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Your ref:

Our ref:

J0054138

9th July 2026

Dear Mr Phippen

PL/2026/02134 : LAND NORTH AND SOUTH OF STONES LANE, AND NORTH OF MALMESBURY ROAD, CRICKLADE, SN6 6JP

I write in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ("EIA Regulations") and enclose the Environmental Statement (ES) as deemed necessary by the Scoping Opinion adopted by the Secretary of State on 16th April 2026 in respect of the above mentioned site.

In accordance with Regulation 20(2) of the EIA Regulations a notice will appear in the Wilts & Gloucestershire Standard newspaper on 9th July 2026. A copy of the advert is enclosed as required by Regulation 20(6)(a).

In accordance with Regulation 20 (4) of the EIA Regulations a Notice was posted on site in three locations; two on Stones Lane (one in front of each parcel either side of the road) and one of Malmesbury Road on Wednesday 1st July 2026. In accordance with Regulation 20(6)(b)(i) a certificate is enclosed confirming that the notice was posted on 1st July 2026 and remained in place unobscured and undefaced for 7 days.

We have reviewed the comments received during the consultation period and have updated a number of the application documents and addressed a number of the comments in the aforementioned Environmental Statement where appropriate. Below is a summary of the comments and our response to them.

Environmental Health Officer 22.5.26 & Arboriculture 6.6.26

We are pleased to see that the EHO and Arboriculture officer have no objections to the application

Wiltshire Highways 21.5.26 & Town Council 1.6.26

Please find attached a response note by Rappor, the project highways consultants addressing the matters raised. (Technical Note – Response to WC Highways Initial Comments 21.5.26)

Wiltshire Council Drainage 14.5.26

Please find attached a response note by Glanville, the project drainage consultants addressing the matters raised. Consequentially, an updated Flood Risk Assessment and drainage drawings to address comments is enclosed. (Glanville LLFA Response, Flood Risk Assessment Issue 3, Drainage Plan 4250451-SK005 01 P1, 02-P1, 03 P1 and 04 P1).

Thames Water 29.4.26 & Town Council Drainage Comments 1.6.26

In response to the Thames Water and Town Council comments and further to receipt of the Scottish & Southern Energy Networks (SSEN) feasibility studies a technical note has been prepared and is enclosed. (Utilities Technical Note, 29.6.26).

Wiltshire Council Urban Design 12.5.26

The Design & Access Statement has been updated in response to the Urban Design officer's comments. The main change to the masterplan and parameter plans is that the ponds have been changed to respect the public right of way and green corridors and swales have been included along the main and secondary roads. The heights parameter plan has been amended. (DAS v5, Response to Urban Design Comments, Drawings; 10542-RL-XX-00-DR-MP-0002-P08 Framework Plan, 0542-RL-XX-00-DR-MP-0003-P06 Land Use Parameter Plan, 0542-RL-XX-00-DR-MP-0004-P05 Storey Height Parameter Plan, and 0542-RL-XX-00-DR-MP-0005-P08 Green Infrastructure Parameter Plan.)

The precedent imagery in the DAS has been expanded and further information provided as requested.

Wiltshire Landscape 22.6.26 and Cricklade Town Council 1.6.26

Responses to the landscape officer comments;

- Addition of the Cotswold Lakes Landscape Character Assessment LCA 4A within the baseline, and assessment of impacts on landscape character on LCA 4A,
- Addition of brief summary of Cotswold Lakes Vision and Implementation Plan and Great Western Forest Plan and references added to where the scheme follows the aims of these documents. E.g over 350 new trees to be planted across the site which responds to the Forest Plan of increased canopy cover,
- Inclusion of street trees within the landscape masterplan, and addition of green verges and swales which form part of these green streets and inclusion of SUDs features within the development parcel,
- Adjustment to the layout to provide a view corridor from PROW CRIC30 towards St Sampsons Spire, and
- Adjusted wording within certain paragraphs (noted as 5.3. and 6.5 in previous LVIA) to make clearer wording is describing the character of the landscape surrounding the site.

Responses to the Town Council comments;

Section 4 Landscape Masterplan;

- Unable to provide a link into the old railway line due to the NE /SANG requirements to limit additional recreation pressure on the SAC, and
- LEAP is located at the site entrance to provide an attractive gateway feature and be visible to the existing adjacent communities. Additional smaller play spaces and a natural play trail is provided through the open spaces.

Section 5 Landscape and Visual Impact

- The more visually sensitive areas of the site have been acknowledged and development located away from the highest part of the site. A wide landscape buffer of c.50-100m is provided along the length of the western boundary and planted with new woodland buffer planting. As this planting matures it is anticipated to largely soften and screen the development. The 2.5 storey elements are only in a handful of locations across the proposed development areas, and are not expected to be notable over and above the predominately 2 storey development.

Updated landscape masterplan is enclosed (10542-RL-XX-ZZ-DR-L-P8001-P05 Landscape Masterplan).

Wiltshire Waste 21.4.26

Due to the detailed nature of the comments these details are best addressed at the reserved matters stage not the outline stage and as such no changes have been made to the illustrative layout at this stage.

Wiltshire Council – Housing Enabling Team 6.4.26

The applicant is happy to accept the proposed affordable housing mix. This will be confirmed in a s.106 Agreement in due course.

Wiltshire Archaeology 5.5.26

As requested a geophysical survey of the site has been undertaken and the report will follow early next week. The results show that there is a limited likelihood of archaeological interest on the site and as such it is suggested that trial trenching could be carried out post the grant of outline consent.

I trust the ES and amended documents can be consulted upon.

If you would find it helpful we would be more than happy to meet to discuss the application. It might be best to wait until the end of the consultation period to do so but I will leave that to you to decide.

Yours sincerely



Mrs N L Brock MRTPI
Partner

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Encl.

Environmental Statement Part 1,
Environmental Statement Part 2 Technical Appendices,
Environmental Statement Part 3 Non Technical Summary,
Technical Note – Response to WC Highways Initial Comments 21.5.26,

**Flood Risk Assessment Issue 3,
Glanville LLFA Response,
Drainage Plan 4250451-SK005 01 P1,
Drainage Plan 4250451-SK005 02-P1,
Drainage Plan 4250451-SK005 03 P1,
Drainage Plan 4250451-SK005 04 P1,
Utilities Technical Note, 29.6.26,
DAS v5,
Response to Urban Design Comments,
10542-RL-XX-00-DR-MP-0002-P08 Framework Plan,
0542-RL-XX-00-DR-MP-0003-P06 Land Use Parameter Plan,
0542-RL-XX-00-DR-MP-0004-P05 Storey Height Parameter Plan,
0542-RL-XX-00-DR-MP-0005-P08 Green Infrastructure Parameter Plan,
10542-RL-XX-ZZ-DR-L-P8001-P05 Landscape Masterplan.**