

Land at Hawkeridge Business Park, Westbury

PL/2026/ Request for an Environmental Impact Assessment (EIA) screening opinion within the meaning of the 2017 Regulations for Erection of: (i) 1 No. retail convenience store (Class E), 3 No. flexible retail units (Class E), and roadside drive through unit (sui generis); (ii) a 64-bed care home (Class C2); and (iii) approximately 275 No. residential dwellings (Class C3) with associated access, green and blue infrastructure works

Officer: Julie Mitchell

05/05/2026

Scope of comments: The following comments relate to the conservation of the built historic environment. Other issues, such as those relating to the impact on the wider landscape in general and to below ground archaeological deposits will be subject to consideration by other colleagues within the Council whose specific disciplines relate more closely to these issues.

Site and history: the site comprises an area of level agricultural land to the north of Westbury. The construction area is not included within a designated conservation area and contains no major standing heritage. However, the north and south parcels of land surround the Grade II listed Hawkeridge Farmhouse.

The site is subject of a strategic allocation for employment use and this forms the context for the opinion below.

Proposals: the enquiry seeks a screening opinion in respect of an outline development for a mixed development including retail, a care home and approx. 275 residential units with associated infrastructure works. The letter accompanying the request concludes that EIA is not required.

Policy: The National Planning Policy Framework (NPPF) outlines government policy, including its policy in respect of the historic environment (Section 16). Paragraph 207 requires that, in determining applications, local planning authorities should require an applicant to describe any heritage assets affected, including any contribution made by their setting.

Assessment: thank you for consultation on the above screening opinion request.

Submitted information – Planning Sphere ‘Statement of reasons (as required by 5(5)(a) of the 2017 EIA Regulations’.

I am largely in agreement with the conclusions of the Statement of Reasons in respect of the need for EIA – i.e. that subject to appropriate mitigation there are unlikely to be any impacts which would be considered as ‘significant’ for the purposes of an EIA. As a result, I would not expect built heritage to be included as a chapter within any future Environmental impact Assessment (EIA) which might be compiled. However, I would expect any future application to be accompanied by heritage assessment in the usual manner and I note that this is the intention.

Conclusion: EIA not required in respect of built heritage impacts.