG15 Cx	nil	3.27	3.41
MG4 Species rich (D + T)		70.16	22.07	31.8
MG4 Species poor (H + A)		6.06	43.83	26.33

Several points of interest arise:

- There has been no return of the area of the driest MG5 community since 2013.
- In 2013 there was a very substantial rise in the area covered by the relatively species poor MG7C *Filipendula* unit (MG15 community), there has been a modest further increase in area between 2013 and 2021 though the distribution has changed with MG15 replacing MG4c along the Thames boundary but decreasing in the east where it is being replaced by MG4d.
- The small areas of inundation communities have remained largely faithful to their original loci in the channels and show a modest decline in area in 2021 compared to 2013
- The development of bulky *Carex* stands so apparent in 2013 has been largely reversed, although large sedges are still present on the site their vigour is much reduced and no stands could be described as 'dominated by sedges' in 2021. The extent of MG4 and MG15 in which sedges remain prominent appears remarkably similar to that mapped in 2013, with only minor changes in its distribution.
- The shift in composition of the sub units of MG4 noted in 2013 has been slightly reversed. Although there has been a further decline in the extent of the driest, MG4a, subcommunity there does appear to have been an expansion of the similarly rich, but

Appendix D - North Meadow species database <https://species.crickladecourtleet.org.uk/>



DIRECTION NOTICE: RESTRICTION OF PUBLIC ACCESS UNDER THE COUNTRYSIDE AND RIGHTS OF WAY ACT 2000

The relevant authority – Natural England - gives this direction for nature conservation purposes under section 26 of the Countryside and Rights of Way (CROW) Act 2000 to give effect to the exclusion or restriction detailed below.

This direction is to be read in conjunction with the separate map/site notice bearing the case number below.

Case number: 2023049867

Site name: North Meadow

Date of issue: 14th April 2023

Expiry date: 19th May 2023

Period of restriction/exclusion

Access is to be excluded in the way described below at all times.

Nature of restriction

Public access by virtue of section 2(1) of CROW to the land detailed below is to be “excluded” (under Section S26(3)(a)).

Land affected

The map/site notice which accompanies this direction shows the land affected by this restriction (displayed in red hatching on the map)

Grid reference: 409940 , 194522

Reason why this direction has been given:

The relevant authority Natural England is satisfied that restriction of the access rights to the extent specified is necessary in order to protect sensitive wildlife.

Information and conditions which apply to this direction

1. This direction only affects the availability of public access rights conferred by virtue of section 2(1) of CROW. It has no effect on public rights of way over the same land, or on existing open access rights of the type listed at CROW section 15, or on any other access right, tradition or custom, or any uses of the land permitted or tolerated by the landowner.
2. It has no effect on any area within the specified land that is not otherwise subject to the access rights described above – for example it has no effect on land which is excepted under Schedule 1 to CROW.

Revocation or variation of direction

3. Natural England may revoke or vary this direction by giving a further direction at a later date, if it considers this necessary.

Review of direction

4. Natural England will review the need for this direction within five years of the date of issue shown at the top of this notice and, subsequently, within five years of the date of the last review, until the direction is revoked or expires, as required by CROW section 27(3).

Further contact

For further information on restrictions and exclusions of public access to open access land or coastal land, write to the Open Access Contact Centre at:

Natural England
Horizon House
Deanery Road
Bristol
BS1 5AH

Or call on 0300 060 2091 or email; openaccess@naturalengland.org.uk.

Natural England



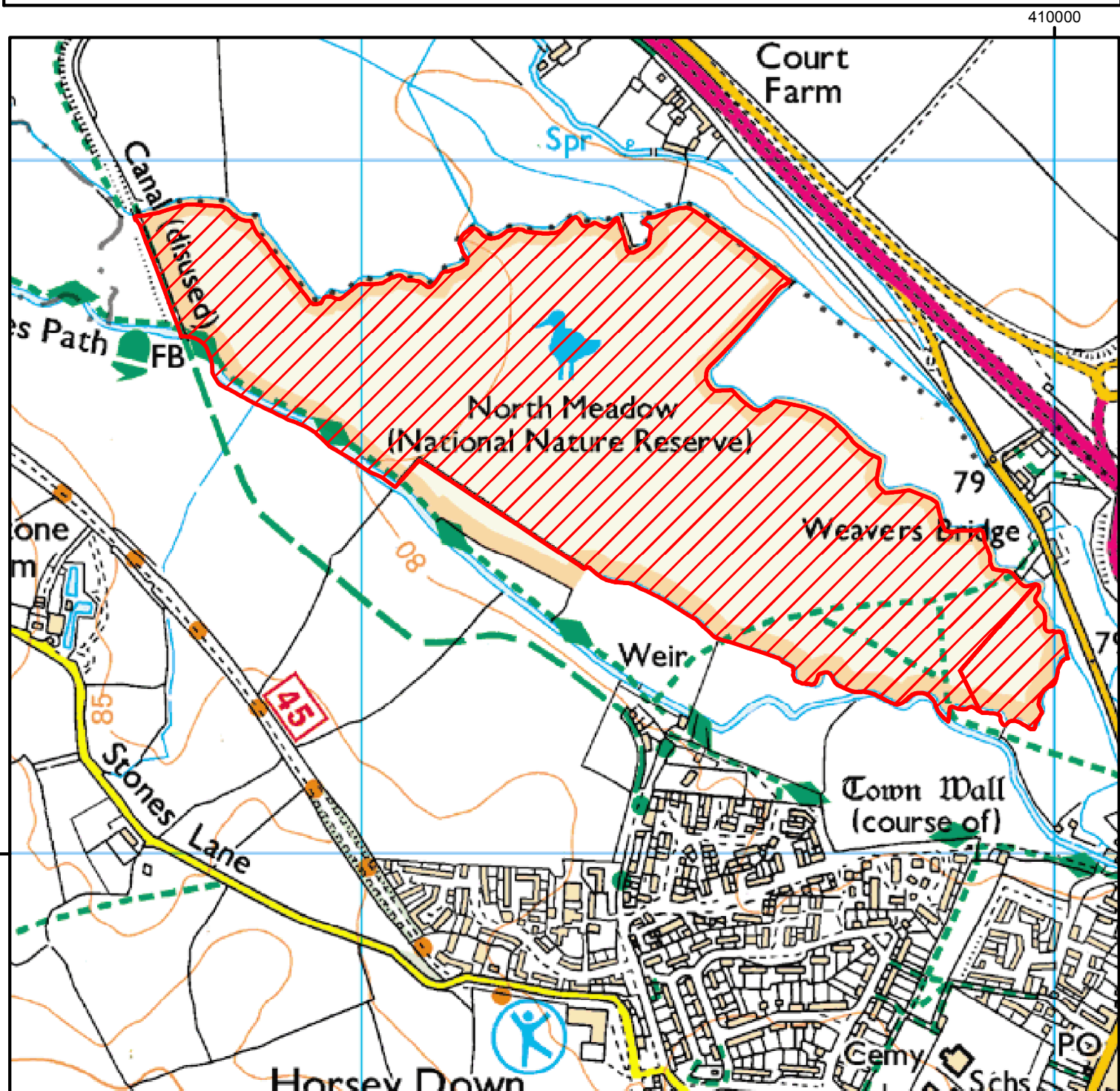
CROW Access Restrictions

To Protect sensitive plantlife and habitat:
Access to the land hatched in red is closed

Dates: 14/04/2023 to 19/05/2023

Case Number: 2023049867

This does not affect Public Rights of Way (shown in green).
Dogs should be kept on leads and to Public Rights of Way.



0 140 280
Metres

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CROW Access Land



CROW Access Restriction



For more information call the Open Access Contact Centre on 0300 060 2091
or visit our website at www.gov.uk/right-of-way-open-access-land/use-your-right-to-roam

Map of Recent and Proposed Housing Developments within 1500m of North Meadow SAC

Appendix F – Map showing proximity of proposed Cricklade housing development to North Meadow SAC

Current Housing Development Proposals

- 1 - PL/2021/10404 Bloor Homes 49 Houses
- 2 - PL/2022/02452 Newland Homes 140 Houses
- 3 - PL/2023/10331 Hannick Homes 49 Houses
- 7 - PL//2025/07863 Bellway Homes 43 Houses
- 8 - Proposed MicMac Group 315 Houses

Housing Developments Completed in 2021

- 4 - 13/07132/OUT Beechcroft Land 70 Houses
Granted on appeal
- 5 - 15/08666/FUL GreenSquare Group 44 Houses
Net increase from major brownfield regeneration project supported by Cricklade Town Council
- 6 - 15/01159/OUT Newland Homes 25 Houses

700m Shaded Zone

The EPR Visitor Questionnaire Survey Report states 75% of dog walkers and walkers on foot come from this zone.

Figure 3.19 of this report shows 55% of all visitors come from this zone.

500m from North Meadow SAC

1000m from North Meadow SAC

1500m from North Meadow SAC

Households in Cricklade by Distance Band 2021 Census

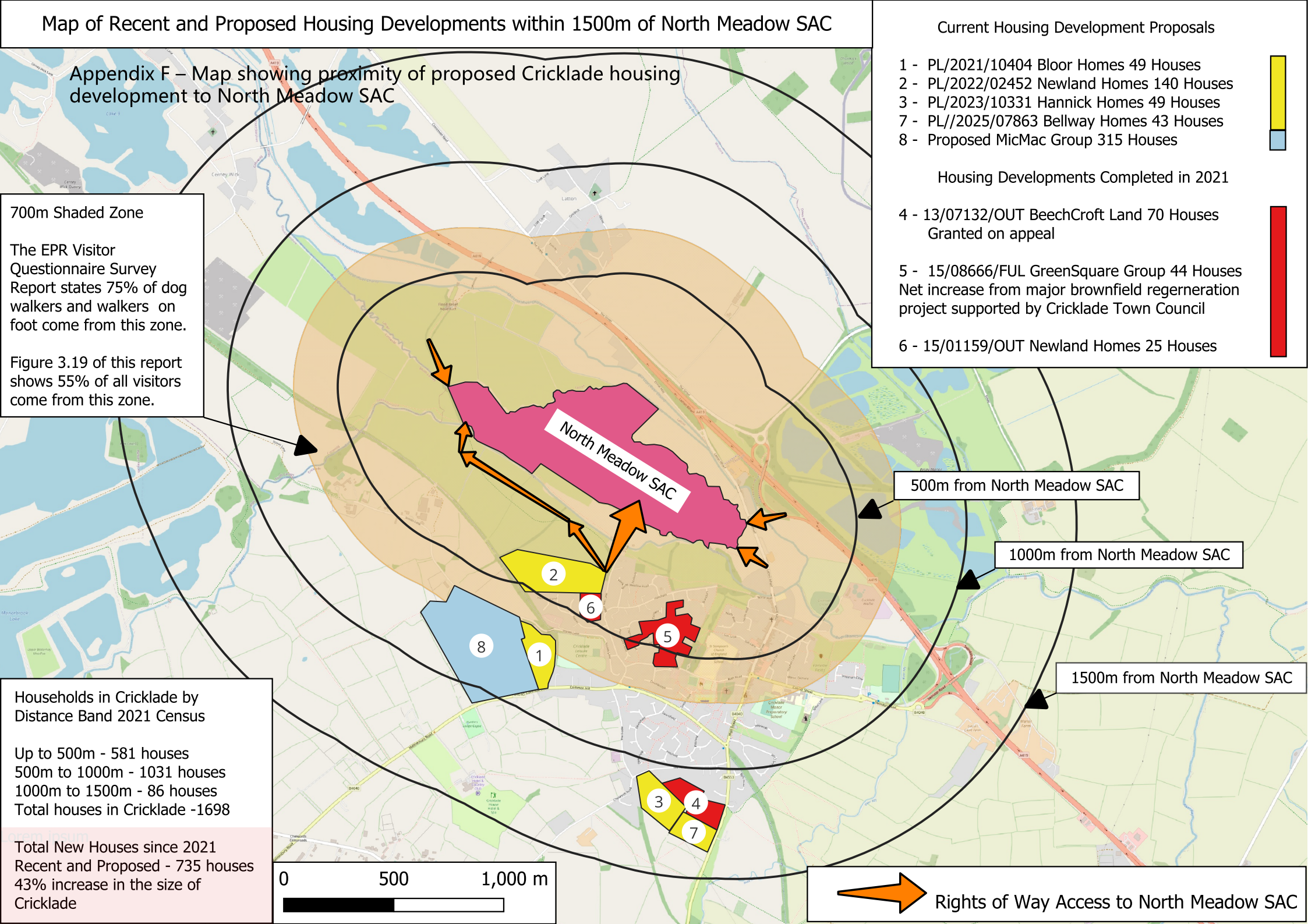
Up to 500m - 581 houses
500m to 1000m - 1031 houses
1000m to 1500m - 86 houses
Total houses in Cricklade -1698

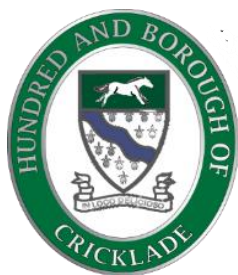
Total New Houses since 2021
Recent and Proposed - 735 houses
43% increase in the size of Cricklade

0 500 1,000 m



Rights of Way Access to North Meadow SAC





Cricklade Court Leet

The Manorial Court for the Hundred and Borough

Mr N Thomas
Director - Planning, Economy, & Regeneration
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

29th August 2025

Dear Mr Thomas,

Failure of the North Meadow SAC Recreational Mitigation Strategy Ref FDMSP-01-23

We are writing to you to ask you to urgently review the North Meadow Interim Mitigation Strategy. We believe this strategy is technically flawed and failing in its primary purpose of protecting North Meadow SAC from recreational pressure. Cricklade Court Leet own part of North Meadow SAC and help Natural England to manage the site.

Wiltshire Council adopted the North Meadow Interim Recreational Mitigation Strategy (NMIMS) in November 2023. This strategy is producing illogical and perverse mitigation outcomes particularly when applied to housing development close to North Meadow SAC. This is best demonstrated by considering two cases which compare the mitigation requirements for example housing developments.

The mitigation strategy specifies two mitigation zones, an inner zone of 0 – 4.2km from North Meadow and an outer zone at 4.2km to 9.4km from North Meadow. It is the inner zone which is problematic.

CASE 1 – Two identical developments of 49 houses within the inner 4.2km zone, one within 500m of North Meadow and the other on the zone boundary at 4km.

Both developments would attract the same mitigation requirement. A one-off payment of £803 per house totaling £39347. The impact on North Meadow would be vastly different in terms of recreational pressure. The impact of a development at 4km (next to Tadpole Garden Village Swindon) would be barely noticeable but the impact of a development at 500m would clearly be much greater and very significant.

The impact of recreational pressure reduces dramatically as distance from the SAC increases and the use of an inner zone is too simplistic.

Footprint Ecology, arguably the UK's leading specialist on recreational pressure mitigation, analysed the change in recreational pressure with distance in their paper on Burnham Beeches Liley, D. (2019) (see page 19 of attached paper).

Table 5: Equivalent numbers of dwellings that would generate similar levels of access to the SAC

Distance from SAC boundary	0.5km	2km	4km	5.6km	6km	10km
Equivalent numbers of dwellings	1	8	57	81	82	84

This shows that a house within 500m of the SAC would produce 57 times more recreational pressure than a house zone at 4km. We don't know the exact relationship for North Meadow, but it is likely to be very similar. We do know from the work done by the Ecological Planning & Research Consultancy (EPR) that 55% of all visitors and 75% of all dog walkers come from within 700m of North Meadow, which strongly supports this relationship.

Treating these two developments the same when one creates 57 times more recreational pressure than the other is clearly illogical. Attachment 1 shows a map of this case.

CASE 2 – two identical developments of 49 houses 600m apart in Cricklade

The two identical developments of 49 houses 600m apart would both pay the inner zone one off payment of £803 per house, which is £39347. A single development of 50 houses would be required to provide a SANG and a one off payment of £16150.

The recreational pressure impact for the two 49 house developments would be the same as a 98 house development in roughly the same location and would clearly produce more recreational pressure than a 50 house single development. Despite this a single development would be required to provide a SANG but the other two developments would not.

This again is illogical, but this is further compounded by the NMIMS inability to cope with multiple developments. There is nothing to prevent a series of 49 house developments meeting the mitigation strategy providing they all pay £39347. There is no provision for combination effects, or any limit on the number of developments.

This may seem theoretical but there are currently three 49 house developments at consultation stage in Cricklade. Attachment 2 shows a map of this case.

Impact on North Meadow SAC

We know from NVC surveys that the designated feature for North Meadow is in decline. It has reduced from 29 hectares (66%) in 2013 to 26 hectares (58%) in 2021, a loss of one acre per year see attached extract from the 2021 NVC Survey.

North Meadow SAC is already suffering from excess recreational pressure. To protect the site from compaction and trampling it was closed to the public in 2023 for 7 weeks (14th April to 4th June), in 2024 for 10 weeks (4th April to 13th June) and in 2025 for 2 weeks (11th March and 26th March). The Direction Notice for 14th April 2023 is attached. This was extended in 2023 and repeated in 2024 and 2025.

Whilst there may be some capacity to absorb additional recreational pressure it makes sense to spread this capacity across as many housing developments as possible. This would be best achieved

by restricting the developments which create the most recreational pressure per house, those closest to the SAC.

Development Exclusion Zone

A fundamental weakness of the NMIMS is the lack of a 500m development exclusion zone. This is particularly important for a small site like North Meadow SAC where the recreational pressure is very concentrated.

Footprint Ecology a recognised authority on recreational pressure mitigation schemes for SACs state in their report on the Dorset Heathlands (Panter et al., 2022):

“For many of the examples of mitigation schemes the exclusion zone is fundamental to ensuring the mitigation package is effective. European sites, where there are exclusion zones, include heathland and woodland SAC sites, for example the Thames Basin Heaths (400m), Cannock Chase (400m), Ashdown Forest (400m) and Burnham Beeches (500m). Within the zone – as with Dorset - there is a presumption against development, i.e. ensuring no increase in the number of dwellings. The reason for a 400m exclusion zone is that there are particular risks associated with development in such close proximity and furthermore mitigation options are not as effective.”

In their Burnham Beeches SAC report in which the site faces similar compaction and trampling issues to North Meadow SAC Footprint Ecology state:

“A development exclusion zone has been established around many other European sites to reflect the particular risks with development directly adjacent to the boundary. Local plans and strategic mitigation schemes include a presumption against development within these areas and such zones have become an established policy approach.

Examples of areas where a zone is in place include:

- Across the Thames Basin Heaths (11 local planning authorities)
- Around the Dorset Heaths (five local planning authorities)
- In the Brecks (e.g. Breckland District)
- Around the East Devon Pebblebed Heaths (East Devon District Council)
- Around Cannock Chase SAC (e.g. Cannock Chase Council Local Plan)
- At Ashdown Forest SPA/SAC (e.g. Wealden District’s Core Strategy Local Plan) “

The lack of a development exclusion zone in the NMIMS is clearly a departure from established policy on SAC mitigation schemes and is the root cause of technical flaws in this strategy.

Newland Homes Development Planning Application PL/2022/02452

The lack of a Development Exclusion Zone in the NMIMS has allowed a 140 house development 280m from North Meadow SAC to be progressed. This development is being mitigated not by the provision of a SANG but by a 11 hectare grassland restoration project called a Habitat Support Area.

We asked Natural England for evidence supporting the conclusion that the proposed mitigation strategy will prevent an increase in visitors to North Meadow. What was provided misrepresents the Footprint Ecology Dorset Heathlands report, we contacted the report’s authors to confirm our understanding of the report. We assume therefore no evidence exists.

All the available evidence including the Footprint Ecology Dorset Heathlands report leads to the conclusion this mitigation strategy will not be effective. There is also a strong case for saying the

proposal is compensation for damage caused to the SAC rather than mitigation and hence illegal under the Habitat Regulations.

If this scheme goes ahead, it will be equivalent to building 160 developments of 50 houses at 4km on the NMIMS inner zone outer boundary. (Based on the Footprint Ecology research the recreational pressure from 140 houses at 500m will be the same as 8000 houses at 4km). It will use up any additional capacity North Meadow has to absorb more recreational pressure and will quite possibly push the site into terminal decline. If the aim is to build as many houses as possible it makes no sense to use up all the available capacity on one development.

It is also likely to make approval of future developments further from the SAC much more difficult as North Meadow SAC could fall into unfavourable condition.

Revising the NMIMS

Given the obvious fundamental flaws in the NMIMS we suggest it should be urgently reviewed **and should not be used to support any of the current planning applications covered by this strategy.**

Unfortunately, the NMIMS does not seem to have benefited from any independent professional development. Ecological Planning & Research Consultancy (EPR) produced the visitor analysis but the process for developing the mitigation strategy is not clear.

Such is our concern for the future of North Meadow SAC, the Court would be prepared to help in any way we can to develop a revised mitigation strategy carried out by the leading industry authority on recreational pressure mitigation Footprint Ecology. We would, however, want this to be completed prior to consideration of a full planning application for Newland Homes Development.

We look forward to receiving your comments on our concerns and any suggestions for how we can help to develop a mitigation strategy which is effective in its protection of North Meadow SAC. If it would be helpful to meet to discuss revising the NMIMS we would be happy to do so.

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
(*Wiltshire Council adopted NMIMS November 2023*)

Cllr Marina Strinkovsky - Cabinet Member for Planning and Placemaking
(*Swindon Borough Council adopted NMIMS July 2023*)

Cllr Juliet Layton - Deputy Leader and Cabinet Member for Housing and Planning
(*Cotswold District Council adopted NMIMS May 2023*)

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:

1. **Map of CASE 1** – Two identical developments of 49 houses within the inner 4.2km zone one within 500m of North Meadow and the other on the zone boundary at 4km.
2. **Map of CASE 2** – two identical developments of 49 houses 600m apart compared to one development of 50 houses all in Cricklade.
3. **Extract from** - NATIONAL VEGETATION CLASSIFICATION SURVEY NORTH MEADOW SAC, CRICKLADE. JUNE 2021 Ecological Surveys (Bangor)
4. **DIRECTION NOTICE: RESTRICTION OF PUBLIC ACCESS UNDER THE COUNTRYSIDE AND RIGHTS OF WAY ACT 2000** – Closure of North Meadow 14th April 2023 Case Number 2023049867

References

1. NMIMS - North Meadow Interim Mitigation Strategy
https://www.swindon.gov.uk/downloads/download/2657/north_meadow_and_clattinger_farm_interim_recreation_mitigation_strategy_2023-2028 Accessed 18/08/2025
2. Panter, c., Liley, D., Caals, Z., Saunders, P. & Clarke, R. (2022). Urban development and the Dorset Heaths: long term analysis & evidence base review. Unpublished report by Footprint Ecology for the Urban Heaths Partnership. <https://www.dorsetheaths.org.uk/wp-content/uploads/2023/02/Dorset-Heaths-long-term-analysis-report.pdf> Accessed 18/08/2025
3. Liley, D. (2019). Impacts of urban development at Burnham Beeches SAC: update of evidence and potential housing growth, 2019. Unpublished report by Footprint Ecology for Chiltern and South Bucks Councils. (paper attached)

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

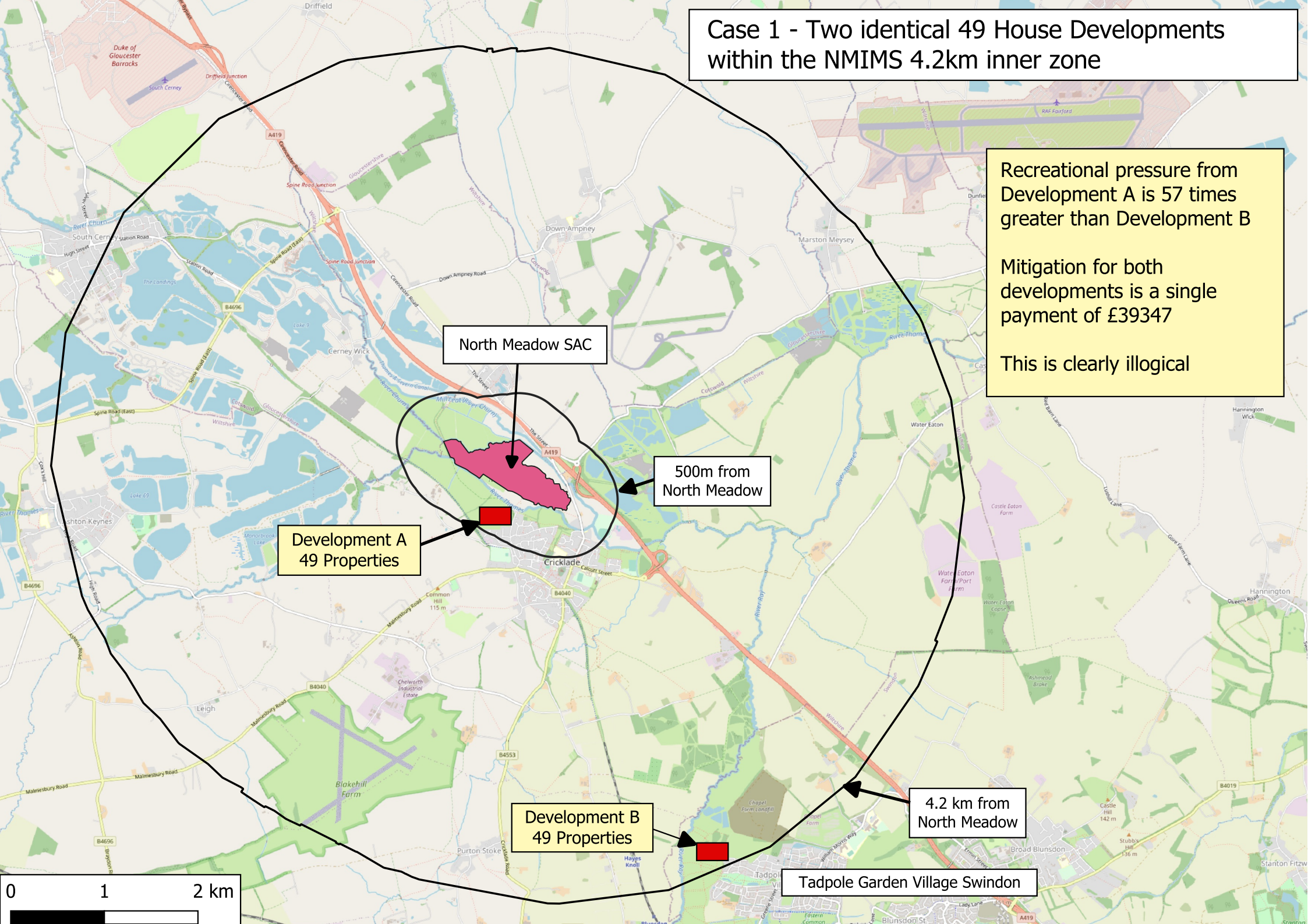
www.crickladecourtleet.org.uk

Case 1 - Two identical 49 House Developments within the NMIMS 4.2km inner zone

Recreational pressure from Development A is 57 times greater than Development B

Mitigation for both developments is a single payment of £39347

This is clearly illogical



CASE 2 – two identical developments of 49 houses 600m apart

North Meadow SAC

The mitigation requirement for both developments is a one off payment of £39347

The recreational pressure from these two developments would be the same as a single development of 98 houses

A single development of 50 houses would need to provide a SANG and a one off payment of £16150

This is clearly illogical

Bloor Homes Application
PL/2021/10404 for 49 houses

500m from North Meadow

Cricklade

Hannick Homes Application
PL/2023/10331 for 49 houses

0 250 500 m

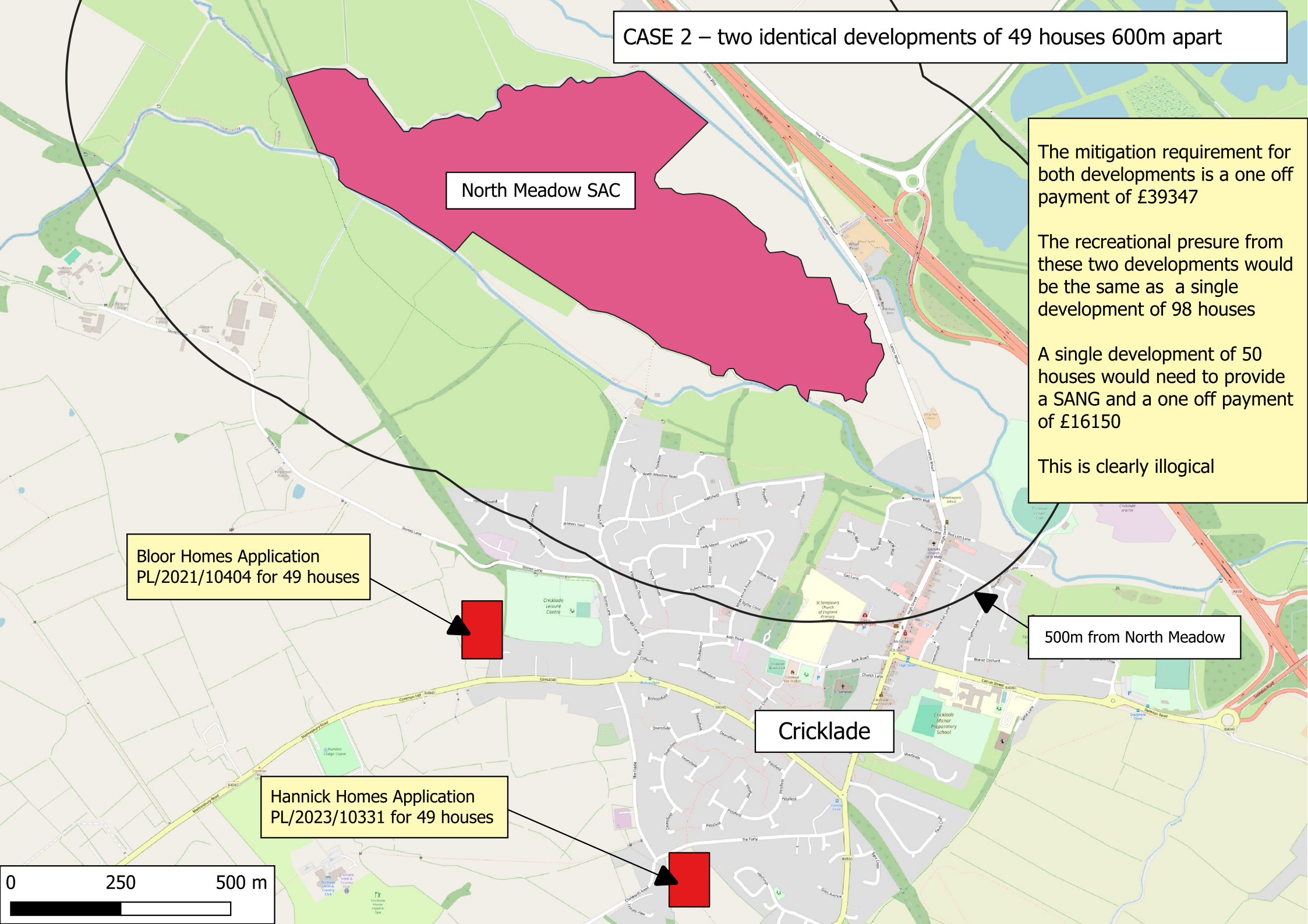


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Site name: North Meadow

Date of issue: 14th April 2023

Expiry date: 19th May 2023

Period of restriction/exclusion

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Nature of restriction

Public access by virtue of section 2(1) of CROW to the land detailed below is to be “excluded” (under Section S26(3)(a)).

Land affected

The map/site notice which accompanies this direction shows the land affected by this restriction (displayed in red hatching on the map)

Grid reference: 409940 , 194522

Reason why this direction has been given:

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Information and conditions which apply to this direction

1. This direction only affects the availability of public access rights conferred by virtue of section 2(1) of CROW. It has no effect on public rights of way over the same land, or on existing open access rights of the type listed at CROW section 15, or on any other access right, tradition or custom, or any uses of the land permitted or tolerated by the landowner.
2. It has no effect on any area within the specified land that is not otherwise subject to the access rights described above – for example it has no effect on land which is excepted under Schedule 1 to CROW.

Revocation or variation of direction

3. Natural England may revoke or vary this direction by giving a further direction at a later date, if it considers this necessary.

Review of direction

4. Natural England will review the need for this direction within five years of the date of issue shown at the top of this notice and, subsequently, within five years of the date of the last review, until the direction is revoked or expires, as required by CROW section 27(3).

Further contact

For further information on restrictions and exclusions of public access to open access land or coastal land, write to the Open Access Contact Centre at:

Natural England
Horizon House
Deanery Road
Bristol
BS1 5AH

Or call on 0300 060 2091 or email; openaccess@naturalengland.org.uk.

Natural England



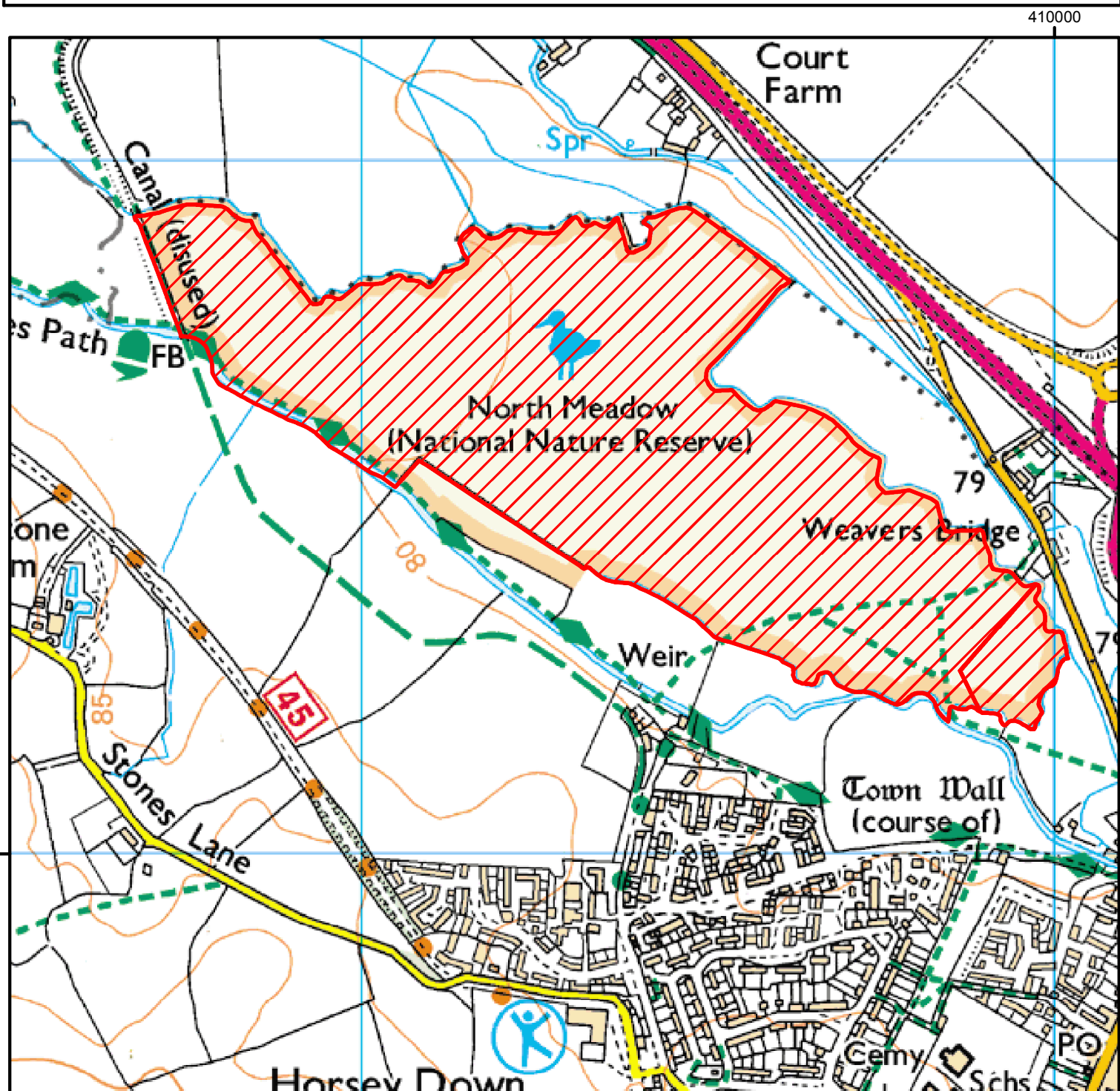
CROW Access Restrictions

To Protect sensitive plantlife and habitat:
Access to the land hatched in red is closed

Dates: 14/04/2023 to 19/05/2023

Case Number: 2023049867

This does not affect Public Rights of Way (shown in green).
Dogs should be kept on leads and to Public Rights of Way.



0 140 280 Metres

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 CROW Access Land

 CROW Access Restriction



For more information call the Open Access Contact Centre on 0300 060 2091
or visit our website at www.gov.uk/right-of-way-open-access-land/use-your-right-to-roam