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11th May 2026

Dear Planning Officer,

Objection to PL/2026/02134 – land north and south of Stones Lane / Malmesbury Road,

I object to planning application PL/2026/02134.

This application proposes up to 315 dwellings on land north and south of Stones Lane, outside the existing settlement boundary of Cricklade. The applicant's own Design and Access Statement confirms that the site is "not currently allocated for development" and that it "currently lies outside of the town's settlement boundary."

That is a fundamental planning objection. This is not a planned allocation arising through the development plan process. It is a speculative major housing scheme that would extend Cricklade westwards into open countryside and permanently alter the rural character of Stones Lane and the western edge of the town.

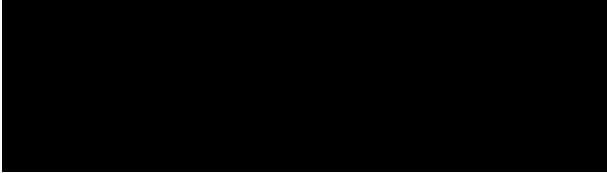
The applicant relies on Wiltshire's housing land supply position and the tilted balance. However, the tilted balance is not a free pass for any housing scheme in any location. The Council must still weigh the adverse impacts, including conflict with the spatial strategy, landscape harm, highway implications, drainage uncertainty, ecological risk and the cumulative westward expansion of Cricklade. The NPPF remains a framework for sustainable development, not simply housing numbers at any cost. ([GOV.UK](https://www.gov.uk))

The proposal is disproportionate in scale for this sensitive rural edge. Up to 315 dwellings would not represent a small rounding-off of the settlement. It would create a major new residential estate on pastoral fields, separated by and affecting Stones Lane, with a northern SANG parcel and engineered emergency access works. The development would permanently change the character of this part of Cricklade.

Furthermore, the location of playground and recreation area south of Stones Lane is poorly located. It will entail children having to cross a public highway which has a constant flow of agricultural and commercial vehicles along a lane with sharp bends and steep hills, resulting in poor visibility for pedestrians and drivers alike. It should be located within the development.

I therefore ask Wiltshire Council to refuse the application because the adverse impacts of this speculative, unallocated, countryside development would significantly and demonstrably outweigh the claimed benefits.

Your faithfully

A large black rectangular box redacting the signature of Peter Vyvyan-Robinson.

Peter Vyvyan-Robinson