

# **PART 3 - NON- TECHNICAL SUMMARY ENVIRONMENTAL STATEMENT**

## **Land at Malmesbury Road, Cricklade**

**Mac Mic Strategic Land**

**July 2026**

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## 1. INTRODUCTION

- 1.1 The Environmental Statement has been prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The EIA considers the likely significant environmental effects of the proposed development during construction and operation and identifies mitigation to avoid, reduce and manage impacts.

## 2. SITE AND SURROUNDINGS

- 2.1 The site extends to approximately 20.72 hectares and comprises agricultural pasture land on the western edge of Cricklade. The site is divided by Stones Lane and benefits from access to local facilities, bus services and National Cycle Route 45. Existing features include hedgerows, trees, grassland and public rights of way.

## 3. THE PROPOSED DEVELOPMENT

- 3.1 The proposal seeks outline permission for up to 315 dwellings, including 40% affordable housing. More than 60% of the site is proposed as green infrastructure including SANG, ecological enhancement areas, wetlands, allotments, a community orchard, public open space and play facilities.

## 4. ALTERNATIVES CONSIDERED

- 4.1 The ES considered a do-nothing scenario, alternative sites and alternative layouts. The final masterplan evolved through an iterative process that considered ecology, landscape, drainage, access and visual sensitivities. Development is focused on the less sensitive and lower-lying parts of the site.

## 5. PLANNING CONTEXT

- 5.1 The proposals were assessed against the National Planning Policy Framework, Wiltshire Core Strategy and Cricklade Neighbourhood Plan. The development seeks to contribute to housing delivery whilst protecting and enhancing environmental resources.

## 6. TRAFFIC AND MOVEMENT

### Baseline Conditions

- 6.1 The site is accessed from the B4040 and lies approximately 1km from Cricklade town centre. Bus services 51 and 53 provide connections to Swindon, Purton and Cirencester. National Cycle Route 45 passes adjacent to the site.

## Assessment Methodology

- 6.2 The assessment followed Environmental Assessment of Traffic and Movement guidance and considered severance, driver delay, non-motorised user delay, amenity, fear and intimidation and road safety.

## Key Findings

- 6.3 Traffic modelling demonstrated that only Common Hill and Calcutt Street exceeded the screening thresholds requiring detailed assessment. Junction modelling showed increases in delay of less than 1-3 seconds per vehicle and no material impact on network operation.

## Construction Effects

- 6.4 Temporary construction traffic effects are managed through a Construction Traffic Management Plan and are assessed as Negligible to Minor Adverse and not significant.

## Mitigation

- 6.5 Travel Plan, safe site access, pedestrian and cycle links, construction routing controls and sustainable transport measures.

## Residual Effects

- 6.6 No significant effects on severance, road safety, driver delay, pedestrian amenity or cyclist amenity. All residual effects are negligible or minor and not significant in EIA terms.

## 7. ECOLOGY AND BIODIVERSITY

### Baseline

- 7.1 Surveys were undertaken between 2022 and 2025 including habitat, bat, reptile, breeding bird, great crested newt, badger and dormouse surveys. The site comprises predominantly modified grassland together with hedgerows, trees and a small woodland area.

### Designated Sites

- 7.2 Nearby ecological designations include North Meadow and Clattinger Farm SAC, North Meadow SSSI, Elmlea Meadows SSSI, Cotswold Water Park SSSI and Upper Waterhay Meadow SSSI.

### Protected Species

- 7.3 Great crested newts, bats, reptiles, breeding birds, badgers and hedgehogs were identified as key ecological receptors.

### **Potential Effects**

- 7.4 Significant effects prior to mitigation related to habitat loss, recreational pressure on designated sites, pollution risk during construction and potential impacts on protected species.

### **Mitigation**

- 7.5 Retention of key habitats, ecological buffers, Construction Environmental Management Plan, Great Crested Newt District Licensing, Habitat Management and Monitoring Plan, operational drainage controls, sensitive lighting and long-term management.

### **SANG and SAMM**

- 7.6 Approximately 6.5ha of SANG and a 1.6km circular walking route will be provided together with Strategic Access Management and Monitoring contributions.

### **Biodiversity Net Gain**

- 7.7 The development achieves approximately 18.49% habitat net gain and 17.51% hedgerow net gain.

### **Residual Effects**

- 7.8 Following mitigation, no significant adverse ecological effects remain. Moderate beneficial effects are predicted for herpetofauna and badgers through habitat creation and long-term management.

## **8. LANDSCAPE AND VISUAL EFFECTS**

### **Baseline Landscape Character**

- 8.1 The site lies within the Thames Valley Lowland and Chelworth Rolling Clay Lowland character areas and comprises pastoral farmland with hedgerows, mature trees, watercourses and generally contained views.

### **Assessment Findings**

- 8.2 The proposals represent a contained extension to Cricklade. The development has been designed around existing landscape structure with substantial retention of hedgerows and trees.

### **Green Infrastructure Strategy**

- 8.3 More than 60% of the site remains green infrastructure including SANG, wetlands, green corridors, allotments, community orchard, woodland buffers and public open space.

## **Landscape Effects**

- 8.4 The wider landscape character areas experience negligible to moderate adverse effects that are not significant. Existing landscape features are largely retained and enhanced.

## **Visual Effects**

- 8.5 The most notable visual effects occur from locations immediately adjacent to the site and from Public Footpath CRIC30. Effects reduce significantly over time as planting matures.

## **Residual Effects**

- 8.6 No significant landscape character effects are identified. Visual effects are localised and softened by extensive mitigation planting.

## **9. CUMULATIVE EFFECTS**

- 9.1 The cumulative assessment considered Stones Farm, Land at Common Hill, Land south of The Forty and Land north-west of the B4553.
- 9.2 Traffic, ecology and landscape effects were assessed cumulatively.
- 9.3 The ES concludes that cumulative traffic flows do not generate significant environmental effects and ecological and landscape effects remain acceptable following mitigation.
- 9.4 No significant cumulative adverse residual environmental effects are predicted.

## **10. MITIGATION AND ENVIRONMENTAL MANAGEMENT**

- 10.1 Key mitigation measures include a Construction Environmental Management Plan, Construction Traffic Management Plan, Travel Plan, Habitat Management and Monitoring Plan, SANG provision, SAMM contributions, sustainable drainage systems, ecological buffers, habitat creation and sensitive lighting strategies.

## **11. CONCLUSIONS**

- 11.1 The Environmental Statement concludes that the proposed development can be delivered without significant residual adverse environmental effects. The scheme provides up to 315 dwellings including 40% affordable housing, substantial public open space, biodiversity net gain, new recreational opportunities and significant landscape enhancement. Following mitigation all major environmental topics are assessed as having no significant adverse residual effects.

