

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	18/05/2026
Application number:	PL/2026/00347
Proposal:	Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) Following Outline Planning Permission PL/2022/02452 for 140 Dwellings, a Habitat Support Area and Associated Landscaping and Works
Site address:	Land at Stones Farm, West Mill Lane, Cricklade
Case officer:	Joe Richardson

Recommendations:

	No Comment
	Support
	No objection
	Condition (no objection subject to conditions)
x	Objection - further information required
	Objection in principle
	HRA completed/required

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1	HSA	Habitat Regulations, CP50, NPPF	Details of the Habitat Support Area as outlined in condition 16 and 17 to support the HRA	

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the relevant impacts and benefits of the proposed scheme. The council's ecologists will provide a further response once all the above information has been submitted via the case officer.

Please Note: When resubmitting a revised document, ALL changes must be highlighted to enable review.

I have reviewed the application and supporting documents against OS Maps and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- 10 Year Landscape Maintenance Programme. January 2026. Peter Quinn Associates
- Detailed Landscape Proposals 26/591/01. January 2026. Peter Quinn Associates
- Planning Layout Sheet 2 247-06-02. January 2026. Newland Homes
- Planning Layout Sheet 1 247-06-01. January 2026. Newland Homes

We note the proposal for reserved matters in relation to application PL/2022/02452 determined at Appeal APP/Y3940/W/24/3351265 December 2024.

North Meadows and Clattinger Farm Special Area of Conservation SAC

The development lies within the inner zone of influence (0-4.2km) for the North Meadow National Nature Reserve (NNR)/Site of Special Scientific Interest (SSSI) component of North Meadow and Clattinger Farm SAC, notified as an exceptional example of lowland meadow with a very high proportion of the surviving UK population of snake's head fritillary. The development is screened into Appropriate Assessment under the Habitat Regulations 2017 (as amended) on account of its potential to cause adverse effects through increased recreational pressure, which may occur alone or in-combination with other plans and projects.

As noted in our email of the 23rd April 2026, there appear to be discrepancies between the Habitats and Landscape Strategy (1379-04-P13. January 2019. David Wilson Partnership) agreed at Appeal and the more recently submitted Planning Layout Sheet 2 (247-06-02. January 2026. Newland Homes) submitted in support of the Reserved Matters application.

Appropriate Assessment (AA) under Section 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects. Insufficient information has so far been submitted to enable the AA to be undertaken, which must be completed and the conclusion agreed with Natural England prior to the Reserved Matters being determined.

As requested in our email, additional information in relation to the proposed Habitat Suitability Area must be submitted in accordance with conditions 16 and 17 of the Appeal Decision in order to support an Appropriate Assessment.

Protected and Notable Species

As identified within the Ecological Impact Assessment (January 2022. Ethos) the application lies adjacent to the River Thames which supports otter, water vole and beaver. These protected species will be buffered from the development by the HSA, however the original Landscape drawings indicate a 10m buffer between the river corridor and development within the HSA which is not indicated on the current Landscape Plans. This should also be addressed within the ecological parameters plan as outlined within condition 16 of the Appeal Decision.

Biodiversity Net Gain

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the application for planning permission was made before 12 February 2024.

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date
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