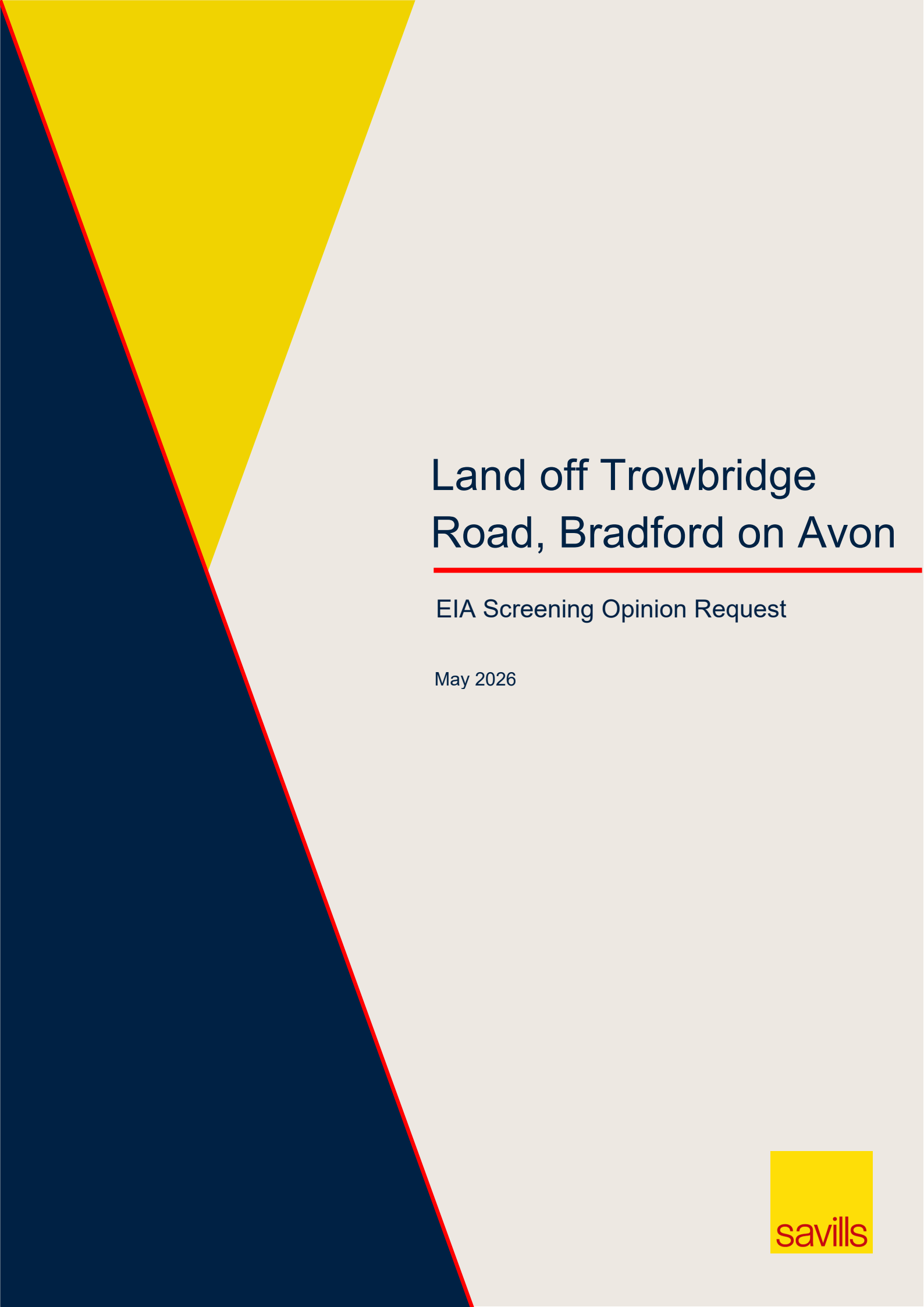




Land off Trowbridge Road, Bradford on Avon

EIA Screening Opinion Request

May 2026



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EIA Screening Opinion Request

1. Introduction

- 1.1 On behalf of Waddeton Park Ltd (the 'Applicant'), Savills is writing to request a formal Environmental Impact Assessment ('EIA') screening opinion from Wiltshire Council (the 'LPA') to determine whether proposed residential development at the Site known as 'Land off Trowbridge Road, Bradford on Avon' (BoA) ('the Project' / the 'Proposed Development') constitutes EIA development. This request is being made alongside the submission of an outline planning application (the 'Application') for the Proposed Development.
- 1.2 For the purposes of this EIA Screening Opinion request, the description of the Proposed Development, based on maximum development parameters, is provided below:
- “Outline application (with all matters reserved except for access) for the erection of up to 224 residential dwellings (Class C3) 72-bed care home (Class C2), with sports pitch provision, country park, allotments, landscaping and open space”.***
- 1.3 This request for a screening opinion is made under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regulations'). In accordance with Regulation 6(2) of the EIA Regulations, this report contains:
- A site plan;
 - A description of the development and demolition works required;
 - A description of the aspects of the environment likely to be significantly affected by the development; and
 - Where information is available, a description of any likely significant effects of the proposed developments on the environment.

2. The Site and the Proposed Development

The Site

- 2.1 The Project Site (the 'Site') is identified on the Site Location Plan provided at **Appendix A**.
- 2.2 The 31 ha Site encompasses a number of fields which benefit from an existing agricultural access from Trowbridge Road to the south west. One of the fields is regularly used for camping / caravanning, and bound by native hedgerows. The Site is undeveloped and has limited notable landscape features, although there is a small compound area comprising hardstanding and a single storey hut used by the Bradford on Avon sailing club for boat storage. The Site is part of the Avon Valley landscape, with the northern edge of the Site formed by the Avon River with areas of mature tree planting along the banks. The Site is generally flat and slopes gently to the northeast in the direction of the river. It is situated adjacent to BoA's settlement boundary which sits to the west.
- 2.3 To the immediate west, existing residential properties are found, forming part of the built-up area of BoA, and are characterised by detached, semi-detached and terrace homes with rear gardens backing onto the Site's western boundary. To the north, the Site is bounded by the former neighbouring Bradford on Avon Golf Club and the River Avon, supporting leisure and recreational activities. To the south east, the Site connects to Widbrook Wood which is managed by Wiltshire Wildlife Trust. Bradford on Avon Sailing Club and boat storage area lies within the north eastern part of the Site, running south of the PRoW ('HOLT62') and has been

- in operation since 1969. Open countryside extends further to the north, south and east of the Site.
- 2.4 Access to the Site fronts directly onto Trowbridge Road (A363) to the south west, a primary route connecting BoA with Trowbridge and Bath. The A363 also offers onward access to regional centres such as Bath and Bristol.
- 2.5 Trowbridge Road is largely made up of house frontage, including opposite the Site boundary, with side roads leading to residential developments and cul-de-sacs, including Fitzmaurice Close to the south west via Moulton Drive and Widbrook View to the immediate west via Southville Road and Culver Road. It's character changes to the southeast, once you have crossed the Kennet & Avon Canal.
- 2.6 BoA is well connected to surrounding settlements via road, rail, and canal towpaths. The Kennet and Avon Canal, to the south provides a scenic and functional corridor linking BoA to Bath and beyond, supporting both recreational and sustainable transport modes.
- 2.7 Public transport provision is also well provided at the Site. Bus services operate along Trowbridge Road, including the D1 and D1X routes, offering regular connections to Trowbridge, and Warminster. BoA railway station can also be found approximately 1.45km to the west of the Site and provides direct services to Bath Spa, Bristol Temple Meads, Westbury, and Salisbury.
- 2.8 BoA is identified as a 'Market Town' as set out in Core Policy 1 (Settlement Strategy) of the Wiltshire Core Strategy (adopted January 2015). Market Towns are second to Principal Settlements on the settlement hierarchy and are defined as settlements that have the ability to support sustainable patterns of living in Wiltshire through their current levels of facilities, services and employment opportunities.

Environmental and Planning Considerations

- 2.9 The Site is located outside the defined development boundary and is within the Bath and Bristol Green Belt designation.
- 2.10 The Site is not located within any National Landscape (formerly - Area of Outstanding Natural Beauty (AONB)). The Cotswolds National Landscape is the closest to the Site, and is located approximately 1.15km to the west on the other side of Bradford on Avon.
- 2.11 The Environment Agency's (EA) flood map for planning illustrates that the majority of the Site is located in Flood Zone 1, which is at the lowest risk of flooding, meaning that there is low probability of fluvial and tidal flooding (land having less than 1 in 1,000 annual probability of river or sea flooding). The south eastern and north eastern edges of the Site are however located in Flood Zones 2 and 3.
- 2.12 Public Right of Ways (PRoW's) 'BRAD18' and 'HOLT62' run through the northern part of the Site, south of the River Avon, connecting Widbrook Wood and the canal Towpath to a wider network of PRoW's in BoA. PRoW 'BRAD19' runs along the western boundary, and connects Trowbridge Road to PRoW 'BRAD 18' and the existing Golf Club at Bradford on Avon. The Transport Assessment provides further details of the PRoW's in the vicinity.
- 2.13 The 'Great Bradford Wood' Ancient Woodland is approximately 400m to the north of the Site from the Sites northern boundary. There are no Tree Preservation Orders (TPO's) on the application Site.
- 2.14 With regard to heritage, the Site does not contain any statutory, designated or non-designated heritage assets. However, there are three statutory designated heritage assets in close proximity to the Site. The closest is the Grade II listed 'Milestone, approximately 150m north-west of Widbrook Bridge, Trowbridge Road A363' which lies to the immediate south west of the

Site's application boundary. There is also the Grade II listed 'Widbrook Bridge, Trowbridge Road' which is situated approximately 50m to the most southern corner of the Site, and the Grade II listed Widbrook Farmhouse which is about 300m south of the Site. There is also a Scheduled Monument – 'Sub-rectangular enclosure in Great Bradford Wood' – which is approximately 650m northeast from the Site, across the River Avon. The Site is not in a conservation area. The Bradford on Avon Conservation Area is located approximately 425m from the edge of the Site's western boundary.

- 2.15 The Site is not in or within close proximity to any Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC) or Local Nature Reserve (LNRs). The nearest is the 'Gripwood Quarry', a geological SSSI located approximately 1.15km to the north west of the Site.
- 2.16 A review of the Coal Authority's Interactive Map indicates that the Site does not fall within a Coal Mining Reporting Area and is therefore not located within a high risk development area.
- 2.17 The Site is identified as a mixture of Grades 3 and 4 agricultural land on Natural England's Agricultural Land Classification Map South West Region.

Planning History

- 2.18 Whilst there is no relevant planning history for the site itself, it is important to recognise relevant planning history for the surrounding area.
- 2.19 A planning application (reference W/83/00028/FUL), proposed the 'change of use of former refuse tip and adjoining agricultural land to a nine hole golf course'. This application was approved with conditions on 5 April 1983, establishing the principle of recreational use on land previously associated with waste disposal immediately to the north west of the application site.
- 2.20 Building on this permission, a further full planning application (reference W/86/00707/FUL), was submitted to Wiltshire Council in 1986 for the 'construction of 9 hole golf course with car parking and landscaping together with siting of club house and store'. This was approved with conditions on 22 July 1986, enabling the consolidation and formal establishment of what became the Bradford on Avon Golf Course, occupying land to the north of the Site and extending along the River Avon.
- 2.21 Subsequently, Planning Application (reference W/93/00265/FUL), then proposed the 'change of use of adjacent land to facilitate a golf course extension'. This application was however withdrawn on 1 June 1995, with no details or specific reasons for withdrawal known.
- 2.22 Following this timeline of events, the golf course ultimately ceased operation in 2007. With its closure, the Site became the subject of interest for residential development, including an application submission in 2008.
- 2.23 This included an Outline Planning Application (Ref: W/08/01715/OUT), and proposed the residential development at the Bradford on Avon Golf Course, with up to 194 dwellings on Site. The application was refused on 10 September 2008 for several grounds, including the Site's historic former use as the town refuse Site, the inadequacy of the proposed access arrangements, including anticipated increases in traffic through the existing residential estate and the potential pollution risks to the River Avon.
- 2.24 A subsequent Outline Planning Application (Ref: W/09/02628/OUT), by the same applicant was then submitted in 2009, proposing up to 195 dwellings. This application sought to again deliver residential development on the former Golf Course including provision of vehicular access. However, the application was withdrawn on 18 November 2009, due to the need for additional work to be undertaken in connection with the contamination issues on the parcel of land.

Planning Policy Context

- 2.25 The Development Plan for Wiltshire, in so far as it relates to the Proposed Development, comprises:
- Wiltshire Core Strategy (adopted January 2015);
 - Wiltshire Housing Site Allocations Plan (adopted February 2020);
 - Saved policies of the West Wiltshire Local Plan 1st Alteration (adopted June 2004);
 - Leisure and Recreation Development Plan Document (adopted 2009);
 - Waste Core Strategy 2006 – 2026 (adopted July 2009); and
 - Bradford on Avon Neighbourhood Plan (Made October 2017).
- 2.26 Wiltshire Council submitted the draft Local Plan to the Secretary of State for Housing Communities and Local Government for independent examination on 28 November 2024.
- 2.27 The Inspectors issued a letter on 27 February 2025 containing 'Initial Questions'. As part of this the Inspectors raised significant concerns relating to the soundness and inputs of the plan.
- 2.28 The issues raised included:
- Plan Period: concern about the Plan's ability to meet long term housing and employment needs considering the lack of a 15 year forward look.
 - Highway Matters: required the Council to provide information on further modelling work commissioned in response to concerns raised by National Highways.
 - Housing Supply: request for updated evidence on housing land supply, including the exclusion of unavailable Site's and updated housing figures.
 - Duty to Cooperate: request for Council to clarify discussions held under the Duty to Cooperate (DtC) and provide updated Statements of Common Ground (SoCG) with neighbouring authorities and prescribed bodies.
 - Proposed Salisbury Area New Community: concerns about the lack of substantive evidence supporting the inclusion of a new community north of Salisbury in the Plan.
- 2.29 A hearing session was then held on 24 June 2025 specifically to cover the duty to cooperate. This was then followed by a letter from the inspectors on 27 June 2025 concluding that the inspectors were satisfied that the examination could proceed to the next stage, to further consider the soundness and remaining matters of legal compliance of the draft plan.
- 2.30 However, after the stage 2 hearing sessions, the Inspector's issued a letter on 17 November 2025 confirming their concerns over matters such as the housing requirement and plan period and that all further hearing sessions would be cancelled to enable the Council to undertake further work. Then on 22 December 2025, the Inspector's confirmed in a letter that significant further work was required by the Council on a number of matters and that a programme for this work would be required by 20 January 2026.
- 2.31 Following a response from the Council on 30 January 2026, confirming they wished to proceed on the basis of the draft local plan without the full extent of work recommended by the Inspector's, the Inspectors issued a further letter on 27 February 2026 confirming that they would recommend that the draft Local Plan be withdrawn. The alternative would be for the Council to request that a report be issued, which the Inspectors have indicated would inevitably lead to a recommendation – which would be binding on the Council – that the Plan is not adopted. On 13 March 2026 the Council indicated that it would make a decision about which option to take in May 2026.

- 2.32 As a result, there is no longer an emerging local plan for Wiltshire to which any weight can be attributed as part of the decision making process for this planning application.

The Proposed Development

- 2.33 The description of the Proposed Development for the purposes of this EIA Screening Opinion request is provided within section 1 of this document. Outline planning permission is sought for the Proposed Development. The description of Development is provided below:

“Outline application (with all matters reserved except for access) for the erection of up to 224 residential dwellings (Class C3), 72-bed care home (Class C2), with sports pitch, allotments, country park, landscaping and open space.”

- 2.34 The proposal will deliver up to 224 residential dwellings, with an intention to provide at least 50% of these as affordable homes, which could deliver circa 112 affordable homes on the site.
- 2.35 The proposal would also include the provision of a 72-bed care homes and associated vehicular access (for which detailed approval is sought i.e. not reserved), as well as a sports pitch, allotments, country park and indicative landscaping and open space details. The proposed housing and care home is primarily delivered within the western part of the Site, closest to the existing settlement edge.
- 2.36 The application is submitted in outline and as such, the detailed mix of sizes and types of housing will be determined as part of future detailed phases.
- 2.37 With regard to the heights of the proposed buildings, the Proposed Development will comprise residential dwellings of a height and scale typical of housing in the area, expected to be predominantly two storeys, in keeping with the surrounding built environment.
- 2.38 A single point of vehicular access is proposed onto Trowbridge Road to the south west, together with active travel links within the Site leading to the adjacent PRoWs. This will ensure the provision of direct pedestrian and cycle routes towards the town, including an attractive route along the river.
- 2.39 The proposed development includes a substantial green infrastructure network, which responds to existing key features (for example the retention of key trees within the Site and around the Site perimeter), provides new landscape features: for example an extended area of woodland in the northern part of the Site, urban-green corridors within the development parcels, and extensive new parkland in the eastern part of the Site.
- 2.40 Within the proposed green infrastructure is formal recreation space including a sports pitch. These sit within the heart of the development and create a transition between the built development in the far western part of the Site, and as part of that the positioning of a new settlement edge, and the extensive recreation and open space in the eastern part of the Site.
- 2.41 In addition to the sports pitch provision, the proposals include Site allotments and community garden / orchards.

3. EIA Screening

Introduction

- 3.1 In determining whether the Proposed Development constitutes EIA development, consideration should be given to the following:
- If the proposed development is of a type listed in Schedule 1 of the EIA Regulations;
 - If not, whether it is listed in Schedule 2 of the EIA Regulations;
 - Is it located within or partly within a sensitive area;
 - Does it meet any of the relevant thresholds and criteria set out in Schedule 2 of the EIA Regulations and/or
 - Would it lead to likely significant effects on the environment?
- 3.2 These points are explored further in this section with reference to the EIA Regulations and supporting Planning Practice Guidance ('PPG').

Schedule 1 Projects

- 3.3 The Proposed Development is not of a type listed in Schedule 1 of the regulations.

Schedule 2 Projects

- 3.4 Schedule 2 identifies development types where, if the relevant threshold criteria are exceeded, further consideration is required (with reference to Schedule 3) in order to determine whether significant effects are likely. Where this is the case an EIA is required. It is considered that the Proposed Development falls within Part 10 (b) of Schedule 2:

'(b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas'.

- 3.5 The criteria to be considered for Part 10 (b) Urban Development Projects are given in column 2 as either:

'(i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or

(ii) the development includes more than 150 dwellings; or

(iii) the overall area of the development exceeds 5 hectares.'

- 3.6 The Proposed Development would provide over 150 dwellings and would therefore exceed the threshold stated in bullet point (ii). It therefore meets the thresholds to constitute Schedule 2 development for which screening the need for an EIA should be conducted. This Screening Opinion request is submitted to seek confirmation from the LPA that an EIA is not required for the Proposed Development project.

Sensitive Areas

- 3.7 Planning practice guidance (ref: 4-032-20170728) states “[t]he more environmentally sensitive the location, the more likely it is that the effects on the environment will be significant and will require an Environmental Impact Assessment.”
- 3.8 Sensitive areas are defined in the EIA regulations as:
- Sites of Special Scientific Interest and European Sites;
 - National Parks, the Broads and Areas of Outstanding Natural Beauty; and
 - World Heritage Sites and Scheduled Monuments.
- 3.9 The Site is not directly located within, nor adjacent to any of the sensitive areas listed above. The nearest European Site is the Bath and Bradford on Avon Bats Special Area of Conservation which is located (at its closet point) approximately 4km to the north west of the Site.
- 3.10 Notwithstanding this, the wider environmental sensitivity of the Site’s surroundings remains relevant to the Schedule 3 screening exercise, including the presence of nearby statutory and non-statutory designations and any relevant environmental constraints or standards.
- 3.11 In certain cases, local designations which are not included in the definition of sensitive areas, but which are nonetheless environmentally sensitive, may also be relevant in determining whether an assessment is required. Furthermore, in considering the sensitivity of a particular location, regard should also be had to whether any national or internationally agreed environmental standards (e.g. air quality) are already being approached or exceeded.
- 3.12 In this regard, a review of Wiltshire’s interactive mapping system¹ confirms that the Site is not within any statutory landscape designation. However, the Cotswolds Area of Outstanding Natural Beauty (now National Landscape) lies approximately 1.15km to the west and has therefore been considered as part of the wider location sensitivity of the Site.
- 3.13 The Site is approximately 6.5km to the east of the Bath World Heritage Site Boundary.
- 3.14 There are two Local Nature Reserves (LNR) within 5km of the Site, as follows:
- Southwick Country Park (3.5km south)
 - Green Lane Wood (4.25km south east)
- 3.15 There are four Sites of Special Scientific Interest (SSSIs) located within 5km of the Site, as follows:
- Gripwood Quarry SSSI (1.15km north west)
 - Iford Manor SSSI (3.6km south west)
 - Winsley Mines SSSI (4km north west)
 - Inwood, Warleigh SSSI (4.9km north west)

¹ <https://experience.arcgis.com/experience/edf6de344bab47cabf9cee7cc42f2af8/page/Page>

Schedule 3 Criteria

- 3.16 Regulation 5 of the EIA Regulations states that when determining whether a Schedule 2 is EIA development, the relevant local planning authority must take into account in making that decision:

‘(a) any information provided by the applicant;

(b) the results of any relevant EU environmental assessment which are reasonably available to the relevant planning authority; and

(c) such of the selection criteria set out in Schedule 3 of the EIA Regulations as are relevant to the development. The three broad selection criteria included at Schedule 3 that should be considered are: 1. Characteristics of the development; 2. Location of the development; 3. Types and characteristics of the potential impact.’

- 3.17 We have considered the Proposed Development against these below, having regard to the characteristics of the potential impacts.

- 3.18 Characteristics:

- The size of the development;
- The cumulation with other existing and/or approved development;
- The use of natural resources;
- The production of waste;
- Pollution and nuisances;
- The risk of major accidents;
- Risks to human health.

- 3.19 Location:

- The existing land use;
- The relative abundance, quality and regenerative capacity of natural resources in the area;
- The absorption capacity of the natural environment.

- 3.20 Potential Impact:

- The extent of the impact (geographical area and size of the affected population);
- The nature of the impact
- The transboundary nature of the impact;
- The intensity and complexity of the impact;
- The probability of the impact;
- The duration, frequency and reversibility of the impact;

- The cumulation of the impact with the impact of other existing and/or approved development; and
- The possibility of reducing the impact.

Consideration of Cumulative Effects

3.21 PPG (Environmental Impact Assessment: Paragraph: 024 ref: 4-024-20170728) states:

“Each application (or request for a screening opinion) should be considered on its own merits. There are occasions, however, when other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development.”

3.22 There are no applications of relevance in regard to cumulative impact, as outlined below. Where the potential cumulative impacts with this new proposal are relevant, these are set out in Section 4, below.

3.23 The following Environmental Impact Assessment screening checklist is to aid the Council and ensure that the relevant issues are considered and to provide a clear audit trail, as suggested by the PPG.

4. Consideration of the Proposed Development

Application Thresholds	
i. Does the Proposed development fall within Schedule 1 (Y/N)?	No
ii. If yes, what is the applicable description?	N/A
iii. Does the Proposed development fall within Schedule 2 (Y/N)?	Yes
iv. If yes, what is the applicable description?	10(b) – Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas
v. Is any part of the Proposed development to be carried out in a defined Sensitive Area (see Regulation 2(1))	No
vi. What is the applicable threshold/criteria in Schedule 2?	(i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; (ii) The development includes more than 150 dwellings; or (iii) The overall area of the development exceeds 5 hectares
vii. Does the Proposed development meet/exceed the applicable threshold (Y/N)?	Yes - 10(b) (ii) & (iii)
<i>If yes to (iii) and then (v) or (vii) the proposed development will require EIA if it is likely to have significant effects on the environment.</i>	

Possible effects on the environment

The following information has been prepared with reference to the selection criteria for screening Schedule 2 development, provided in Schedule 3 of the EIA Regulations:

1. Characteristics of development (a) – (g)
2. Location of development (a) – (c)
3. Characteristics of the potential impact (a) – (h)

Features of the Proposed Development and any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment have been identified as per the PPG guidance at Paragraph 023 of the Environmental Impact Assessment chapter (ID 4-023-20170728).

The Applicant has a good understanding of the possible environmental effects of the Proposed Development and, as such, the emerging layout of the Proposed Development includes inherent environmental mitigation to respond to the constraints and potential impacts on and off site.

In the absence of inherent and additional mitigation and in advance of any judgments of the significance of individual effects, the possible environmental effects of the proposals are considered to be:

- Air quality – from emissions and dust generated during the construction phase and emissions resulting from the operation of the Proposed Development.
- Noise and vibration – from the construction and operational phases of the Proposed Development.
- Landscape and visual effects – local impacts on surrounding human receptors through the development of the Site; near and far-field views of the buildings from the road network, public rights of way, and residential properties.
- Social and economic effects – including the creation of new employment during construction and operation.
- Transport – the traffic movements associated with the construction phase of the Proposed Development on the local road network.
- Biodiversity and ecology – the effects on existing biodiversity and ecology from the development of the Site and introduction of new landscaping.
- Risks to human health – the risk of accidents or disasters resulting from the construction phase of the Proposed Development.
- Climate change – the effects on climate through GHG emissions during the construction and operation phase.
- Ground conditions – the effects on ground conditions through the mobilisation of potential contaminants during the construction phase.
- Water resources – potential effects on surface water and groundwater quality during construction and operation, including drainage alterations.

A Screening Criteria Question	B Response to the Screening Criteria question and explanation of reasons (Yes/No or N/A)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons) If the answer in Column B is 'No', Column C is not applicable.	
		Briefly explain reasons and, if applicable and/or if known, include name of feature(s) and proximity to site(s)		Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold .
Natural resources				
Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	No	The Site is predominantly flat falling approximately 13m to the north east from the edge of Trowbridge Road (A363) and into the River Avon. The Proposed Development intends to follow the existing topography of the Site.	N/A	
Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	Yes	Development of the Site would affect 31 hectares of land and the soil resource (Urban, Grade 3 & 4 agricultural land). It will require the use of a range of common natural and manufactured construction materials to complete the Proposed Development. Water and energy will also be required for construction and operational stages.	No	The quality of soils retained on-site will be maintained by following good practice guidance on soil handling and storage, to avoid compaction and biodegradation (secured via condition through the Construction Environmental Management Plan (CEMP)). Given the scale of the proposed residential development in the context of the supply of the required materials, this is not likely to result in a significant impact associated with the use of natural resources. The sustainable use of materials and resources are detailed within the Design and

A Screening Criteria Question	B Response to the Screening Criteria question and explanation of reasons (Yes/No or N/A)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons) If the answer in Column B is 'No', Column C is not applicable.
			Access Statement (incorporating Sustainable Energy Strategy and Waste audit) that accompanies the Application.
Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	No	The Site is located in an area of greenfield land and is located on the edge of an existing urban area (to the west). The land is a mixture of Urban, Grade 3 and 4 agricultural land on Natural England's Agricultural Land Classification Map South West Region. The Grade 3 agricultural land is the predominant land classification on the Site and is considered to be 'good to moderate quality agricultural land', while the Grade 4 land is considered to be 'poor quality', and is nevertheless not best quality farmland. The overall loss is therefore not considered likely to have a significant environmental effect, given the scale of available agricultural land in the wider area and the lack of irreversible impacts on agricultural viability. The Site has not been identified or allocated for mineral extraction and is not situated within a Mineral Safeguarding Area. There are no areas of important forestry, water/coastal resources, or fisheries within or adjacent to the Site that could be affected by the proposed development. Overall, no significant environmental effects are anticipated in relation to important, high-quality, or scarce resources.	N/A

A Screening Criteria Question	B Response to the Screening Criteria question and explanation of reasons (Yes/No or N/A)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons) If the answer in Column B is 'No', Column C is not applicable.
Waste		
Will the project produce solid wastes during construction or operation or decommissioning?	Yes Construction waste There will be waste arising from the construction phase of the development. Operational waste The residential units proposed will generate household waste and recyclable material. Waste collection authorities are responsible for ensuring that sufficient infrastructure exists for the collection of residential waste.	No Construction waste is appropriately managed through a Waste Audit (incorporated in the Design and Access Statement) in accordance with the waste hierarchy, including on-site methods of segregation, refuse and recycling wherever practicable, with disposal to a licenced facility used as a last resort. This will ensure that significant adverse effects from the management of waste will be unlikely. At operation, Refuse and Recycling Servicing and Management Plan will be in place (secured by condition). Residential development will not result in excessive or abnormal waste generation. With residential and commercial/community use waste collection service, the potential effect of waste arisings during the operational phase is not considered to be significant. Taking this approach for the Proposed Development will ensure that significant adverse effects from the management of waste will be unlikely.

A Screening Criteria Question	B Response to the Screening Criteria question and explanation of reasons (Yes/No or N/A)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons) If the answer in Column B is 'No', Column C is not applicable.
Pollution and Nuisances		
Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes While there is likely to be some dust arising during construction operations, standard good practice techniques would manage the potential impacts. During operation, there will be a local increase in traffic movements and vehicle emissions compared to the baseline, primarily from road vehicles associated with the Proposed Development. Pollutants associated with road traffic include nitrogen dioxide (NO₂) and particulate matter (e.g. PM₁₀ and PM_{2.5}). Private car parking provision is proposed for the Proposed Development, with the exact number to be determined through reserved matters stages.	No While some dust generation is anticipated during construction, this will be controlled through a (CEMP), secured by an appropriate planning condition. Through the adoption of standard best practice measures, such as implementing a dust management plan, placing screens around dust-producing activities, and using dampening techniques, will further minimise potential dust impacts, the likely residual impact of the Proposed Development is not considered to be significant in accordance with Institute of Air Quality Management (IAQM) guidance. Air quality impacts from construction vehicle emissions can be reduced through best practice construction techniques, such as ensuring that vehicles are not left idling. Overall, it is considered unlikely that the Proposed Development will result in significant air quality effects during the construction phase. During the operation phase, the Proposed Development will incorporate measures to minimise emissions and promote sustainable travel through a Framework Travel Plan, secured by condition, which will encourage public transport use, walking, and cycling. Additionally, improvements to walking and cycling connections are embedded in the scheme design, and any necessary highway mitigation works will be considered under the Highways Act 1980.

A Screening Criteria Question	B Response to the Screening Criteria question and explanation of reasons (Yes/No or N/A)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons) If the answer in Column B is 'No', Column C is not applicable.
			An Air Quality Assessment is also submitted alongside the application. It will assess compliance with local air quality objectives and national thresholds. Given the mitigation measures proposed, and considering the scale of development in relation to existing background air pollution levels, significant effects on the environment are considered unlikely.
Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	Construction operations (traffic and machinery) will generate a new temporary source of noise and vibration. The closest sensitive receptors to the Site are the residential properties of Widbrook View to the west of the Site. During occupation of the Site, background noise levels within the vicinity of the Site are unlikely to change from the existing baseline as the proposed uses are not associated with significant noise generation.	No Construction impacts will be temporary and restricted to day-time hours by condition through the requirement of a CEMP . The potential impacts of construction related noise and vibration will be minimised by compliance through environmental protection legislation and through compliance with best practise. The proposed operational use is not associated with significant noise generation. Significant environmental effects at both construction and operation phases are therefore considered unlikely to arise.
Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes	A Site walkover confirmed that the land is largely grassed, except the north western area of the Site, which is currently under arable use. Potential contamination sources include historic agricultural activities (e.g., localised made ground, hydrocarbon spills, and PAHs from stubble burning).	No A Phase 2a Ground Investigation confirmed that the western area of the Site where development is to be located was generally suitable for residential development, with no significant contamination, and identified pollutant linkages.

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		Off Site, a former landfill approximately 58m north of the Site presents a possible constraint, with tipped putrescible waste raising the need for ground gas monitoring, groundwater testing, and chemical soil testing. During construction, while there is potential for temporary risks associated with fuel spills, sediment runoff, or accidental pollutant releases, these will be managed and mitigated through a CEMP, secured by condition. This will control potential effects to human health via dermal absorption, ingestion or the inhalation of particles. The risks to controlled waters will be lowered through a combination of mitigation, design and adoption of good practice measures. During operation, the Proposed Development is not expected to involve activities that could lead to significant pollution risks to land or water. The drainage strategy incorporates sustainable drainage systems (SuDS) to manage surface water runoff, reduce pollutant loads, and prevent contamination of surface and groundwater. A Ground Conditions Assessment is submitted as part of the Application submission.	The requirement for continued groundwater and gas monitoring over a 12 month period to understand seasonal variations and assess any potential influence from the nearby historical landfill will however be required. That said, the level of risk during construction will be managed through a combination of mitigation, design and good working practise measures set out in a CEMP. This will control potential effects to human health via dermal absorption, ingestion or the inhalation of particles. The risks to controlled waters will be lowered through a combination of mitigation, design and adoption of good practice measures (CEMP). Site drainage will be designed to minimise potential impacts of development on local water quality and will utilise sustainable drainage to achieve this. The project is considered unlikely to pose a significant risk to human health.
Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing	Yes	A historic landfill is recorded approximately 58m to the north of the site, where putrescible waste was previously deposited. This former landfill, now forming part of a disused golf course, represents a potential	No A Phase 2a Ground Investigation is currently ongoing and confirmed that two peak events have been measured so far, one in December, typically on the 11th December 2025 visit and one in

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legal environmental standards are exceeded, which could be affected by the project?	constraint to the proposed development. A desktop study had identified possible off-site contamination risks associated with this area, including ground gas migration and the leaching of contaminants to groundwater. In addition, while the site is not located within an Air Quality Management Area (AQMA), the nearest one is approximately 1.2km north west of the Site, in the centre of Bradford on Avon. During construction, effects of dust generation and pollutant emissions will be managed by a CEMP which will include standard best practice measures.	February 2026, typically on the 12th February 2026 visit. Groundwater depths above 1m have been measured in some boreholes, while, some boreholes appear closely linked in terms of timing and magnitude of groundwater rise and fall between visits. Three boreholes in the north of the proposed development area and one off-site borehole positioned immediately adjacent to the historic landfill, have been monitored for ground gas. No detections above typical threshold values for carbon dioxide (5%) and methane (1%) have been measured in any of the boreholes (March 2026). On this basis, it can be considered that there is no indication that ground gas migration from the former landfill has any apparent impact to the site and is therefore 'not significant'. Nevertheless, Groundwater monitoring is due to be undertaken monthly for a period of twelve months to assess seasonal variation alongside further ground gas monitoring, to further assess the ground gas risk from the landfill to the north of the site. In terms of off-site contamination, the presence of the former landfill to the north of the site is recognised but its potential impact has been considered from a land contamination/human health perspective and been found to be not significant. During construction, effects of dust generation and other air-borne pollutants will be mitigated and managed by a CEMP which will be secured via a

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				condition and will include standard, best practice measures. During the operational phase of the Proposed Development, sustainable travel modes will be promoted through the submission of Framework Travel Plan, submitted alongside the outline application. Any potential impacts on air quality will be assessed within an Air Quality Assessment, with mitigation measures being provided, if necessary. There are no combustible sources expected on the Site once operational and sustainable transport methods will be actively promoted, therefore the Proposed Development is unlikely to give rise to significant effects during the operational phase. Significant effects on the environment from a pollution and air quality perspective are considered unlikely.
Population and Human Health				
Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No	The Application Site's location within the UK is such that natural disasters, including those caused by climate change, are not considered to represent a likely risk to the Proposed Development. The Site, however, has the River Avon running directly along its northern boundary.	N/A	

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	The Site is predominantly located within Flood Zone 1, encompassing the entire western portion, although, the eastern edge and south eastern part of the Site fall within Flood Zones 2 and 3. Nonetheless, the intended proposed developable area is situated entirely within Flood Zone 1, with areas in Flood Zone 2 and 3 reserved for community green space, landscaping and other non-vulnerable uses, meaning no loss of floodplain will occur. On this basis, the proposed development is considered to be at low risk from flooding from rivers and the sea. On the Environment Agency's flood mapping tool, there is currently no available data regarding climate change impacts. Given the absence of definitive data on climate change impacts, it is not possible to quantify these effects at this stage. Nevertheless, as the developable area is confined to Flood Zone 1, any potential effects of climate change are anticipated to be minimal and unlikely to significantly impact the proposed developable area. To confirm this position, as the Site covers an area of land greater than 1 hectare, the design of the proposal is informed by a Flood Risk Assessment which has accounted for future risks of flooding which are associated with climate change. Management of proposed surface water runoff is through the introduction of a Sustainable Drainage System (SuDS) scheme. This is likely to include a series of attenuation basins and wider SuDS, further details of which are submitted with the application.	

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	The Proposed Development will adhere to recognised and accepted best practices in highway design, drainage specifications, and current building regulations. Although there is always a potential risk of accidents, this risk is mitigated through design measures and compliance with statutory design guidelines and other regulatory regimes, as well as compliance with a CEMP, and therefore such a major accident leading to a significant environmental effect is considered unlikely.	
Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)	No A Ground Conditions Assessment is submitted with the outline planning application. The level of risk during construction will be managed through a combination of mitigation, design and good working practise measures set out in a CEMP. This will control potential effects to human health via dermal absorption, ingestion or the inhalation of particles. The risks to controlled waters will be lowered through a combination of mitigation, design and adoption of good practise measures. At operation, Site drainage will be designed to avoid potential impacts of development on local water quality and will utilise sustainable drainage to achieve this. The primary influence on air quality will take place during construction, with emissions and potentially dust generated from construction activity and construction traffic being the primary source. These effects will be reduced by using standard best practice	N/A

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	construction methods in a CEMP such as wheel washing of HGV's prior to leaving Site. An Air Quality Assessment submitted with the application assess the dust risk and provide mitigation measures to ensure that the outcome is non-significant. The development is expected to have an insignificant impact during the operation phase. The main source of air pollution in the area surrounding the Proposed Development is considered to be from vehicle emissions using the local road network. There will be an increase in vehicle movements compared to the baseline, leading to localised emissions of air pollutants. However, the scale of additional traffic is not anticipated to exceed thresholds that would result in a significant deterioration in air quality. Furthermore, the Proposed Development will include sustainable transport measures, including a Framework Travel Plan, to encourage walking, cycling, and public transport use, helping to reduce reliance on private vehicles. There are no heavy industrial pollution sources in the immediate vicinity of the Proposed Development that would reasonably directly influence ambient air quality at the Site beyond wider background contributions. The Proposed Development is therefore considered unlikely to pose a risk to human health.	
Water Resources		

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Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes	The topographical survey of the site did not record any ditches or land drains within the site area. However, a 'pond and wet area' is recorded in the eastern part of the site, along with a short 'grassy rhyme', which leads to the River Avon. The River Avon also runs directly along its northern boundary. The proposed development will not alter the river's volume, flow, or flood risk. Other than a potential standard outfall structure. There will be no direct physical intervention in the watercourse, and SuDS techniques and measures will be implemented to manage runoff appropriately.	No The development footprint is intended to be confined to Flood Zone 1, which is considered to have low probability of flooding. The design approach seeks to avoid encroachment into Flood Zones 2 and 3, and no works are proposed within the river corridor. The proposed development includes drainage strategy details for the management of foul drainage, mitigation to flood risk and reduce pollutant levels in runoff. Mitigation measures will be implemented through landscaping and sustainable drainage features to meet the standards set out by the Environment Agency and Wiltshire Council. Above ground storage features will be considered for inclusion such as (but not limited to) retention basin/ponds, detention basins, swales, and permeable paving, designed to provide the required level of storm water storage to comply with Lead Local Flood Authority requirements within the Site. A Flood Risk Assessment, Sustainable Drainage Strategy and Foul Drainage Assessment is submitted with the application.
Biodiversity (species and habitats)			
Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-	Yes	There are no ecological designations affecting the Site, however, two non-statutory designated sites, comprising Bristol Avon River LWS and Widbrook	No A Shadow Habitats Regulations Assessment (sHRA) has been produced to provide Wiltshire Council with technical information required to

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designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local)).	Wood LWS, are situated c. 10m off-site to the north and east respectively. The Site is within 5km of a European Site, this being as follows: - Bath and Bradford on Avon Bats SAC. There are several separate designated components within the wider landscape, although the closet component of the Bath and Bradford on Avon Bats SAC is Winsley Mines SSSI (4km north west). According to the Wiltshire' Bat Guidance (2015), the Site falls on the outer edge of the Lesser Horseshoe Bat Core Roost Buffer, and within the wider Greater Horseshoe Bat Buffer. The Salisbury Plain Special Protection Area is approximately 1km outside the Zone of Influence. There are two Local Nature Reserves (LNR) within 5km of the Site, as follows: - Southwick Country Park (approximately 3.5km south); and - Green Lane Wood (approximately 4.25km south east) In addition, there are four Sites of Special Scientific Interest (SSSI) within 5km of the Site:	assess whether the proposed scheme may have an adverse impact on the integrity of any National Site Network site, either alone or in combination with other plans or projects in the local area as part of their responsibility as the 'competent authority' under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). Bath and Bradford on Avon Bats SAC is the only National Site Network site within 10km of the Site and has therefore been scoped into the assessment. The assessment of the sHRA did not identify any residual effects from the identified impact pathways, and no cumulative impacts upon the integrity of the designated sites above are anticipated. As a result, the proposed development does not, either alone or in-combination with other plans or projects, give rise to any adverse effects on the integrity of the Bath and Bradford-on-Avon Bats SAC. A significant effect on all other identified Sites of nature conservation value is also not predicted on account of the proximity of the offsite designated Sites to the Site, their cited interest features and consideration of the primary mitigation anticipated for the Proposed Development which will include retention and creation of ecological valuable habitats, sensitive layout, drainage and lighting design, on-site open space provision and implementation of best practice construction pollution prevention measures.

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		• Gripwood Quarry SSSI (approximately 1.15km north west); • Iford Manor SSSI (approximately 3.6km south west); • Winsley Mines SSSI (approximately 4km north west); and • Inwood, Warleigh SSSI (approximately 4.9km north west) There are two Ancient Woodlands within 2km of the Site, as follows: • Great Bradford Wood (approximately 400m north); and • Belcombe Court Wood (approximately 2km north west) The Site is also located within 2km of the following non-statutory Sites: • Great Bradford Wood LWS (0.03km north); • Kennet and Avon Canal (approximately 0.13km south); and • Lynwood Drive Pond LWS (1.56km south) An Ecological Impact Assessment (EcIA) is provided as part of the Application.	
Could any protected, important or sensitive species of flora or fauna which use areas on or	Yes	An EcIA is provided as part of the Application and will take account of all habitats, protected species and	No The parameters for the layout and design of the scheme have been informed by the ecological

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around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	relevant notable species within and around the Site that could be directly or indirectly affected by the Proposed Development. Habitats The Site comprises one arable field which is present in the north western part of the Site, and several fields of modified grassland that is utilised for sheep grazing. These habitats are bound by a network of native species-rich hedgerows, native species-rich hedgerows with trees, native species-poor hedgerows, native species-poor hedgerow with trees, and tree lines. One of these tree lines (LOT6) contains a veteran field maple at its southern extent. Furthermore, a pond is present in the east of the Site alongside a number of individual trees and discrete areas of bramble scrub, tall forbs and buildings and developed land; sealed surface. All tree species within the Site are broadleaved species recorded include oak, blackthorn, ash, elm and field maple. The veteran tree is considered to be of National importance. The tree lines, pond and hedgerows, some of which qualify as 'important', are considered to be of Local importance. The modified grassland, bramble scrub and individual	baseline; and thus mitigation is inherent within the design of the Proposed Development. No significant effects are predicted during the construction phase due to the implementation of a CEMP. Habitats The scheme has been designed to retain and enhance unlit green corridors around the Site which can be used by foraging and commuting bats, allowing them to continue to move through and around the Site between offsite roosts and foraging grounds. The majority of hedgerows and tree lines will be retained within the scheme. The pond will also be retained and the majority of individual trees will also be retained and protected. Furthermore, the retained hedgerow network will be enhanced and a substantial amount of modified grassland will be retained and enhanced to other neutral grassland (c. 13ha). In addition, significant areas of new habitat will be created within the Site to provide additional commuting and foraging habitat. Habitats to be created will comprise new other neutral grassland

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	trees are considered to be of Site importance. The arable, tall forbs and buildings and developed land; sealed surface are considered to be of Negligible importance. Species Habitats within and adjacent to the Site have the potential to support a range of protected and notable species which may occur in the wider landscape. The scope of baseline surveys establish the status and distribution of such species. The Site supports commuting and foraging bats (including Annex II species), an assemblage of breeding birds and three active badger setts. The Site is also considered likely to support a population of common reptile species within the hedgerow bases, tall forbs and pond habitats. A breeding population of beaver are present c.15m off-site to the north within the River Avon, and evidence of foraging/commuting beaver and otter were recorded c.10m off-site to the east in Wid Brook. Great crested newt and dormouse are both considered to be absent from the Site. The Bath and Bradford-on-Avon Bats SAC is made up of 4 component Sites of Special Scientific Interest (SSSIs):	(c. 1.25ha), other broadleaved woodland (c. 3.45ha), individual trees (350 no.), traditional orchard (c. 0.07ha), SuDS basins (0.54ha) and species rich native hedgerows (0.31km); all of which will provide additional commuting and foraging resource for bats. The enhancement of the existing modified grassland to other neutral grassland will be undertaken through harrowing and sowing with a species-rich seed mix containing yellow rattle, a hemi-parasitic species, which will reduce the dominance of competitive grass species and allow the growth of a wider variety of species including forbs/ wildflowers. The area of other neutral grassland north of the footpath and adjacent to the River Avon will be sown with a damp-tolerant species-rich seed mixture to ensure it can withstand the periodic flooding from the River Avon, which will provide an increase in extent and quality of the riparian habitats within the Site and associated invertebrate prey. A Habitat Mitigation and Monitoring Plan (HMMP) will be produced detailing the methods and strategies to manage these habitats, as well as providing details of the funding mechanisms and timescales for management.

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		- Winsley Mines SSSI; - Brown's Folly SSSI; - Combe Down, Bathampton Down Mines SSSI; and - Box Mine SSSI. The Site is situated 4km west of a component of Bath and Bradford-on-Avon Bats SAC (Winsley Mines SSSI).	Species A significant effect on any protected species is not predicted on consideration of the primary mitigation anticipated for the Proposed Development. Species-specific measures would be determined by final layouts and results of baseline surveys and may include: - Retention and protection of the majority of hedgerows, tree lines and individual trees through establishment of Root Protection Areas (RPA), with five hedgerows to be enhanced; - Retention and protection of the pond; - Establishment of a 10m buffer between the Site boundary, and both the River Avon and Wid Brook, to avoid impacts on their riparian zones, beaver and otter; - Retention and protection of two badger setts with 20m buffer. While, the closure of one outlier sett; - Provision of 2no. skylark plots; - Habitat creation, habitat features and nest boxes as part of the landscape strategy; and - Sensitive timings of works and production of sensitive lighting strategy to protect commuting and foraging bats, breeding birds and reptiles, and precautionary

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				measures to protect hedgehogs. The implementation of the avoidance, mitigation, compensation and enhancement measures are further set out in the accompanying EclA, submitted with this application. As well as this, a Biodiversity Net Gain Statement is submitted and confirms that the development provides a positive effect on biodiversity above the minimum 10% Biodiversity Net Gain. Moreover, the scheme will further not directly impact upon the Bath and Bradford-on-Avon Bats SAC and its integral roosts as all PRFs will be retained, buffered and protected as part of the scheme.
Landscape and Visual				
Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? Where designated indicate level of designation (international, national, regional	Yes	There are no national or locally designated assets on or close to the Site. In terms of landscape character, at the national level, the Site straddles across the NCA 117 Avon Vales and the NCA 107 Cotswolds boundaries. At a County level, in the Wiltshire Landscape Character Assessment it is within LCA 12B Avon Open Clay Vale. The key relevant characteristics are;	No	The effects on landscape and visual receptors can be moderated by the design and layout of the scheme, which adopts a landscape-led approach. Built development is contained adjacent to the existing settlement edge, while substantial areas of open land are retained and enhanced, particularly in association with the River Avon corridor. The incorporation of structural planting, green infrastructure and SuDS features provides a

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or local).	• Level land form with wide open skies and views to ridges and downs. • Pastoral land use with some arable. • Large scale geometric fields with hedgerows or open drainage channels defining boundaries. • Presence of rivers, tributaries, drainage channels and open water bodies. • Watercourses lined with riparian vegetation with prominent lines of willows. • Floristically rich hay meadows. • Settlement pattern varies from large towns and small scattered villages to sparse farmsteads. • Buildings in varied materials of brick, render and stone. • Crossed by major transport corridors, and a network of minor roads linking settlements. • Historic use for transport evident in canals The Site also falls within the Avon Green Belt, an extensive area of Green Belt that extends around Bristol and Bath.	framework for integrating the development into the surrounding landscape over time. While the Proposed Development would represent a change in the character of the Site, moving from agriculture to residential use, given the scale of the development and its relationship with its surroundings and the wider landscape (including existing and planned residential projects), landscape and visual effects of a significant level that would warrant EIA are considered unlikely to occur. Taking these factors into account, while the scheme would result in locally significant adverse effects, particularly in the short term and for receptors within the site, these effects would reduce over time as the landscape framework establishes, and would not extend to the wider landscape context. A Landscape, Visual and Green Belt Impact Assessment (LVGBIA) is submitted as part of the Site of planning application documents, which details the potential level of effects on the landscape and visual receptors within the Site and wider study area. Where potential adverse level of effects occurs, the LVGBIA will document the common experience of adverse effects on receptors within and adjacent to the Site, and detailed the level of mitigation proposed to reduce these potential impacts.

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Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	Yes	The proposal will be visible to users of the local highway network (Trowbridge Road), sections of public rights of way ('BRAD18, BRAD19 and HOLT62'), and from a small number of properties close to the Site. Additionally, while the Site is located within the Green Belt, which is intended to maintain openness and prevent urban sprawl, the visibility of the Site is relatively contained by existing vegetation and boundary features, limiting long distance views.	No While there will be changes to the landscape receptors within the Site, and a visual change to some local receptors, effects on landscape and visual receptors can be reduced through the integration of appropriate urban design principles. The absorption capacity of the existing landscape environment is considered sufficient to accommodate the development without leading to significant effects on landscapes or Sites of historical, cultural, or archaeological significance as defined in criterion (viii) of Schedule 3 of the EIA Regulations 2017. Consequently, it is unlikely that the Proposed Development will result in significant landscape or visual impacts, and does not warrant an EIA. A Landscape, Visual Green Belt Impact Assessment is included in the Application to ensure that visual matters are thoroughly evaluated within the planning process.
Cultural Heritage/Archaeology			
Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural	Yes	The Site is not located within a conservation area, nor does it contain any designated heritage assets. The Bradford on Avon Conservation Area lies some distance from the Site, (at its closest 425m)	No In EIA terms, the thresholds for 'significant effects' on heritage receptors are determined by considering the sensitivity of the heritage receptors alongside the magnitude of impact that will be

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heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).	intersected with considerable postwar housing between the Site boundary and conservation area boundary. Potential effects will require further detailed assessment, but it is considered unlikely that development within the Site would significantly affect the significance of the designated area. However, three designated heritage features are in close proximity, all of which are Grade II status: • Milestone, approximately 150m north-west of Widbrook Bridge, Trowbridge Road A363, - approximately 100m south of the Site, along the southern boundary • Widbrook Bridge, Trowbridge Road, - approximately 200m south of the Site; and • Widbrook Farmhouse - approximately 300m south of the Site In addition, the scheduled monument of the 'Sub-rectangular enclosure in Great Bradford Wood' is located approximately 650m northeast of the Site. While these features are designated for their historic value, their presence in the wider setting is acknowledged. The proposed development will be contained within the existing Site boundary and will not physically affect these assets. Furthermore, the separation distances, intervening vegetation, and existing road infrastructure provide a degree of visual screening, reducing any potential impact on their	experienced. Only effects of medium to high significance are deemed 'significant'. The potential impact that may arise as a result of the development is assessed through an Historic environment desk-based assessment and geophysical survey that has been submitted alongside the Application. Archaeological importance within the Site will also be explored through the accompanying assessment. No adverse impacts upon any other form of designated heritage assets are anticipated. Survey work has identified potential archaeological remains in parts of the site, which may be managed through suitable programmes of industry-standard archaeological fieldwork and recording. In summary, with the implementation of embedded mitigation in design, and secondary mitigation for archaeology, the Proposed Development of the Site would be unlikely to be deemed significant in EIA terms in respect of cultural heritage and archaeology, and therefore does not warrant an EIA.

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		setting. As aforementioned, there are no designated landscape areas, within or immediately adjacent to the Site. Conservation Areas and Listed Buildings are statutory designations for assets generally deemed to be of national heritage significance / value. Impacts on the setting of the above Listed Buildings is explored through a Historic environment desk-based assessment and geophysical survey and Landscape and Visual Impact Assessment which are submitted alongside this application.		
Transport and Access				
Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes	A Transport Assessment is included within the Application. Public Right of Ways (PRoW's) 'BRAD18' and 'HOLT62' run along the Site from the north west to the south east, south of the River Avon, connecting Widbrook Wood to a wider network of PRoW's in BoA. While on the western boundary, PRoW 'BRAD19', connects Trowbridge Road to the existing Golf Club. All three PRoW's will be retained and maintained throughout the development of the Site.	No	Whilst there are PROWs in the vicinity of the Site which are used by the public, these have been retained and will not be physically affected by the scheme. Any diversions deemed necessary during the construction phases will be detailed in the CEMP. It is expected that these diversions, if necessary, will not cause significant effects.
Are there any transport routes on or around the location which are susceptible to	Yes	The TA contains a detailed review of the existing and future operation of the highway network to determine	No	It is not considered that development traffic will result in a significant effect. The TA provides a

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congestion or which cause environmental problems, which could be affected by the project?		the potential impact of traffic associated with the development. There are some areas within the town centre and on the local highway network that experience some queuing / delay at peak times.		robust consideration of the effects of the development, and confirms that further assessment within an EIA will not be necessary.
Land Use				
Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	Yes	The Site is located near existing residential properties to the west, within an area known as Widbrook View. Additionally, there are existing residential and agricultural properties to the south of the Site boundary and within the development of Moulton Drive, on the opposing side of Trowbridge Road. Located to the south of the Site, south of Widbrook View, is Bradford on Avon Marina, and in the centre of the Site Bradford on Avon's Sailing Club, which is to be retained as part of the development and connected via the existing PRoW's on Site.	No	The effects of the proposal on nearby land uses has been investigated within several documents that are submitted alongside the application. These documents are required for this application as per Wiltshire's Validation Checklist, and will include a Air Quality Assessment, Transport Assessment and Travel Plan. The above documents (and others) provide a robust consideration of the effects of the development, which are considered unlikely to be significant, and that confirm that further assessment within an EIA will not be necessary.
Are there any plans for future land uses on or around the location which could be affected by the project?	No	No planning permissions have been granted in the vicinity of the Site for land uses that could be adversely impacted by the Proposed Development, and there are no current planning applications for future alternative land uses on or around the application Site.	N/A	

A Screening Criteria Question	B Response to the Screening Criteria question and explanation of reasons (Yes/No or N/A)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons) If the answer in Column B is 'No', Column C is not applicable.	
		However, the former golf course land to the north of the Site, had been identified by Wiltshire Council as a 'Local Plan Review Reserve Site' for up to 120 dwellings at the Regulation 19 stage of the Emerging Plan, reflecting the Council's longer term strategic assessment of the Site's potential suitability for residential development.		
Land Stability and Climate				
Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No	The Site's location within the UK is such that natural disasters, including those caused by climate change, are not considered to represent a likely risk to the Proposed Development. For example, it is considered that the likelihood of an earthquake with a magnitude sufficient to cause damage to buildings and/or loss of life occurring and impacting the Site is extremely low. The design of the Proposed Development has been prepared with the input of qualified civil and structural engineers who have considered the risk of such issues in their engineering advice.	N/A	
Cumulative Effects				
Could this project together with existing and/or approved development result in	No	Consideration has been given as to whether there is potential for likely significant effects to occur through	N/A	

A Screening Criteria Question	B Response to the Screening Criteria question and explanation of reasons (Yes/No or N/A)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons) If the answer in Column B is 'No', Column C is not applicable.
cumulation of impacts together during the construction/operation phase?	the combination of the Proposed Development with other existing proposals or approved developments. A GIS search of the planning application database has been conducted, which looked to identify planning applications within 2 km of 50 dwellings or more or 1,000 sqm commercial space or more. This covered applications that have been determined since 1st March 2021, giving a five year outlook of applications determined in the surrounding area. The following permissions do not meet the above search criteria but are within a 2km radius of the Site. These have been included for the avoidance of doubt but are not anticipated to give rise to any cumulative effects: • Erection of 1 No. self-build dwelling and associated works including the conversion of the existing Cowshed to ancillary accommodation. (LPA Ref: 20/10863/FUL) Approved 05/03/2021. • Erection of 1 no. dwelling and associated works (House 1) (LPA Ref: PL/2024/06289) Approved 04/09/2025. • Erection of replacement dwelling, stationing of ground mounted PV array and associated landscaping (LPA Ref: PL/2021/09311) Approved 17/02/2022.	

A Screening Criteria Question	B Response to the Screening Criteria question and explanation of reasons (Yes/No or N/A)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons) If the answer in Column B is 'No', Column C is not applicable.	
		While not an existing or approved project, the former Bradford on Avon Golf Course, to the immediate north of the site, had been allocated as a reserved site for up to 120 dwellings at the Regulation 19 stage of the emerging Wiltshire Local Plan. However, following the Inspectors review that the Plan is no longer fit for purpose, it is reasonable to consider that this site is unlikely to progress in the foreseeable future. We therefore do not anticipate it coming forward anytime soon. There are no other permissions that are of the same scale and nature of development within a 2km radius of the Site. The above permissions are not considered to give rise to any cumulative effects together with the Proposed Development.		
Transboundary effects				
Is the project likely to lead to transboundary effects?	No	The Regulations require consideration of the transboundary nature of the impact upon European Economic Area member states. Impacts from the Proposed Development are unlikely to be transboundary, given the scale and nature of the development proposed and its location within the UK.	N/A	

5. Conclusion

- 5.1 The Proposed Development exceeds the threshold criteria for an 'urban development project' as classified in Schedule 2, and it is not within or partially within an environmentally sensitive area as defined by the EIA Regulations. To determine whether the Proposed Development comprises EIA development, it is necessary for the LPA to consider whether it is likely to have significant effects on the environment, taking account of the selection criteria in Schedule 3 of the Regulations.
- 5.2 The Site is not within or partly within a sensitive area as defined in Regulation 2(1). A Shadow Habitat Regulations Assessment is provided to determine if increased footfall could indirectly affect the nearby SAC (Bath and Bradford on Avon Bats, specifically, Winsley Mines SSSI), but it is anticipated that such impacts can be either avoided or sufficiently minimised by providing Public Open Space for the recreation of many residents on Site. In summary, the Site and adjacent land uses are not considered to be sensitive to the development of the Site. The consideration has included the assessment of cumulative impacts with other existing and/or approved developments in the vicinity.
- 5.3 Potential environmental effects associated with transport, noise, air quality, landscape and visual amenity, built heritage, archaeology, biodiversity, water resources and flood risk, climate change and the interaction of changes resulting from the Proposed Development have been considered, and are not expected to result in likely significant effects. An overview of the assessment table is provided below for ease of reference. The implementation of standard, effective, mitigation measures regularly used with the construction and operation of the mixed-use development have been considered in this process, and these measures will ensure that potential environment impacts are mitigated.

Screening Criteria Question	Response to Screening Question	Is significant effect likely?
Natural Resources		
Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	No	N/A
Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	Yes	No
Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	No	N/A
Waste		
Will the project produce solid wastes during construction or operation or decommissioning?	Yes	No
Pollution and Nuisances		

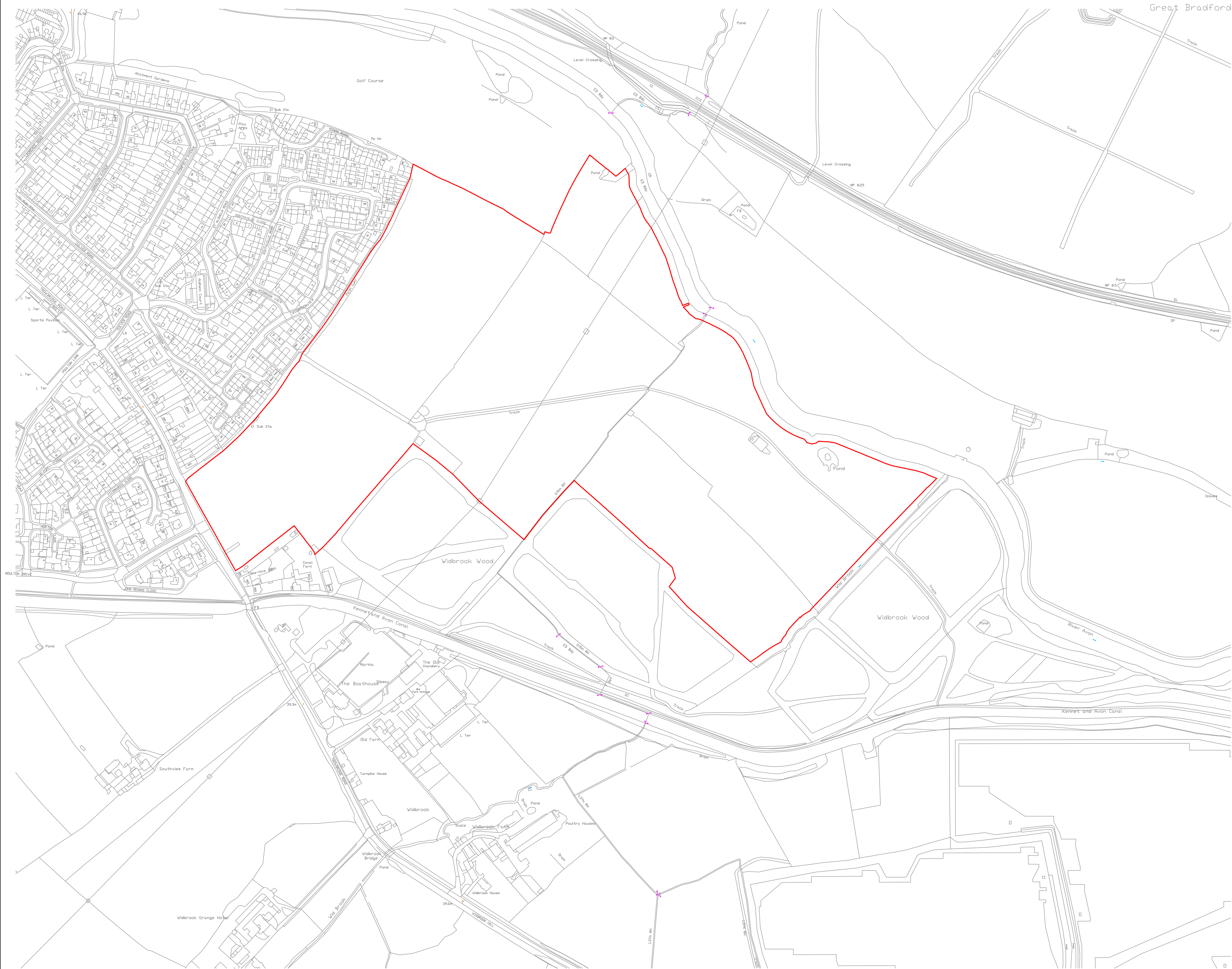
Screening Criteria Question	Response to Screening Question	Is significant effect likely?
Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	No
Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	No
Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes	No
Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	Yes	No
Population and Human Health		
Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No	N/A
Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)	No	N/A
Water Resources		
Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes	No
Biodiversity		
Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local)).	Yes	No
Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Yes	No
Landscape and Visual		

Screening Criteria Question	Response to Screening Question	Is significant effect likely?
Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? Where designated indicate level of designation (international, national, regional or local).	Yes	No
Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	Yes	No
Cultural Heritage/Archaeology		
Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).	Yes	No
Transport and Access		
Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes	No
Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes	No
Land Use		
Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	Yes	No
Are there any plans for future land uses on or around the location which could be affected by the project?	No	N/A
Land Stability and Climate		
Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No	N/A
Cumulative Effects		

Screening Criteria Question	Response to Screening Question	Is significant effect likely?
Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No	N/A
Transboundary Effects		
Is the project likely to lead to transboundary effects?	No	N/A

- 5.4 This assessment has taken account of the nature and scale of the Proposed Development, its location, the sensitivity of the existing environmental and the types / characteristic of potential impacts likely. It concludes that the characteristics and location of the development are unlikely to give rise to significant environmental effects, alone, or in accumulation with other developments, and therefore does not constitute EIA Development for the purposes of the EIA Regulations.
- 5.5 This conclusion is in line with PPG guidance on Schedule 2 development which defines 1,000 new dwellings as a suitable threshold above which significant effects may occur. This is a greater figure than the quantum of development proposed.
- 5.6 As outlined above, the Application for the Proposed Development is supported by a series of technical assessments and reports in order to address adopted policy and the LPA's validation requirements, and ensure environmental factors are suitably addressed and taken into account through the planning application process.
- 5.7 Regulation 6(6) of the EIA Regulations advises that a local planning authority shall adopt a Screening Opinion within three weeks of the date of receipt of a request, and Regulation 5(5)(a) requires the main reasons for its conclusion to be identified, with reference to the relevant criteria listed in Schedule 3.
- 5.8 We trust the information provided above by the Applicant will assist the LPA when adopting its opinion as to whether or not the Proposed Development constitutes EIA development.
- 5.9 Please do not hesitate to contact us should you require additional information prior to forming your Screening Opinion.

Appendix A: Site Location Plan



Application boundary



REV	NOTES	DATE
	Trowbridge Road, Bradford-on-Avon Location Plan	B SKH / DH
250310 L 01 01	1:2500 @ A1	Apr 2026

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DRAWING—STATUS Planning

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