

Residents of Stones Lane

Cricklade

Wiltshire

SN6 6HF

11th May 2026

Dear Planning Officer,

Subject: *Objection to PL/2026/02134 – Land North and South of Stones Lane and North of Malmesbury Road, Cricklade, SN6 6JP*

We write as residents of the dwellings at the end of Stones Lane, Cricklade, to object to planning application PL/2026/02134 for outline planning permission for up to 315 dwellings with associated access and infrastructure.

We object on material planning grounds. Our objection is therefore based on planning harm, including **conflict with the development plan, landscape harm, highways impacts, drainage and foul-water capacity, ecology, infrastructure constraints and residential amenity**.

The site is an unallocated greenfield site outside Cricklade's settlement boundary. The applicant's own Design and Access Statement confirms that the site is not currently allocated for development and lies outside the town's settlement boundary. The proposal would therefore represent a substantial and unjustified expansion of Cricklade into open countryside.

The application documents also acknowledge that open countryside sits to the west and north of the site, that Stones Lane serves a small cluster of farms and properties, and that the site has long-range views across the surrounding area. The proposal would permanently replace pastoral countryside with a large suburban estate of up to 315 dwellings, roads, lighting, parking, drainage infrastructure, pumping stations and associated activity. This would cause unacceptable harm to the rural character of the western edge of Cricklade and the setting of Stones Lane.

We are particularly concerned about the cumulative highways impact. The site is being promoted alongside other development pressure in this part of Cricklade, including the adjacent Bloor Homes land and the Stones Lane scheme referred to in the applicant's own documents. The applicant predicts 176 a.m. peak and 165 p.m. peak vehicle trips, but we do not consider that the cumulative impact on Common Hill, Malmesbury Road, Stones Lane and local junctions has been adequately assessed. The proposed emergency access onto Stones Lane and safeguarded future links create further uncertainty and risk for residents.

Objection to PL/2026/02134

The application is also premature because foul drainage has not been resolved. The applicant's Planning Statement records that Thames Water has advised there is currently no foul-water capacity and that further modelling work will be required. Outline permission for 315 dwellings should not be granted where the foul-water solution is uncertain. Surface-water drainage is also a serious concern because the site has poor infiltration and the proposed strategy relies on discharge to existing ditches and watercourses north of Stones Lane. The council should require full evidence on downstream flood risk, water quality, maintenance responsibility and exceedance routes before any permission is considered.

The ecological implications are also significant. The application site is only approximately 0.3 km from the North Meadow and Clattinger Farm SAC / North Meadow, Cricklade SSSI, and approximately 0.3 km from the River Thames or Isis Local Wildlife Site. The proposed SANG and SAMM package must be assessed on a precautionary basis and should not be accepted unless Natural England is satisfied that it is adequate, funded, secured in perpetuity and deliverable before occupation. A 1.6 km circular route does not necessarily provide an adequate alternative to sensitive nearby habitats.

The site is further constrained by a high-pressure Esso oil pipeline, 33kV EHV overhead cables, 11kV HV overhead cables, pumping stations and utilities requiring potential diversion or protection. These constraints raise serious concerns about safety, layout, density, public access, drainage and long-term maintenance. Too much is deferred to reserved matters.

The development would also cause material harm to residential amenity. Residents of Stones Lane currently live in a quiet rural-edge environment. The proposal would introduce construction disturbance, operational traffic, lighting, noise, increased pedestrian activity, dog walking, emergency-access arrangements and urbanising effects that would materially alter living conditions.

For these reasons, the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, even if the tilted balance is engaged. We request that Wiltshire Council refuses the application.

Yours faithfully,

The Vyvyan-Robinson Family, Hailstone House, Stones Lane

The Bullock Family, Hailstone Farm, Stones Lane

The Whitley Family, Hailstone Stables, Stones Lane