

North Meadow and Clattinger Farm Special Area of Conservation

Interim Recreation Mitigation Strategy 2023 - 2028
(May 2023)

North Meadow Mitigation costs from 01 April 2026

Produced on behalf of
Wiltshire Council, Cotswold District Council and
Swindon Borough Council
in partnership with
Natural England



Document Purpose:

To provide published information on the updated costs that will apply per dwelling starting on 01 April 2026, for the North Meadow Special Area of Conservation Interim Mitigation Strategy (May 2023) 'the Interim Mitigation Strategy'.

1. Background:

- 1.1 The published Interim Mitigation Strategy sets out a strategic approach to mitigate recreational impacts, associated with new development, on the North Meadow part of the North Meadow and Clattinger Farm Special Area of Conservation (SAC).
- 1.2 This provides a framework under which planning applications, which are likely to have a significant effect on the SAC, can be permitted. It sets out measures to ensure that adverse effects on the integrity of the SAC can be ruled out. This enables development, while ensuring sufficient protection is in place for the SAC. The Strategy applies to larger developments, which may affect the integrity of these sites alone, and smaller developments where "in combination" effects may be the critical factor.
- 1.3 The Clattinger Farm part of the SAC is not subject to this Interim Mitigation Strategy and therefore not affected by this mitigation cost update document.
- 1.4 The SAC is part of a network of European sites (Habitat sites) that are of great importance for nature conservation and subject to strict legal protection.
- 1.5 The published Interim Mitigation Strategy (May 2023), in section 9 contains information about the anticipated number of dwellings expected to come forward in each Local Planning Authority administrative area 2023-2028 setting the base total at 919 units. This is the total units by which the total expected mitigation costs will be divided to create a £rate per dwelling cost.
- 1.6 Section 10 of the Interim Mitigation Strategy sets out the proposed mitigation costs as a base value those separated out by item within the table under paragraph 10.5.
- 1.7 Paragraph 10.6 then states that that all costs will be reviewed annually by the Steering Group so that they can be amended in light of inflationary change using the Consumer Price Index (CPI)

1.8 The 2025 cost per dwelling has been calculated by applying the CPI with a base point of the CPI published as at 01 October 2023 (informed by the month the last Local Authority went live with charging the mitigation cost), that CPI figure published being August 2023. This will remain the base figure for calculating inflationary impact annually for the lifetime of the interim strategy or the length of time the interim strategy remains the valid mitigation strategy

2. 2025 Cost per dwelling

2.1 From 01 April 2026 the per dwelling rate will be £356.21 reflecting an inflationary increase that equates to 7.42% on the base per dwelling rate.

2.2 [The Consumer Price Index](#) Table 1 CPI rates have been used to inform this calculation. The overview of the impact of CPI is set out in **Table 1** below.

2.3 The impact of indexation on each costs is set out in **Table 2** below which reflect the updated value per item for 2025, and compares the base interim strategy costs with the inflated 2025 costs.

2.4 There is no change to the land cost value, as under paragraph 10.13 of the published Interim Strategy, this can only be reviewed when replacement government land value figures become available. To date there has been no updates to the 2019 data used to inform the base land value. This remains at £480.00 per unit.

Table 1: CPI Values

	CPI Value	increase / decrease
Base CPI Oct 2023 (Aug 2023)	129.4	
CPI: for Oct 2025 using July value published on 20.08.2025	139.0	1.074188563

**Table 2: Updated 01 April 2026 North Meadow Interim Mitigation Strategy
Costs and per Unit Rate**

Theme	On-site mitigation Measures	Likely Cost over 5 years Base at Oct 2023*	Oct 2025 @ Aug 2025 CPI Rate
Staff	On site wardening – 0.75FTE for 5 years (site management; visitor management; raising public awareness, investigation of future mitigation measures (e.g. changes to car parking etc)	£170,000.00	£187,692.45
Education and Awareness	Social media strategy and online campaign	£10,000.00	£11,040.73
Education and Awareness	Information Pack for New residents (and holiday makers); National Nature Reserve leaflet; DL-size flyer; walks information and countryside sites within 9.4km of the SAC	£2,000.00	£2,208.15
Education and Awareness	Develop Code of Practice during flowering period to be printed on DL, two sides in colour with QR code	£3,000.00	£3,312.22
Infrastructure	Temporary walk boards at muddy points	£1,500.00	£1,656.11
Infrastructure	Temporary signage during flowering period	£5,000.00	£5,520.37
Infrastructure	Dog waste bins near entrance to North Meadows – 2 bins (including maintenance)	£6,000.00	£6,624.44
Monitoring	Visitor surveys e.g. ‘Winter’ survey monitoring – early and late day winter survey	£20,000.00	£22,081.47
Monitoring	Annual visitor counts data and reporting (annual fee x 5 years)	£15,000.00	£16,561.10
Monitoring	Habitat impact study to establish harm (baseline) and continued monitoring	£24,000.00	£26,497.76
Monitoring	Review of strategy evidence and a survey update to be undertaken in year 3	£40,000.00	£44,162.93
TOTAL Cost on Mitigation over 5 years		£296,500.00	£327,357.72
Predicted no of units		919	919
Financial mitigation contribution cost per unit		£323	£356.21
<i>£ gain per unit under CPI annually from Base unit rate</i>			<i>£24.60</i>

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