



Cricklade Town Council

First Town on the Thames

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Cricklade Town Council's Planning, Conservation and Transport Committee 5th May 2026

PL/2023/10331 Site: Land of south of the Forty and North of Chelworth Road

Proposal: Revised plans - Outline planning application (with all matters except access reserved) for up to 49 dwellings and associated works and provision of a cemetery together with access and associated works.

Applicant: Hannick Homes Ltd

Closing Date: 15/05/26

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

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

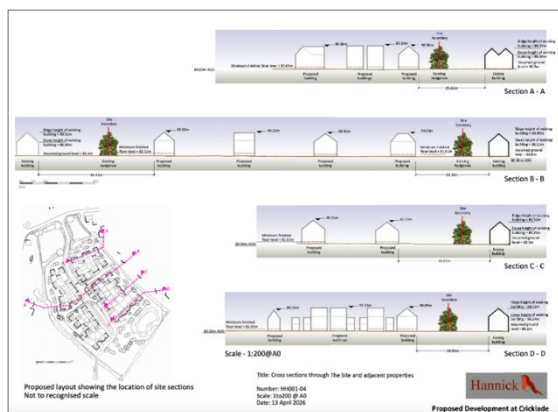
This application was further considered by PCT on 20th October 2025 where **Members VOTED unanimously** to:

- Maintain the OBJECTION as previously stated on 15th January 2024 and;
- 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
- 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.
- State that there is inadequate visibility at the road entrance junction
- 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.

Updated Documentation

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

- Hydraulic Modelling Technical note dated June 2025, filed January 2026. It is unclear if this has been revised as the revision history indicates 11 June 2025 as the last change.
- Site Sections dated 26 April 2026 showing the proposed layout and the location of site sections and various cross sections and height of ridge lines. Below in the diagram, on the far right is the Hitchings site, then a hedge line before the rest of the proposed site by Hannick on the left.



These are in response to an observation raised by WC in relation to ridge heights of the proposed development in comparison to the neighbouring Hitchings site. This is accompanied by correspondence from the Planning Agent stating that the maximum differential (section A-A) is less than one metre.

It is not good that the Site Plan of a collection of 6x cul de sacs not connecting to the development next door. The site goes onto the Forty without a pavement, while next door has a good path onto the main road. Some of the sewage systems would be better mitigated by taking some of the surface and waste water away from this

northern site passing through to the lower site if Hannick and Bellway would work together. WC seeing this application in isolation is a problem.

Members spoke about not understanding the impact of increasing the capacity from 26 to 30 litres per second. How many houses in capacity is it going up by? How can they show capacity for all 600 extra homes?

It is very difficult to understand all the technical documents e.g. the hydraulic modelling doc with small symbols. PCT looked at the slide showing catchment boundaries and it is not clear. This document is questionable as the catchment is further west along Chelworth Road with there being 2 ditches on either side of the Chelworth road to go into the catchment boundary.

Consultation responses Further responses have been received and summarised below:

WC Landscape

No landscape objection subject to conditions requiring submission of detailed reserved matters for the LPA's written approval including full details of a hard and soft landscaping scheme alongside the conditioned requirement to implement any finally approved hard and soft landscaping scheme to an agreed timeframe or trigger point, together with the details of, and legal mechanism to achieve, the successful establishment, maintenance and ongoing management of any finally approved landscaping scheme in perpetuity.

Archaeology

At the request of the County Archaeologist, test pits were dug (12 on the housing site and 3 on the proposed cemetery site) and the filed report reveals that little of interest was found. In particular it was noted that the evidence of Roman occupation found on the Hitchings site does not extend into this Hannick site.

Natural England Response provided on 16th March 2026. This supports the WC Ecology no objection with a condition response.

"Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process. Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given. Please accept this email as our required statutory response to your consultation."

Members VOTED unanimously to:

1. OBJECT on the grounds of "Non-compliance" as previously stated on 15/01/24 and 25/10/25 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
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. **In addition to the lack of capacity of treatment works, we must also reinforce the issue of the sewage getting to the pumping station in that there is a lack of capacity of the existing sewage pipes at the Forty. The pipes are simply not large enough and there have been ongoing issues relating to this for the last 20 years.**
3. State 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 there is inadequate visibility at the road entrance junction
5. State 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.