

ENVIRONMENTAL STATEMENT

VOLUME 1 NON TECHNICAL SUMMARY

Land north of the A3102, Melksham

Prepared on behalf of Bloor Homes

December 2025



PLANNING
LIMITED

Contents

1 Introduction3

2 The application site.....5

3 The proposed development 8

4 Potential environmental impacts10

5 Summary15

DOCUMENT CONTROL

Project:	Land North of the A3102, Melksham	Job Number:	23.174
Client:	Bloor Homes South West	Date:	15/12/2025
Author Initial:	MJR	Reviewer Initial:	AM
Issue:	1	Status:	Final
File Origin:	22.147 Land at New Farm, Melksham\9 Applications		



1 Introduction

- 1.1 Bloor Homes (the Applicant) have submitted an outline planning application for residential led mixed use development of the land north of the A3102, Melksham.
- 1.2 The Applicants have undertaken an Environmental Impact Assessment and have prepared an Environmental Statement (ES) accordingly to accompany the planning application.
- 1.3 The site measures approximately 14.95 hectares. It is wholly located within the administrative area of Wiltshire Council. It comprises part of New Road Farm and is grazed modified grassland, divided by hedgerows and hedgerow trees into four field parcels.
- 1.4 It is located approximately 1.8km to the north east of Melksham town centre. The settlement's existing developed limits define the site's western boundary, whilst Sandridge Common (the A3102), is located to the south. Undeveloped land is located to the north, with building associated with New Road Farm and open countryside being located further to the east.
- 1.5 This planning application seeks outline planning permission for:

“...for residential development; public open space including formal play space and allotments; sustainable drainage systems and associated infrastructure; land safeguarded for a nursery and access points for pedestrians and cyclists. All matters are reserved except for access, the principal point of access is to be provided from a new northern arm onto an improved arrangement of the Eastern Way/A3102 roundabout junction and an emergency access onto the A3102.”
- 1.6 The scheme proposals are set out in parameters plans within appendix 4 of Volume 2 and provide a pictorial illustration of the proposed development which serves as the basis for the Environmental Impact Assessment that has been undertaken in order to feed into the Environmental Statement. A summary of the proposals is set out in chapter 3 of this non technical summary.

THE NEED FOR AN ENVIRONMENTAL IMPACT ASSESSMENT

- 1.7 An EIA is required because of the European Union Directive relating to the assessment of the effects of certain public and private developments on the environment. This has been implemented through The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations). The Regulations are retained law following the UK leaving the European Union.
- 1.8 To comply with the Regulations, an Environmental Statement (ES) has been prepared as part of HLM's planning application. This provides an assessment of the likely significant effects of the proposed development to help the Council to reach a decision on granting planning permission.
- 1.9 The EIA Regulations require that a Non-Technical Summary (NTS) is provided alongside the ES. This provides summary information about the application site and its surroundings; the proposed development; the potential environmental effects of the proposed development; and the measures to mitigate the effects through avoiding, reducing and/or compensating against the impacts.

THE ENVIRONMENTAL IMPACT ASSESSMENT PROCESS

- 1.10 The EIA has considered the following topics, which were proposed in a Scoping Opinion which were confirmed by the Local Authority:
 - Socio economic impact: effects on human beings and facilities.
 - Traffic and Transport: effects on drivers, pedestrians and cyclists.

- Ecology and Nature Conservation: effects on the habitats and protected species.
- Landscape and Visual: changes to the landscape and visual effects.

PREDICTION OF SIGNIFICANT IMPACTS

- 1.11 The assessment process follows a number of steps:
- a) An 'environmental baseline' is established for each of the above environmental topics which sets out the existing conditions. This identifies important features, known as environmental receptors or resources, and gives them a value or sensitivity depending on their nature.
 - b) The baseline is the basis against which the potential significant impacts are assessed.
 - c) The change or impact that the proposed development has on those environmental receptors is then considered; does the development have a negative or positive effect on individual receptors and if so, how much of a change or impact.
 - d) Using the sensitivity or value of the receptor, and the size of the change or impact that the development has, allows the significance of that effect to be determined. A matrix is often used to determine this significance, but professional judgement is important too.
- 1.12 For example, if the proposed development had a very large effect on a very important feature, this would be said to cause a major effect. Smaller effects on a less important feature would be less significant – the terms negligible, minor or moderate are used as a sliding scale.
- 1.13 Effects can be positive (known as 'beneficial') or negative (known as 'adverse'). Effects can last for a short term or be a permanent change and vary in their duration.

MITIGATION AND ENHANCEMENT

- 1.14 To avoid, reduce or compensate for potential negative effects, mitigation measures are used. These can be measures that are part of the scheme – termed "inherent" or measures that are standard or usual with development projects, with a high degree of certainty that they will be implemented. On some occasions, additional mitigation – termed actionable – will need to be developed to reduce the effects.
- 1.15 Measures that provide an enhancement can also feature within a scheme – these are positive measures designed to achieve improvements to the baseline, such as new habitat creation.

CUMULATIVE ASSESSMENT

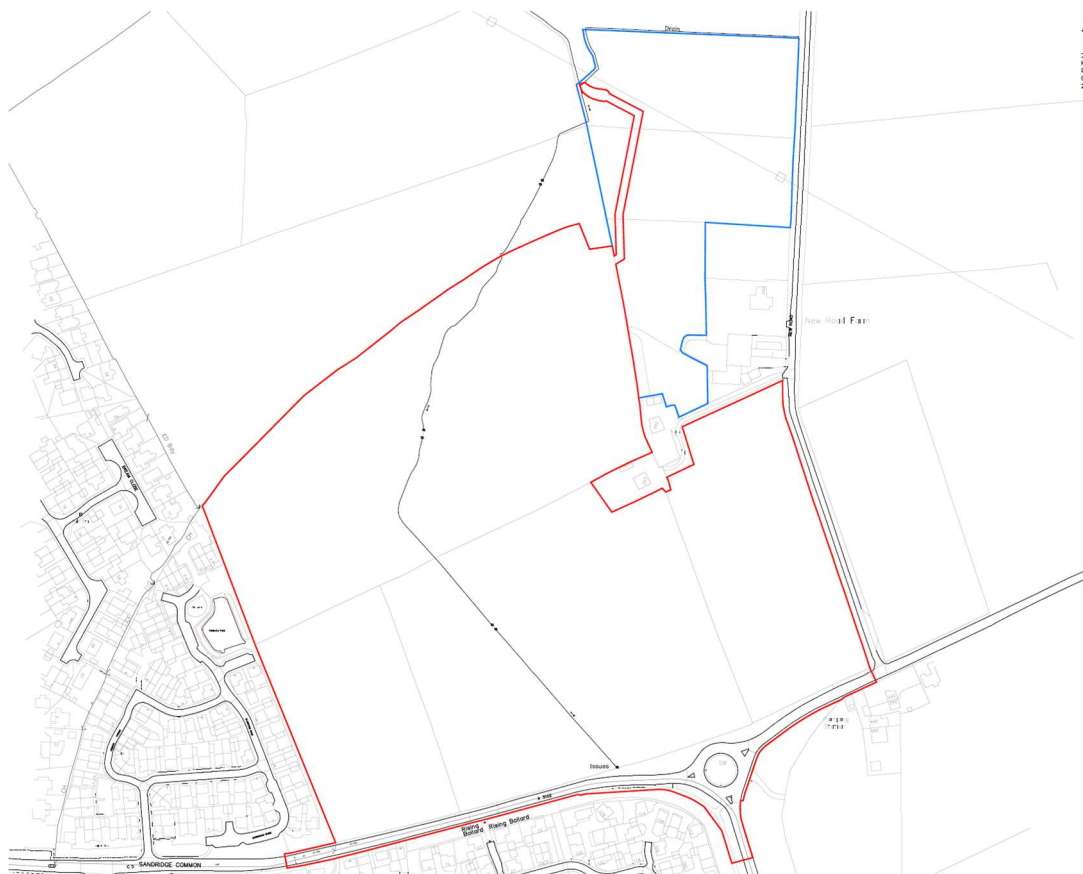
- 1.16 The Regulations require that an assessment of the project alongside other existing or approved projects is undertaken so that the potential cumulative effects can be established. One development might only have a small effect but when this small effect happens at the same time as other effects from another development, then together the effect might be greater.
- 1.17 The ES includes the following assessments to determine cumulative effects:
- The Main Assessment of the proposed development based on the Application Site specific Parameter Plans and quantum of development.
 - The scheme in combination with the other committed and potential schemes identified in the local area by the Local Planning Authority.

2 The application site

SITE CONTEXT

- 2.1 The site which is identified at figure 1, consists of land located to the east of Melksham, which is itself situated within the western portion of Wiltshire. The settlement is located approximately 9km to the north east of Trowbridge and 9km to the south of Chippenham.

FIGURE 1: RED LINE PLAN



- 2.2 The application site measures approximately 14.95 hectares. It is located approximately 1.8km to the north east of Melksham town centre and is irregular in shape. It is bounded:
- to the west by mature hedgerows and trees. Residential development is located further to the west (the recently completed Sandridge Place development);
 - to the east by mature hedgerows and trees. Buildings associated with New Road Farm are located beyond the hedgerows. Open countryside is located further to the east;
 - to the south by mature hedgerow and boundary enclosures, including a field gate. The A3102 (Sandridge Common) is located beyond the hedgerow. Residential development and open countryside are located further to the south; and
 - to the north by mature hedgerow, with open countryside beyond.
- 2.3 Mature hedgerows and trees divide the site into separate field parcels. At present, it is predominantly used for agricultural purposes. There are no existing built structures on the site.
- 2.4 The site is relatively flat, with a gentle sloping topography. It falls to the watercourse located centrally within the site at approximately 42.5AOD. The east of the site falls from a topographic high of 45AOD and the west from approximately 44AOD.

- 2.5 The site is not located within a national, local or any other landscape designation.
- 2.6 The site is not subject of any nature conservation designations. There are however, a number of international, national and local designated sites of importance for biodiversity within the wider environs, these are:
- a component of the Bath and Bradford-upon-Avon Special Area of Conservation (SAC) lies approximately 9km to the north west of the application site. However, the site is not located within any of the 'core areas' associated with the SAC;
 - no nationally designated sites lie within 2km of the site; and
 - the following non-statutory Local Wildlife Sites (LWS) are located within 2km of the site:
 - Bristol Avon River LWS – c.1.15km to the west;
 - Eighteen Acre Plantation LWS – c.1.3km to the east;
 - Hanging Wood LWS, c. 1.6km to the east;
 - Morass Wood LWS, c. 1.75km to the east; and
 - Conigre Mead WWT Reserve LWS, c. 1.8km to the west.
- 2.7 The site itself comprises a number of fields of grazed modified grassland, with little to no margins. The fields are divided by a network of hedgerows, most of which are species poor except for one species-rich hedgerow which runs along the northern boundary of the site. Ditches run alongside most hedgerows. As described below, there are some trees present within the site, the majority of which are associated with the western boundary hedgerow and the farm buildings to the east. However, a single veteran oak is present in the northern-most field. A small area of bare ground lies on the eastern boundary. Watercourses also run through the site.
- 2.8 The site supports a reasonably diverse assemblage of foraging and commuting bats (including low usage by rare light averse Annex II species), as well as badgers, breeding birds and dormouse. A single tree along the eastern boundary has potential to support roosting bats. In overall terms, the habitats supported by the site are of low ecological value and offer significant opportunities for ecological enhancement.
- 2.9 An industry compliant BS5837:2012 tree survey has been carried out on the site and along its boundaries. It has shown that the site contains the following tree and hedgerow features:

TABLE 1: A SUMMARY OF THE ARBORICULTURAL AND HEDGEROW FEATURES FOUND WITHIN THE SITE

CATEGORISATION	CATEGORY A	CATEGORY B	CATEGORY C	CATEGORY U
Tree	-	2	-	-
Tree group	-	3	2	-
Hedgerow	-	-	4	-

- 2.10 The tree stock is considered to be of a low to moderate amenity value. There are no trees that are subject of a Preservation Order within the site.
- 2.11 The Environment Agency Flood Map for Planning identifies that the majority of the site is located within Flood Zone 1. Consequently, it is outside the 1 in 1000-year extent of fluvial flooding (0.1% annual exceedance probability) and is therefore at low risk.

- 2.12 There are no Scheduled Monuments or other designated heritage assets within the application site. The site also is not located within a Conservation Area. No Registered Parks and Gardens or World Heritage Sites are within the site, or the surrounding area (1km).
- 2.13 As indicated above, the site is previously undeveloped, agricultural land. DEFRA's online database suggests that the application site is Grade 3b agricultural land. Consequently, it is not considered to be best and most versatile agricultural land.
- 2.14 There are no Public Rights of Way (PRoW) that cross the site, but there are a number in close proximity to it. These include:
- **MELK103** – which is located to the south of the south west corner of the site and to the south of the A3102. It runs in a broadly southernly direction and connects the footway on the southern side of the A3102 with PRoW MELK104. Via Snarlton Lane and a series of other footpaths on the PRoW network, it provides onward connectivity to Melksham Town Centre.
 - **MELW60** – which is a footpath that runs broadly north east to south west and is located to the north of the site; and
 - **MEDK45** – which is located to the west of the western edge of PRoW MELW60 and extends to Sherwood Avenue. It runs broadly north east to south west.

3 The proposed development

3.1 This Section describes in detail the proposed development and its components.

OVERVIEW

3.2 This outline planning application proposes:

“...for residential development; public open space including formal play space and allotments; sustainable drainage systems and associated infrastructure; land safeguarded for a nursery and access points for pedestrians and cyclists. All matters are reserved except for access, the principal point of access is to be provided from a new northern arm onto an improved arrangement of the Eastern Way/A3102 roundabout junction and an emergency access onto the A3102.”

3.3 The proposed development includes:

- a) a variety of energy efficient housing types and tenures;
- b) a 100 place nursery;
- c) a landscape structure that builds on, and enhances existing assets, providing extensive green infrastructure within the development, including food growing opportunities, formal play provision and a sustainable drainage system;
- d) an appropriate net gain for biodiversity;
- e) provision for pedestrian, cycle and public transport networks to be integrated within the scheme, in a manner that provides easy access to the facilities that will come forward as part of the development (the nursery and public open space provision) and exist within the wider environs; and
- f) necessary supporting infrastructure.

LAND USE COMPONENTS

3.4 This planning application seeks planning permission for the following principal components:

- a) primarily residential development as shown on the illustrative master plan;
- b) a 100 place nursery;
- c) a primary access from a new northern arm onto an improved arrangement of the Eastern Way/A3102 roundabout junction;
- d) an emergency access from the A3102 in the south western corner of the site which will include a pedestrian and cycle connection to the A3102;
- e) three pedestrian and cycling crossing points along the A3102;
- f) a pedestrian, cycle and vehicular connection to the northern boundary of the site;
- g) a street hierarchy, with a primary movement route that passes centrally through the development, from the proposed primary access;
- h) a multi-functional network of green and blue infrastructure of varying typologies, including recreation, food growing areas and attenuation. Together, these will result in an appropriate biodiversity net gain;
- i) play space, including two Locally Equipped Areas of Play (LEAPs) and two Local Areas of Play (LAPs); and

- j) the inclusion of green corridors, including along the existing watercourse that runs from the A3102 to the north, and through, where feasible, the retention of hedgerows and hedgerow trees.

3.5 The land use budget for the scheme is set out in Table 2 below.

TABLE 2: LAND USE BUDGET

LAND USE	AREA (HA)
Built area including residential, incidental landscaping and associated infrastructure	9.01
Green infrastructure including public open space, allotments, SuDs, play areas, existing vegetation to be retained and PrOW	4.65
Sustainable drainage systems	0.72
Existing highways	0.89
Nursery land	0.4

4 Potential environmental impacts

- 4.1 The individual environmental topic chapters within the ES assess the likely significant environmental effects of the proposed development. The findings are summarised in the following paragraphs.

SOCIO ECONOMIC

- 4.2 This chapter assesses the likely significant effects of the Proposed Development Land north of the A3102, Melksham on socio-economic receptors.
- 4.3 There are no formal measures of assessing impact significance for socio-economic receptors. There is no standard guidance that specifies the technical approach to the assessment of socio-economic effect. In the absence of standard industry guidance, Glasson et al (2018) serves as a useful resource to assist in setting appropriate parameters for the assessment of socio-economic effects. The assessment of socio-economic effects therefore considers the effects of the construction phase on employment receptors, and the effects of the operational phase on social and economic receptors covering population, housing, education services, healthcare services, community services and open space.
- 4.4 No consultations related to potential socio-economic impacts have been undertaken as part of this assessment
- 4.5 The site is located in Melksham, Wiltshire, and falls within the Chippenham Housing Market Area (HMA). The site comprises four fields of grazed modified grassland. It is not considered to be best and most versatile agricultural land. There are no residential, community or employment generating uses within the site.
- 4.6 Melksham has a population of approximately 24,000 residents, making it the fifth largest town in Wiltshire based on population. Its economy is characterised by a mix of traditional and modern industries, with manufacturing, retail, and service sectors particularly important in terms of employment. Melksham also serves as a commuter town for nearby cities such as Bath and Bristol.
- 4.7 Core Policy 2 (Delivery strategy) of the Wiltshire Core Strategy sets out an indicative housing requirement of 2,240 for Melksham Town and 130 in Melksham Remainder, which will aim to be delivered over the plan period (2006–2026).
- 4.8 The Wiltshire Council Housing Land Supply Statement (2024) indicates there is a shortfall of 707 residential units compared to the identified requirement over the plan period across Wiltshire as a whole, with a 706-unit shortfall in the Chippenham HMA.
- 4.9 The Proposed Development is located within the primary school catchment area for River Mead School and The Manor Church of England School. In addition, Aloeric Primary School, Forest and Sandridge Church of England Primary School, and the new school planned at Pathfinder Way are within the 2 miles safe walking distance from the site. The Proposed Development is located within the secondary school catchment area for Melksham Oak Community School Secondary, which is just over 3 km to the south of the site.
- 4.10 There are two GP practices which fall within the local socio-economics study area and in the wider Chippenham HMA: Giffords Primary Care Centre (Spa Road); and Spa Medical Centre (Snowberry Lane). There are also a number of dental practices, pharmacies, and opticians.
- 4.11 As a market town, Melksham is an important service centre for its own residents and those of its hinterland. Melksham's community services include: childcare; leisure and recreation; arts and entertainment; religious; retail; public services; hospitality; and transport.

- 4.12 Melksham has a good level of access to park and recreation ground space, and has almost the quantity standard of amenity green space provision. Access to allotments and play space is limited.
- 4.13 Beneficial effects which are significant in EIA terms are assessed in terms of new housing delivery and early years education provision.
- 4.14 Beneficial effects which are not significant in EIA terms are also assessed in terms of construction sector employment, and open space provision.
- 4.15 Adverse effects which are not significant in EIA terms are assessed with regards to primary education and healthcare services. Following consideration of additional mitigation measures, the residual effect on primary education and healthcare services is assessed to be of negligible significance.
- 4.16 Following consideration of additional mitigation measures, the Proposed Development is likely to have beneficial impacts in terms of the scope of the socio-economic assessment.
- 4.17 Following consideration of relevant cumulative projects, no adverse cumulative effects have been assessed with regards to socio-economic receptors.

TRANSPORT, ACCESSIBILITY, AND MOVEMENT

- 4.18 The site has been designed to accommodate the anticipated traffic movements associated with the construction and operational phases of the Proposed Development.
- 4.19 The proposed development will provide two vehicular access points. The primary access point is located along Sandridge Common to the south of the site and comprises a fourth arm being constructed at the Sandridge Common Eastern Way roundabout to provide access to the site. The secondary access point comprises an emergency access onto Sandridge Common, to the west of the primary access roundabout.
- 4.20 During the construction phase of the Proposed Development, the effects of construction traffic are anticipated to be negative, and according to IEMA thresholds typically negligible in their level of impact. In addition to this negligible impact, it is recognised that any impact is temporary and management control measures will be implemented in the form of a Construction Traffic Management Plan imposed by planning condition, health and safety legislation requirements and good site construction practices to ensure no adverse significant effects occur.
- 4.21 The proposed development during its operational phase would give rise to an increase in travel demand by all main modes of transport. To accommodate this additional demand mitigation measures have been identified and proposed. These include:
- Internal walking and cycling links that connect into existing infrastructure;
 - LTN 1/20 compliant footways/cycleways and crossings at the primary roundabout access to connect into existing 3m wide shared footway/cycleways to the south of the site along Eastern Way;
 - Provision of 3m wide leisure route to connect onto New Road;
 - Provision of two high quality bus stops along Sandridge Common to align with what was proposed a part of the live outline planning application on the site;
 - Provision of two signalised pedestrian crossing points along Sandridge Common adjacent to the emergency access and adjacent to the roundabout to allow for safe pedestrian movements to the bus stops consented as part of the Blackmore Farm application; and
 - In line with comments received from Wiltshire Council on the live full planning application rather than a contribution towards junction improvements at Church Lane/Blackmore Farm mini

roundabout, a contribution towards walking, cycling and public transport would be sought. Specifically, travel incentives will be offered including the offering a green travel voucher (£300 per dwelling), a Travel Plan Co-ordinator would be employed on the site, Resident Travel Information Packs would be prepared amongst other measures that the Travel Plan Co-ordinator would be in charge of promoting.

- 4.22 Following implementation of the above mitigation, no significant adverse effects are anticipated.

ECOLOGY AND NATURE CONSERVATION

- 4.23 This chapter of the ES assesses the likely significant effects of the Proposed Development on the environment in respect of biodiversity and ecology. This Chapter describes how the Proposed Development is likely to affect the nature conservation and biodiversity value of the site and areas within the ecological 'Zone of Influence' by considering the value of ecological features in terms of relevant wildlife legislation, national and local planning policies, and the nature conservation value of the features present, and then assessing the environmental effects associated with the construction and operational phases. This Chapter then identifies appropriate mitigation and enhancement measures with the overall aim of avoiding, minimising and compensating for any identified adverse impacts on biodiversity.
- 4.24 The biodiversity assessment was informed by desk study (including a request for records from the local environmental records centre) and field survey, including habitat survey, and species-specific field surveys for badgers, bat (roosting and activity), breeding birds, water vole, otter and dormouse.
- 4.25 The site lies approximately 9.0km from the nearest SSSI component of the Bath and Bradford-on-Avon Bats SAC however it does not lie within a Consultation Zone of the SAC. No impacts are predicted on this protected site.
- 4.26 Numerous non-statutory designated sites lie within 2km of the site, however no impacts are predicted.
- 4.27 The habitat survey found that the site has little value in terms of habitats, however, the on-site hedgerows and the watercourse running through the centre of the site are noted to be of high importance for biodiversity conservation and require protection and restoration. It is noted that a veteran tree lies offsite, adjacent to the pipeline in the north of the site. The species-specific surveys found that the site supports a variety of bat species were recorded using the site for foraging purposes, including more rare Annex II species. The site supports an assemblage of common and widespread birds that includes a range of notable species and dormouse have been identified in small numbers using the site's boundary features.
- 4.28 The Proposed Development has been designed to ensure appropriate buffers are in place to ensure habitats of higher importance can be protected as a result of development activities. The site has been designed to locate the majority of the Proposed Development on areas that have lowest value for biodiversity (i.e. modified grassland).
- 4.29 Nevertheless, in the absence of mitigation there will be a likely significant effect on some ecological receptors. Development on site could affect the continuity of bat habitat corridors, through habitat loss from construction and from barriers created by lighting during operation. Possible pollution incidents during construction, and increase in recreational activity during operation could affect the watercourse and adjacent habitats. Habitat loss during construction and inappropriate management/disturbance during operation could affect bats, badger, breeding birds, dormouse, hedgehogs and invertebrates. However, with a comprehensive suite of avoidance, mitigation and compensation measures there will be no likely significant residual adverse effects.
- 4.30 The mitigation proposals for impacts to important ecological features during construction include sensitive timing and phasing of works, avoidance of impacts on important habitats and implementing protective measures to those being retained, buffers, ecological clerk of works and

licensing (where relevant) during sensitive tasks. It is recommended that these are secured and actioned by preparing a Construction Environmental Management Plan that guides construction activities.

- 4.31 Mitigation proposals for impacts from the operational development have been developed with the objective of demonstrating 'exemplar mitigation' (as required by both Wiltshire Council and Natural England, the Government's advisor on nature conservation in England LPA). These are to be set out within a Mitigation and Monitoring Plan and include (but are not limited to) creation of new habitat and enhancements to existing retained habitats through sensitive management. Species specific measures include installation of new bat, bird and dormouse boxes and creation of log/brush piles for reptile and amphibians.
- 4.32 It is considered that the proposal can also deliver a Biodiversity Net Gain (a required by the Environment Act 2021) on the site, through habitat retention, enhancement and creation.
- 4.33 It is anticipated that the Proposed Development will result in no significant adverse effects to nature conservation alone or cumulatively, assuming the mitigation proposed above is implemented. The proposed enhancement measures will have a beneficial effect on nature conservation in relation to Habitats of Principal Importance, other habitats protected and notable species of fauna.

FIGURE 1: MAP OF HABITATS ON-SITE (ENVIRONMENTAL STATEMENT APPENDIX 8.1 REFERS)



LANDSCAPE & VISUAL

- 4.34 The Proposed Development will have direct effects on existing landscape resource. Given the change in land use from pasture to residential, the Proposed Development will have unavoidable significant effects on the landscape character of the site but will not significantly alter the character of the wider surrounding landscape, due to the discrete geographical area over which effects will be experienced.

- 4.35 More important than the presence of what amounts to unavoidable significant landscape character effects is the retention of existing hedgerows and trees along the site boundaries and throughout the site, and the provision of new public open space and planting (particularly along the eastern boundary), which will help considerably in integrating the Proposed Development into the urban-rural context.
- 4.36 The well-contained nature of the residual effects are driven, largely through the strategic planting incorporated at points around the perimeter and throughout the site, to ensure that effects are predominantly limited to within localised areas comprising the site and its immediate context. Whilst there would be significant adverse effects on the site and its immediate context, the effects reduce quickly with distance so that the overall effects on landscape character types are not significant. Over time, these effects will further reduce such that the development would become an accepted part of the edge of Melksham.
- 4.37 Based on the assessed viewpoints, the overall visibility of the development is relatively well-contained in many directions, due to the strategic planting incorporated surrounding, and through the site, in addition to the contribution that urban form makes to general intervisibility within the study area. The urban area of Melksham to the east limits the distribution of effects dramatically to a narrow zone at the urban edge.
- 4.38 The visual effects predicted to arise as a result of the introduction of the Proposed Development follow a similar pattern to effects upon landscape character, in that significant effects are likely to occur only within and in close proximity to the Proposed Development; the magnitude of change to views decreases rapidly with distance from the site, partly due to screening, and partly due to the scheme layout, which is designed to respect close range and more distant views. Therefore, the receptors most likely to experience a potential significant effect at Year 15 following completion would be a single PRoW and residential receptors within in close proximity to the site.
- 4.39 From a landscape and visual perspective, the site is suitable for the Proposed Development, at the scale and form indicated on the scheme plans. The Proposed Development with 'embedded' mitigation measures will have a limited effect on views from the surrounding areas, as it would be well-integrated, through a combination of tree belts and other screening features, and where visible, perceived in the context of the existing urban areas of Melksham. Over the longer term, it would represent a well-designed and sensitive extension to the wider settlement.

5 Summary

- 5.1 The assessment of the potential environmental effects of the proposed development has identified a great many negligible effects. In some circumstances there are minor and moderate adverse effects on certain environmental receptors.
- 5.2 Only in a small number of instances is the predicted effect considered to be major adverse. In other instances, there are beneficial effects.
- 5.3 This demonstrates that development can proceed without causing an unacceptable impact on either the local or wider environments.
- 5.4 For the wider cumulative assessment of the proposed development alongside other existing or approved schemes, such is the relationship between the site and those others, and the nature of the receiving environments, the overall cumulative effects on identified environmental receptors or resources are not considered to be any greater.
- 5.5 For these reasons, the ES concludes that the measured environmental consequences of the proposed development support the grant of outline permission.

FURTHER INFORMATION

- 5.6 Details of the planning application will be made available on the Wiltshire Council website..
- 5.7 Copies of the ES can be purchased from LRM Planning Limited, 22 Cathedral Road, Cardiff CF11 9LJ.
- 5.8 Comments on the ES should be provided in writing to Wiltshire Council,

CARDIFF OFFICE

22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

admin@lrmp planning.com
lrmp planning.com

© LRM Planning Limited 2025

EXETER OFFICE

Winslade Manor, Manor Drive, Clyst St Mary,
Exeter EX5 1FY, 01392 690060



Registered Office: Nyewood Court, Brookers Road, Billingshurst RH14 9RZ
Registered in England and Wales No 08618388 VAT Reg No 196 5837 49



RTPI
Chartered Town Planner