

4. The Proposed Development

4.1 This Chapter provides a description of the Proposed Development, including the proposed construction methodology and timescales. This description, together with the supporting spatial plans within the ES, form the basis for the technical assessments presented in **Technical Chapters 6 – 7**.

4.2 The Proposed Development comprises an:

“Outline application for the erection of up to 275 dwellings (including affordable), associated infrastructure, landscape and biodiversity enhancements, all matters reserved except for access from Sandridge Common”

4.3 All temporary and permanent works associated with the Proposed Development will take place within the Site boundary (**Figure 1.1**) which extends to approximately 27.41ha. The description of the completed project should be read in conjunction with the supporting parameter plans, as follows:

- **Figure 4.1:** Parameter Plan – Composite; and
- **Figure 4.2:** Parameter Plan – Heights.

Construction of the Proposed Development

Construction Programme and Phasing

4.4 Construction activities are anticipated to commence in 2027 and will take approximately six years. The Proposed Development will be constructed in a phased manner subject to market demand, with the first year of opening assumed to be 2028 and fully operational by 2033. A build out rate of approximately 50 dwellings per year is assumed.

4.5 Construction works are anticipated to comprise the following key stages, broadly in chronological order:

- Enabling works, including site securement, establishment of construction access and set up of temporary construction compound(s) and infrastructure;
- Utilities identification and disconnection / diversion work (as required) and made safe with appropriate notices / licenses sought, prior to commencement;
- Implementation of protection measures around features to be retained;
- Site preparation and appropriate surveys, including archaeological ground investigations and any remedial works, as required;
- Groundworks, formation of drainage features and re-profiling to create development platform levels;
- Construction of access, internal road network and new pedestrian / cycle routes and lighting;

- Foundation preparation and installation;
- Construction of buildings, including internal fit-out and external finishing; and
- Implementation of hard and soft landscaping.

4.6 Where appropriate, these activities are discussed in further detail below. Where assumptions have been made these have been clearly stated.

Site Security

- 4.7 Temporary fencing / hoarding will be erected around the perimeter at the outset of enabling works and the Site will be secured, with no public access. Temporary secure access gates will be provided to manage the movement of vehicles, plant, equipment and personnel required for the construction.
- 4.8 The Site will be kept secure in accordance with the Construction (Design and Management) Regulations 2015¹ to minimise crime and anti-social behaviour.

Construction Compound

- 4.9 During construction, either a central compound and/or a number of satellite compounds will be required for the contractor and appointed subcontractors. The exact location of the construction compound(s) is unknown at this time, but it will be within the Site. It is assumed that the principal contractor will identify the proposed compound locations as part of a Construction Environmental Management Plan (CEMP) for submission and approval by Wiltshire Council prior to commencement of construction activities on-site.
- 4.10 Welfare facilities and other temporary infrastructure (e.g. material laydown, storage areas, etc.) will be set up as determined by the appointed contractor(s).

Construction Mitigation

- 4.11 A CEMP will be developed and implemented by the appointed contractor(s). The CEMP will set out all the relevant environmental management measures and controls which are required by the planning consent. The CEMP will be submitted to and agreed with Wiltshire Council and will be secured via condition.
- 4.12 The CEMP commitments associated with the Proposed Development are set out within the Environmental Management Plan (EMP) (**Volume 3: EMP**). The EMP defines the actions needed to manage the environmental effects during the construction (and operational) stages of the Proposed Development.
- 4.13 As stated above all construction works will be undertaken in line with the requirements set out in the Construction (Design and Management) Regulations 2015² and appropriate levels of security (e.g. personnel / CCTV) will be provided.
- 4.14 All construction activities will be in accordance with the Considerate Constructors Scheme.

Construction Access and Routing

- 4.15 Construction traffic will access the Site from the new access point off Sandridge Common (A3102) at the northern boundary.
- 4.16 It is assumed that the primary and secondary access corridors within the Proposed Development will be constructed early in the construction stage for use as haul roads to facilitate construction within areas of construction and provide construction access to the later phases of development.
- 4.17 Full construction access and traffic arrangements will be agreed with Wiltshire Council prior to construction and captured within a Construction Traffic Management Plan (CTMP) as part of a CEMP. Any road closures required for the construction of the new access point will be agreed with Wiltshire Council.
- 4.18 Heavy Duty Vehicle (HDV) construction movements are expected to be in the region of 30 Annual Average Daily Traffic (AADT). Non-HDV movements associated with the construction stage are not expected to be any greater than 63 AADT.
- 4.19 Footpath PRoW MELW26 will remain in situ and will be protected by fencing/hoarding to allow for safe continued access.

Construction Lighting

- 4.20 Temporary lighting will be required on Site during the construction stage. A CEMP will set out the controls for construction lighting, which will, among others, include the following measures:
- Construction lighting installations will be consistent with The Institution of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light (2021)³ and Guidance Note 08/23: Bats and artificial lighting in the UK (2023)⁴;
 - All construction lighting and compounds would be located a minimum of 10m away from the retained hedgerows and 20m from woodland edges and the watercourse;
 - Overnight lighting should be kept to a minimum and directed away from retained habitats such as woodland, hedgerows and trees;
 - Motion-activated lighting on short timers would be used for night-time security, where required;
 - Lighting would be turned off at sunset between April and October (inclusive);
 - Construction task lighting will be limited to agreed working hours for the Proposed Development; and
 - Visual screening (such as hoardings) applied to surrounds of compounds to contain light within those locations where compounds are located adjacent to sensitive receptors.

Construction Material and Waste Strategy

- 4.21 The Proposed Development will generate waste during construction as a result of site clearance and earthwork activities (including removal of vegetation and topsoil). Any material recovered for purposes of re-use within the Site will be subject to screening to ensure the absence of contamination or hazardous materials, in line with standards and guidance including CL:AIRE's The Definition of Waste: Development Industry Code of Practice⁵.
- 4.22 Other sources of waste during the construction stage are assumed to relate to construction materials (including packaging). The Contractor will take responsibility for inspecting and classifying⁶ all waste materials generated by the works and obtaining any necessary permits, licenses or notices. All material removal, handling and disposal will be in line with appropriate legislation and guidance (e.g. Control of Pollution (Special Wastes) Regulations 1980⁷, The Dangerous Substances (Conveyance by Road in Road Tankers and Tank Containers) Regulations 1981⁸, The Hazardous Waste Regulations⁹, Environmental Protection (Duty of Care) Regulations 1991¹⁰ and Environmental Protection Act 1990¹¹). Control measures will be available including spill kits and bunds for liquid run-off, fencing and tarpaulins for wind-blown debris.

Site Clearance and Features for Retention / Removal

- 4.23 There are no buildings on Site and therefore no demolition works are proposed.
- 4.24 Site preparation works will take place across the majority of the Site. The creation of the new access points, internal roads and footpaths will require the removal of some sections of existing hedgerows/trees; however, existing tracks and breaks in vegetation will be used to minimise loss.
- 4.25 The ecological features for retention include:
- 3km of hedgerows as shown as 'Existing trees and hedgerows (retained)' on **Figure 4.1**;
 - Interspersed trees (including the three veteran trees within the Site) as shown as 'Existing trees and hedgerows (retained)' on **Figure 4.1**;
 - The tributary to the Clacker's Brook watercourse which runs from the south-western boundary through the southern part of the Site will be retained (as shown on **Figure 4.1**); and
 - The interconnected ditches which run along field boundaries and connect to the watercourse.
- 4.26 Where such features are retained, appropriate protective measures (i.e. protective fencing or construction exclusion areas) will be put in place to ensure no damage occurs during construction. The Proposed Development will establish suitable offsets from existing trees and hedgerows and Root Protection Areas will be enforced in line with British Standards such as BS 5837:2012¹² and the recommendations of the Arboricultural Impact Assessment.

- 4.27 Where ecological features are not confirmed to be retained, a worst case has been assumed i.e. all other features will be removed.

Utilities

- 4.28 The existing 132kv high voltage overhead power lines (OHL) that crosses the northern part of the Site from the unnamed road to the east of the Site to the A3102 Sandridge Common to the north will remain in situ as a result of the Proposed Development.
- 4.29 The existing water main which crosses the Site east – west will also remain in situ.
- 4.30 New connections will be required as part of the enabling stage and within the Site. Any other existing utilities and services will be identified (if present) and, where required, disconnected and / or diverted. Appropriate notices and licenses will be sought from the relevant operator prior to commencement of construction and connection. Works will be undertaken in accordance with GS6 Avoiding danger from overhead lines¹³ and HSG47 Avoiding danger from underground services¹⁴. It is assumed these works would be undertaken by the relevant distribution network operator (DNO) (or their appointed contractor) and therefore do not form part of the Proposed Development.

Ground Investigations and Remediation

- 4.31 Ground investigations (see planning report **Geo-Environmental Site Investigation**) have been undertaken which confirms that there is no unacceptable contamination in respect to human health, water resources or building materials and services. Further ground investigations will be required to inform the Geotechnical Design Report (GDR) to develop an Earthworks Specification for the cut and fill required for the development platforms.

Earthworks and Levels

- 4.32 To create appropriate development plateau levels, there will be both areas where levels will reduce (areas of cut) and areas where the level will increase (areas of fill). At this time, the exact nature of cut and fill is not finalised, albeit given the existing levels on the Site it is assumed a cut and fill sub-soil balance will be achieved through careful design.
- 4.33 There is likely to be some localised raising/embankments around the SuDS basins, however it is assumed that generally the development levels will follow existing ground.
- 4.34 With hard surfaces (roads, buildings, etc) of the Proposed Development the requirement for topsoil is reduced and a surplus will be generated. However, surplus of material can be reduced through re-use as landscaping fill within areas of Public Open Space (POS).

Foundation Design

- 4.35 Information regarding the exact foundations has not been finalised and will be subject to the final building design, proximity of buildings to retained trees and underlying ground conditions. Nevertheless, it is anticipated that shallow foundations are appropriate for development on-Site.
- 4.36 No basements are proposed as part of the Proposed Development.

- 4.37 All proposed buildings and their foundations will be designed in accordance with CIRIA Report C572: Treated ground engineering properties and performance¹⁵ ; British Research Establishment document FB75: Building on Fill - Geotechnical Aspects¹⁶ ; British Standard 6031:2009: Code of Practice for Earthworks¹⁷; and Building Regulations Approved Document A - Structure¹⁸ which covers building structure, their loading, potential ground movement and the possibility of disproportionate collapse.

Temporary Drainage Strategy

- 4.38 Temporary surface water drainage will be installed and maintained to mitigate flood risk and sediment loading in line with practice guidance such as British Standard 8582¹⁹ and CIRIA's Control of water pollution from construction sites²⁰. Details regarding the temporary drainage strategy and pollution control measures will be detailed within the CEMP.

Site Working Hours and Days

- 4.39 Construction stage working hours will be 08:00 to 18:00 Monday to Friday, 08:00 to 13:00 on Saturday and no construction works on Sundays and Bank Holidays²¹. Exceptions may arise, for example, when abnormal loads are delivered / offloaded or to conduct specialist activities (e.g. service diversions) and appropriate permissions will be sought from Wiltshire Council should these circumstances arise.

Cranes

- 4.40 It is not anticipated that the use of mobile / tower cranes will be required during the construction stage.

Proposed Development Principals

Land Use and Quantum

- 4.41 The Proposed Development is for the construction of up to 275 residential dwellings (Use Class C3), with infrastructure and access. It will include internal roads, footways and cycleways, parking, utility services, surface water drainage, and green spaces/landscaping. The land uses are shown on **Figure 4.1**.
- 4.42 It is assumed that residential use will comprise of a mix of flats and 1/2/3/4/5 bedroom houses.

Massing

- 4.43 The maximum height of Proposed Development will be 12.5m from Finished Floor Level (FFL).
- 4.44 As confirmed above under 'Earthworks and Levels', the cut and fill levels are not confirmed, however the proposed maximum ridge heights allow for localised changes in ground levels during construction.
- 4.45 **Figure 4.2** shows the residential dwellings will range in height across the Site from:
- 2 storey dwellings or lower (up to 10m from existing ground levels),
 - 2.5 storey dwellings or lower (up to 11.5m from existing ground levels), and

- 3 storey dwellings or lower (up to 12.9m from existing ground levels).

Operational Access

Vehicular Access

- 4.46 Permanent vehicular access / egress will be via the A3102 Sandridge Common at the north of the Site (**Figure 4.1**). The primary access will connect to the internal road network of secondary and tertiary roads that will lead to the proposed dwellings. Internal circulation roads will provide access for residents and visitors parking.
- 4.47 Car parking will be provided in line with Wiltshire Council standards²². Secured cycle storage areas will be provided.

Pedestrian/Cycle Access

- 4.48 The footpath (PRoW MELW26) which crosses the southern part of the Site will remain in situ. The Proposed Development will incorporate new pedestrian and cycle accesses and routes through the Site. These routes will provide connections between PRoW MELW26, areas through the Site as well as to the surrounding area, including connection to the existing footpaths beyond the Site boundary to the south and east of the Site (**Figure 4.1**).
- 4.49 Pedestrian and cycle access from Sandridge Common will be provided to the west of the vehicle access. This will align with the pedestrian/cycle access proposed in the adjacent consented site (Cumulative Project 1) and provide connections between the Sandridge Common, the Proposed Development and Cumulative Project 1.

Landscaping and Public Realm Strategy

- 4.50 Green infrastructure includes Public Open Space (POS) and play spaces; natural landscapes; hedgerows; allotments/orchards; woodland; SUDS; existing watercourse and ditches; drainage infrastructure and short highway connections.
- 4.51 The Proposed Development will include a landscape strategy which will retain (where possible) and enhance the existing valuable landscape structure to reinforce local landscape character in line with published landscape character guidelines.
- 4.52 New woodland buffers and multi-functional green infrastructure corridors are proposed along sensitive boundaries of the Site which, when combined with the set back of development from these locations, will provide a sensitive transition between the proposed settlement edge and wider countryside to the east and south.
- 4.53 Large areas of POS are proposed to the north-east and south along the tributary watercourse which feeds into Clacker's Brook. To the north-east the POS will create an offset of development from the Special Landscape Area (SLA) and provides the opportunity for a formal planting scheme which will reflect the parkland character of the SLA and contribute to visually softening the proposed settlement edge.
- 4.54 To the south the provision of multi-functional green space along Clacker's Valley Park will enhance the habitats along the watercourse, provide space for sustainable water and drainage management and create a natural setting for the existing footpath providing connections to the wider PRoW network to the south.

4.55 Within the Proposed Development informal and formal POS, allotments and play spaces will be incorporated into the layout to create a high-quality scheme. Hard and soft landscaping will be incorporated within these areas, as appropriate, providing a comprehensive landscape strategy for the Proposed Development.

4.56 The features for retention and areas of landscape are shown on **Figure 4.1**.

Lighting

4.57 There will be new lighting installations at the proposed access, along internal routes as well as within landscaping areas, where required. All permanent lighting installations will be designed and installed in line with relevant standards and guidance²³.

Surface Water and Foul Water Drainage Strategy

4.58 The majority of the Site is located within Flood Zone 1, with the exception of an area to the south which is in Flood Zone 2 and Flood Zone 3. All development will be located within the low-risk Flood Zone 1 area. There are also areas throughout the Site classified as being at 'low' to 'high' probability¹ from surface water flooding.

4.59 Development will be steered to areas away from surface water flooding, with mitigation measures to reduce flood risk incorporated where appropriate. These flood mitigation measures will ensure that the Site is safe for its lifetime and there is no increased risk from flooding to downstream or surrounding properties.

4.60 The proposed surface water drainage strategy will include Sustainable Drainage Systems (SuDS) which will restrict run-off from the Site to provide a 30% betterment over existing greenfield QBar rates for all rainfall events up to and including the 1 in 100-year storm, with a 45% additional allowance for the effects of climate change.

4.61 Surface water treatment will also be provided in line with the CIRIA C753 The SuDS Manual²⁴.

Utilities

4.62 Foul and potable water connections will be made to the existing potable water network (operated by Wessex Water) to serve the Proposed Development. Any upgrades will be the responsibility of Wessex Water and therefore will not form part of the Proposed Development.

Operational Waste

4.63 Waste streams generated by the Proposed Development during operation will include recyclables, mixed-waste and green waste. Waste arisings during the operation of the Proposed Development are set out in **Table 4.1**.

¹ Low Chance / Risk (Between 0.1% (1in1000) and 1% (1in100) chance of flooding each year); Medium Chance / Risk (Between 1% (1in100) and 3.3% (1in30) chance of flooding each year); High Chance Risk (More than 3.3% (1in30) chance of flooding each year).

Table 4.1: Estimated Operational Waste

Proposed Use	Quantum	Equation for Weekly Waste Arisings	Estimated Weekly Waste Generation (litres / tonnes)
Residential	275 dwellings	number of dwellings × {(volume arising per bedroom [70 l] × average number of bedrooms) + 30}	85,250 / 30

- 4.64 At the detailed stage, a Waste Management Strategy will set out the principles, strategy and targets for the management and storage of waste and maximise recycling, in accordance with Wiltshire Council's policy WCS6: Waste Reduction and Auditing²⁵, will be prepared and submitted. Appropriate storage and collection facilities will be provided which will be collected and recycled / disposed of in accordance with Wiltshire Council policy.

Community/Building Safety

- 4.65 Targeted acts of vandalism, arson or terrorism cannot be fully mitigated, but the adoption of appropriate security measures, such as security lighting, will help to minimise the likelihood of such events occurring. The Proposed Development will be informed by 'Secure by Design' principles and appropriate measures to enhance community safety.
- 4.66 The risks associated with technological failures and accidents will be reduced through appropriate design of the Proposed Development, including the use of fire alarms. The required emergency producers/practices (i.e. Fire Emergency Evacuation Plan (FEEP)) or apparatus/instruments (i.e. smoke detectors) required by law for the uses as part of the Proposed Development will be in place. In addition, the buildings will be designed, in line with Building Regulations Approved Document D: Fire Safety, with appropriate fire preventative measures (i.e. fire doors, extinguishers etc.) and all external façades and materials will meet the necessary fire resistance standards set out within Building Regulations and by law.

Energy and Carbon Strategy

- 4.67 The Proposed Development will incorporate EV charging infrastructure in line with the requirements of Approved Document S²⁶.
- 4.68 The Energy and Sustainability Statement for the Proposed Development will follow the priorities of the Energy Hierarchy:
- The dwellings will be 'zero-carbon ready', and very low carbon from the outset;
 - High fabric standards will be specified;
 - There will be no natural gas connection to the Proposed Development; and

- Energy demand will be met through incorporation of a Future Homes Standard level of energy efficiency, using low carbon air source heat pumps complemented by solar photovoltaic panels.

4.69 Other measures to reduce energy and water use will be agreed with Wiltshire Council but are expected to accord with local planning policies.

Operational Hours

4.70 The Proposed Development will be operational 24 hours a day/7 days a week.

References

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- ¹ Secretary of State (2015). Construction (Design and Management) Regulations 2015.
- ² Construction (Design and Management) Regulations 2015.
- ³ ILP (2021). Guidance Note on the Reduction of Obtrusive Light. Available at: <https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/>
- ⁴⁴ Institution of Lighting Professionals (2023). Guidance Note GN08/23 - Bats and Artificial Lighting At Night Available at <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting>
- ⁵ CL:AIRE (2011) The Definition of Waste: Development Industry Code of Practice (Version 2).
- ⁶ Waste Classification: Guidance on the classification and assessment of waste (1st edition v1.1 GB).
- ⁷ Control of Pollution (Special Wastes) Regulations 1980.
- ⁸ The Dangerous Substances (Conveyance by Road in Road Tankers and Tank Containers) Regulations 1981.
- ⁹ The Hazardous Waste (England and Wales) Regulations 2005 and CIRIA C741 (2015).
- ¹⁰ Environmental Protection (Duty of Care) Regulations 1991 No. 2839.
- ¹¹ Environmental Protection Act 1990.
- ¹² BS 5837:2012 Trees in Relation to Design, Demolition and Construction
- ¹³ HSE (2013) GS6 Avoiding danger from overhead lines.
- ¹⁴ HSE (2014) HSG47 Avoiding danger from underground services.
- ¹⁵ CIRIA (2002). Report C572: Treated ground engineering properties and performance.
- ¹⁶ British Research Establishment (2015) FB75: Building on Fill - Geotechnical Aspects. 3rd Edition.
- ¹⁷ British Standard (2009). 6031:2009: Code of Practice for Earthworks.
- ¹⁸ HM Government (2013). Approved Document A - Structure (2004 Edition incorporating 2004, 2010 and 2013 amendments)
- ¹⁹ British Standard 8582:2013 – Code of practice for surface water management for development sites.
- ²⁰ CIRIA (2001) Control of water pollution from construction sites. Guidance for consultants and contractors (C532).
- ²¹ In accordance with Wiltshire Council's Planning Consultation Guidance Notes. Available at: <https://www.wiltshire.gov.uk/article/8700/7-Demolition-and-Construction-Noise>.
- ²² Wiltshire Council Car Parking Strategy as part of the Wiltshire Local Transport Plan (2011-2026).
- ²³ Including: CIE 150: 2017 – Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations, 2nd Edition; ILP GN01 - Guidance Notes for the Reduction of Obtrusive Light 2021; BS 5489-1 : 2020 – Code of Practice for the Design of Road Lighting; SLL

Guide to Limiting Obtrusive Light 2012; SLL Lighting Handbook 2018; CIBSE LG 6 – The Exterior Environment 2016; and ILP Guidance Note 08/18 Bats and Artificial Lighting in the UK.

²⁴ CIRIA (2015) The SuDS Manual C753

²⁵ Wiltshire and Swindon Waste Core Strategy 2006 – 2026 – Development Plan Document, Adopted July 2009

²⁶ The Building Regulations 2010, Approved Document S available at:

https://assets.publishing.service.gov.uk/media/6218c5d38fa8f54911e22263/AD_S.pdf