1. Introduction

Overview

1.1 This Environmental Statement (ES) is part of a suite of documents submitted by Gleeson Land Limited (Ltd) (the 'Applicant') to Wiltshire Council for the delivery up to 275 residential dwellings, with green infrastructure and access (the 'Proposed Development'). Further details of the Proposed Development are set out within **Chapter 4: The Proposed Development**.

1.2 The Proposed Development will be delivered on approximately 27.41 hectares (ha) of land south of the A3102 (the 'Site'). The Site is shown on **Figure 1.1** and consists of agricultural fields, hedgerows, trees, ditches and a watercourse. Full Site details are provided in **Chapter 3: Site Context**.

1.3 Turley were commissioned by the Applicant to undertake the Environmental Impact Assessment (EIA) and prepare this ES, with support from a competent project team (**Table 1.1**) The ES reports the outputs of the EIA process undertaken in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the 'EIA Regulations').

1.4 The ES reports the assessment of likely significant effects of the construction and operation of the Proposed Development. This ES has the status of a material consideration during the determination of the Application[1] by Wiltshire Council, who are the determining authority.

1.5 The remainder of this Chapter is structured as follows:

- Definition of EIA;
- Legal Framework for the EIA;
- Planning Context;
- The Project Team and Their Roles;
- Application Reports and Plans;
- Structure of the ES; and
- Availability of the ES.

Definition of EIA

1.6 The term 'EIA' has the meaning given by Regulation 4 of the EIA Regulations, as "*a process consisting of-*

(a) the preparation of an environmental statement;

(b) any consultation, publication and notification required by, or by virtue of, these Regulations or any other enactment in respect of EIA development; and

(c) the steps required under regulation 26" (consideration of whether planning permission or subsequent consent should be granted).

1.7 The aim of EIA, as defined by national Planning Practice Guidance (PPG)[2] is:

"*to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision-making process. The regulations set out a procedure for identifying those projects which should be subject to an Environmental Impact Assessment, and for assessing, consulting and coming to be a decision on those projects which are likely to have a significant environmental effect. The aim of EIA is also to ensure that the public are given early and effective opportunities to participate in the decision making procedures*. "

1.8 Under Regulation 4(2), the EIA must:

"identify, describe and assess in an appropriate manner, in light of each individual case, the direct and indirect significant effects of the proposed development on the following factors—

(a) population and human health;

(b) biodiversity, with particular attention to species and habitats protected under any law that implemented Directive 92/43/EEC(1) and Directive 2009/147/EC(2);

(c) land, soil, water, air and climate;

(d) material assets, cultural heritage and the landscape;

(e) the interaction between the factors referred to in sub-paragraphs (a) to (d)."

Legal Framework for the EIA

Overview of the EIA Process

1.9 The EIA Regulations require that prior to consent being granted, for certain types of development, an EIA must be undertaken. The EIA Regulations set out the types of development which must always be subject to an EIA (referred to as Schedule 1 development) and other development which may require an EIA, if they are likely to give rise to significant environmental effects (referred to as Schedule 2 developments). The EIA process for the Proposed Development is summarised below.

Stage 1: EIA Screening

1.10 The Proposed Development does not fall within the description of any project listed within Schedule 1 of the EIA Regulations. However, it does fall within the remit of the EIA Regulations as it meets the threshold/criteria within Schedule 2 10(b) (Urban development projects), as it includes over 150 dwellings and the overall Site area is

over 5ha. The threshold/criteria do not determine the requirement for EIA but trigger a subsequent stage to determine "*whether the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location*", normally presented within an EIA Screening Report and submitted to the determining authority for their opinion. However, given the characteristics of the Proposed Development and receiving environment (the Site), a number of potentially significant effects were identified and therefore an EIA has been undertaken.

1.11 The Proposed Development is situated immediately adjacent to a consented outline development (known as 'Land at Blackmore Farm', planning application reference PL/2023/11188)[a]. The outline application was submitted in December 2023, supported by an ES, and granted approval in May 2025. The ES accompanying the application was subject to a Scoping exercise for a previous iteration of the development (PL/2022/01864) which included both the consented development site as well as the Site as shown in **Figure 1.1**.

1.12 The Proposed Development therefore may also qualify under Schedule 2, 13(b) as a 'change or extension of a permitted development'. The relevant thresholds under 13(b) are:

- (i) The development as changed or extended may have significant adverse effects on the environment; or
- (ii) in relation to development of a description mentioned in …, the thresholds and criteria … applied to the change or extension are met or exceeded.

1.13 This EIA will consider the Proposed Development in isolation. The exclusion of the consented Blackmore Farm development from this EIA is justified as it benefits from an existing planning consent. However, it is acknowledged that the Proposed Development could be considered a change or extension to an already authorised development. To ensure that the potential effects of both the Proposed Development and the consented Blackmore Farm development are assessed, the consented Blackmore Farm development will be considered cumulatively. The consented Blackmore Farm development will hereafter be referred to as 'Cumulative Project 1' within this ES. Further details of the approach to assessment of the consented Blackmore Farm development and other Cumulative Projects are provided in **Chapter 2: Approach to EIA** and **Chapter 8: Assessment of Cumulative Effects**.

Stage 2: EIA Scoping

1.14 In accordance with Regulation 15, Paragraph 1 of the EIA Regulations, a formal request for an EIA Scoping Opinion supported by an EIA Scoping Report (**Appendix 2.1**) was submitted to Wiltshire on 4th November 2025. Further details of the scoping process are provided within **Chapter 2: Approach to EIA**.

Stage 3: Environmental Statement

1.15 The findings of the EIA are presented in this ES which has been prepared in accordance with Regulation 18, Paragraphs 3 – 5 and Schedule 4 of the EIA Regulations, as well as

[a] The outline application was for 500 dwellings, employment space, land for a primary school, land for a mixed use hub, open space, access and landscaping

PPG. An overview of the EIA procedure and methodology adopted throughout the ES is provided in **Chapter 2: Approach to EIA**. The specific methodology adopted for each technical topic is detailed within the respective **Technical Chapters 6 – 7** and **Chapter 8: Assessment of Cumulative Effects**.

1.16 **Appendix 1.1** provides a breakdown on the information required to be included within an ES as defined by Regulation 18, Paragraph 3 – 4 and Schedule 4 of the EIA Regulations, and where the respective information is located within this ES.

Competent Expertise

1.17 Regulation 18, Paragraph 5(a) of the EIA Regulations requires an ES to be prepared by competent experts. Turley have been responsible for the coordination, compilation and procedural review of the ES. The Institute of Sustainability and Environmental Professionals (ISEP, formerly known as the Institute of Environmental Management & Assessment (IEMA)) has awarded Turley the EIA Quality Mark is recognition of our technical quality and commitment to improvement in practice.

1.18 All technical assessment has been undertaken by a suitably qualified project team, inclusive of a thorough technical review to assure technical credibility, followed by a subsequent procedural review by the EIA coordination team and EIA Project Director. A statement outlining the relevant expertise/qualification is provided as **Appendix 1.2**.

Planning Context

1.19 The EIA Regulations do not require the ES to assess planning policy or guidance with respect to a proposed development. The **Planning Statement**, which accompanies the Application, examines the merits of the Proposed Development against the relevant national, regional and local planning policy context. Where planning policy has informed assessments within specific technical chapters, this has been clearly referenced within the respective **Technical Chapters 6 – 7**.

The ES Project Team and Their Roles

1.20 The ES team is identified within **Table 1.1**.

Table 1.1: EIA Project Team

Team Member	Role
Gleeson Land Ltd	Applicant
Turley	EIA and Planning
EDP	Landscape and Visual
EAD Ecology	Biodiversity
iTransport	Transport and Access

Application Reports and Plans

1.21 The application plans and reports that have been used to inform this ES, in terms of baseline, assessment or secondary mitigation, are detailed in the **ES Contents Page**. Reference to these is clearly identified and signposted throughout the ES. All information for the assessment within the ES is provided as part of the ES.

1.22 In addition, other application reports submitted that do not inform the ES but provide additional detail have been set out for information purposes.

Application Reports

1.23 There are a number of other documents which provide a greater level of detail on how the Proposed Development is likely to come forward, how the Proposed Development complies with policy or provide assessments for technical topics for which no likely significant effects are considered to arise. Where information from these documents has informed the Proposed Development upon which the ES is based, this is clearly stated within **Chapter 4: The Proposed Development**. However, they do not inform the assessment of likely significant effects and so they do not feature in the ES. These documents are therefore submitted as standalone Application Reports.

- Planning Statement;
- Design and Access Statement;
- Phase 1 Geo-environmental Assessment;
- Geo-Environmental Site Investigation;
- Transport Assessment;
- Framework Travel Plan;
- Archaeological and Heritage Assessment;
- Outline Waste Management Strategy Plan;
- Noise Impact Assessment;
- Air Quality Assessment;
- Statement of Community Engagement; and
- Utilities.

Structure of the ES

1.24 The ES is provided in four parts:

- **Volume 1: Main Text and Figures**;
- **Volume 2: Technical Appendices**;
- **Volume 3: Environmental Management Plan**; and
- **Volume 4: Non-Technical Summary**.

1.25 This document, **Volume 1: Main Text and Figures** provides the main text of the ES which is divided into 'Chapters' which are supported by a series of figures and technical appendices as required (see **Volume 2: Technical Appendices** below). The structure of **Volume 1: Main Text and Figures** is outlined in **Table 1.2**.

Table 1.2: Structure of Volume 1: Main Text and Figures

Chapter No.	Chapter Title	Description of Content
1	Introduction	Introduction to the ES, including definitions of EIA, legal procedure and requirements of EIA, and setting out the structure of the ES.
2	Approach to EIA	Description of the overall method adopted through the EIA process and presented within the ES, including assessment criteria for determining sensitivity, magnitude, level of effect and significance alongside adherence to best practice guidance. A summary of the EIA Scoping process and any deviation of approaches to the assessment within the EIA is also outlined.
3	Site Context	Overview of the location of the Site, and the sensitive receptors for assessment within this ES.
4	The Proposed Development	Comprehensive description of all elements of the Proposed Development including its physical characteristics across the construction and operational stages. It is this description which has informed the assessment undertaken as part of the EIA. This description is inclusive of committed primary and tertiary mitigation considered in **Technical Chapters 6 – 7** and **Chapter 8**.
5	Consideration of Alternatives	Outline of the main alternatives considered by the Applicant as required by Schedule 4 of the EIA Regulations.
6	Landscape and Visual	Presentation of assessment of likely significant effects arising from the Proposed Development and secondary mitigation required to avoid, offset or reduce anticipated adverse effects or improve beneficial effects.
7	Biodiversity	
8	Assessment of Cumulative Effects	Provides a single and comprehensive assessment of cumulative effects, including effect interactions and in-combination effects.
9	Summary	Summarises the conclusions of the technical assessments presented within the ES.

1.26 **Volume 2: Technical Appendices** encompasses technical reports which have informed the assessments presented in **Volume 1**. The full suite of technical appendices is listed in the **ES Contents Page**; these documents technically inform the evidence within the ES.

1.27 **Volume 3: Environmental Management Plan** provides the schedule of the mitigation committed to throughout the ES. This acts as the checklist for all mitigation which is required to be implemented as part of the approved plans and planning conditions (or other appropriate mechanism) and acts as an Environmental Management Plan (EMP) which can be updated throughout subsequent stages of the project.

1.28 **Volume 4: Non-Technical Summary** provides a summary of the ES in non-technical language to aid communication and understanding of the Proposed Development, and the EIA process undertaken.

Availability of the ES

1.29 The Application will be submitted as digital copy to Wiltshire Council. All documentation, including the ES will be published on the Wiltshire Council website for viewing and downloading at the following link:

https://development.wiltshire.gov.uk/pr/s/

1.30 Members of the public may comment via Wiltshire Council, either in writing or through the Council's Planning & Building Control Public Register website.

References

[1] The Town and Country Planning Act 1990. Available at: http://www.legislation.gov.uk/ukpga/1990/8/contents.
[2] Ministry of Housing, Communities and Local Government [Online Tool]. Planning Practice Guidance Environmental Impact Assessment. Available at: https://www.gov.uk/guidance/environmental-impact-assessment.