



**Land East of Showell
Farm, Chippenham**

**Technical Appendix
7.3: Cumulative
Effects**

Prepared by:
**The Environmental
Dimension Partnership
Ltd**

On behalf of:
**Hallam Land
Management**

May 2026
Report Reference
edp2272_r012c

Contents

Assessment of Effects Table 1: Cumulative Effects.....1

	Report Ref: edp2272_r012			
	Author	Formatted	Peer Review	Proofed by/Date
012_DRAFT	AHu	MWl	-	-
012a	AHu	-	FMc	CRo 230323
012b_DRAFT	AHu	FJe	-	-
012c	AHu	-	-	NHa 050526

Technical Appendix 7.3 Cumulative Effects

Photoviewpoint Number	Photoviewpoint Name	Receptor	Sensitivity	Construction	Operation Year 1	Operation Year 15 and Beyond
PVP EDP 1	View southwards from Footpath LACO9 as it enters the Site	PRoW Users	High	Depending on timings, it is considered that construction activity within the Site would be seen in combination with activities within Cumulative Site 8 only. The submitted Landscape and Visual Impact Assessment (LVIA) for Cumulative Site 8 identified a moderate adverse effect during construction. As development within the Site would be seen in the foreground of the view, largely preventing any views of Cumulative Site 8, effects would remain as set out within the main LVIA and there would be no additional cumulative effects .	On completion, the Site would not be seen in combination views, or sequential views, with any of the named Cumulative Sites from this location. Therefore, effects would remain as set out within the main LVIA and there would be no additional cumulative effects through the addition of the Proposed Development.	In the long-term, there would not be any in-combination views with any of the named Cumulative Sites. With consideration of the Cumulative Sites, the magnitude of change is not considered to increase beyond high and, therefore, effects would remain as set out within the main LVIA and there would be no additional cumulative effects .
PVP EDP 2	View south from Footpath CHIP1 adjacent to former nursery	PRoW Users	High	PVP EDP 2 is taken from the Footpath within Cumulative Site 3 and, depending on timescales, there is a possibility that construction activities could be seen in combination with the Site and Cumulative Site 10. However, views from this context would be heavily informed by the foreground setting. The submitted LVIA for Cumulative Site 3 does not appear to have assessed impacts on this footpath; however, given the route's location through a street scene indicated on the illustrative masterplan, it is assumed a high/very high magnitude of change would be likely, which is significant. It is not considered that the taller elements of the construction activities of the Proposed Development would add to the suggested magnitude of change; therefore, effects would remain as above and there would be no additional cumulative effects as a result of the Proposed Development.	On completion, Cumulative Site 3 would form the focus of the view; however, the northern development parcel of the Site may be identifiable through intervening vegetation. It is not considered that the built form of the Proposed Development would add to the suggested magnitude of change; therefore, effects would remain as above and there would be no additional cumulative effects as a result of the Proposed Development.	At Year 15, the Proposed Development would form a minor constituent of the view, if seen at all. Where views are possible, these views are likely to be limited to winter months with development seen in the context of Cumulative Site 3 in the foreground. Due to views of the Proposed Development being limited, it is not considered that the cumulative magnitude of change would increase beyond the effects assumed for Cumulative Site 3, which at Year 15 would remain as high and therefore significant. As such, there would be no additional cumulative effects .
PVP EDP 3	View south from Footpath CHIP10 adjacent to Site's north-eastern corner	PRoW Users	High	PVP EDP 3 sits within the boundary of Cumulative Site 3; however, due to its location within the open space, the submitted LVIA suggests that taller elements of the construction activities may be visible above intervening vegetation. The assessment of the Proposed Development predicts this viewpoint to be subject to a high magnitude of change, as the northern development parcel will be clearly noticeable in the view. Depending on timescales, it is possible that the taller elements of the construction activities of Cumulative Site 3 will be visible over the Proposed Development; however, this would not extend the geographical extent or scale of the magnitude of change, which will remain at high as per the assessment for the Proposed Development. Therefore, effects would remain as major/moderate adverse, which is significant, but there would be no additional cumulative effects as a result of the Proposed Development.	In the short-term, there would not be any in-combination views with any of the named Cumulative Sites. With consideration of the Cumulative Sites, the magnitude of change is not considered to increase beyond high and, therefore, effects would remain as set out within the main LVIA and there would be no additional cumulative effects .	In the long term, there would not be any in-combination views with any of the named Cumulative Sites. With consideration of the Cumulative Sites, the magnitude of change is not considered to increase beyond medium and, therefore, effects would remain as set out within the main LVIA and there would be no additional cumulative effects .

Photoviewpoint Number	Photoviewpoint Name	Receptor	Sensitivity	Construction	Operation Year 1	Operation Year 15 and Beyond
PVP EDP 4	View south from Footpath CHIP10 as it meets Footpath CHIP109	PRoW Users	High	PVP EDP 4 sits within the boundary of Cumulative Site 3; however, due to its location within the open space (and approximately 450m from the nearest proposed built form), the submitted LVIA suggests that taller elements of the construction activities may be visible above intervening vegetation. The assessment of the Proposed Development predicts this viewpoint to be subject to a medium magnitude of change as the northern development parcel will be a recognisable element in the view. Depending on timescales, it is possible that the taller elements of the construction activities of Cumulative Site 3 will be visible over the Proposed Development, which would extend the geographical extent by a small amount; however, this is not considered enough to increase the magnitude of change, which will remain at medium as per the assessment for the Proposed Development. Therefore, effects would remain as moderate adverse, which is significant, but there would be no additional cumulative effects as a result of the Proposed Development.	It is anticipated that the existing vegetation within Cumulative Site 3 will largely screen views of this development from PVP EDP 4 , with potential glimpses of rooftops available. The assessment of the Proposed Development predicts this viewpoint to be subject to a medium magnitude of change, as the northern development parcel will be a recognisable element in the view. The geographical extent to which the view is affected is likely to increase; however, this is not expected to increase the overall magnitude of change, which will remain at medium as per the assessment for the Proposed Development. Therefore, effects would remain as moderate adverse, which is significant, but there would be no additional cumulative effects as a result of the Proposed Development.	In the long term, the Proposed Development may be seen in combination with Cumulative Site 3; however, it is considered that built form would remain a barely noticeable component of the view. The magnitude of change is not considered to increase beyond low and, therefore, effects would remain as set out within the main LVIA and there would be no additional cumulative effects .
PVP EDP 5	View south from Footpath CHIP1/Bridleway CHIP5 adjacent to Rowden Manor	PRoW Users	High	During the construction phase the Proposed Development would not be visible and as a result, there would be no additional cumulative effects through the addition of the Proposed Development.	Post construction the Proposed Development would not be visible and as a result, there would be no additional cumulative effects through the addition of the Proposed Development.	At Year 15, the Proposed Development would not be visible and as a result, there would be no additional cumulative effects through the addition of the Proposed Development.
PVP EDP 6	Long distance view westwards from Footpath CHIP49 adjacent to Pewsham Locks	PRoW Users	High	During the construction phase, the Proposed Development would not be visible and as a result, there would be no additional cumulative effects through the addition of the Proposed Development.	On completion, the Proposed Development would not be visible and as a result, there would be no additional cumulative effects through the addition of the Proposed Development.	At Year 15, the Proposed Development would not be visible and as a result, there would be no additional cumulative effects through the addition of the Proposed Development.
PVP EDP 7	Long distance elevated view from Footpath CALW82 at Nocketts Hill	PRoW Users	High	All low-level construction activities will not be seen from this location. However, although unlikely, it is possible that in-combination views of taller associated construction activities would be possible within the Site with those associated with Cumulative Sites 3, 4, 8 and 10, largely relating to the use of cranes. During construction, where taller elements are visible, the Proposed Development and Cumulative Sites 3, 4, 8 and 10 would form a barely noticeable constituent of the view, but seen across a greater geographical extent, giving rise to a low cumulative magnitude of change, which will result in a moderate/minor adverse cumulative effect , which is not significant .	On completion, the Proposed Development would not be visible and as a result there would be no additional cumulative effects through the addition of the Proposed Development.	At Year 15, the Proposed Development would not be visible and as a result there would be no additional cumulative effects through the addition of the Proposed Development.

Photoviewpoint Number	Photoviewpoint Name	Receptor	Sensitivity	Construction	Operation Year 1	Operation Year 15 and Beyond
PVP EDP 8	Elevated view towards Site from local lane along Nash Hill to the south-east	Road Users	Medium	All low-level construction activities will not be seen from this location. However, although unlikely, it is possible that in-combination views of taller associated construction activities would be possible within the Site with those associated with Cumulative Sites 3, 4, 8 and 10, largely relating to the use of cranes. During construction, where taller elements are visible, the Proposed Development and Cumulative Sites 3, 4, 8 and 10 would form a barely noticeable constituent of the view, but seen across a greater geographical extent, giving rise to a low cumulative magnitude of change, which will result in a minor adverse cumulative effect , which is not significant .	Post construction the Proposed Development would not be visible and as a result, there would be no cumulative effects through the addition of the Proposed Development.	At Year 15, the Proposed Development would not be visible and as a result, there would be no cumulative effects through the addition of the Proposed Development.
PVP EDP 9	Elevated view northwards from Footpath LAC039 as it approaches the Site's southern boundary	PRoW Users	High	During construction, the Site would not be seen in combination views, or sequential views, with any of the named Cumulative Sites from this location. Therefore, effects would remain as set out within the main LVIA and there would be no additional cumulative effects through the addition of the Proposed Development.	During construction, the Site would not be seen in combination views, or sequential views, with any of the named Cumulative Sites from this location. Therefore, effects would remain as set out within the main LVIA and there would be no additional cumulative effects through the addition of the Proposed Development.	In the long term, there would not be any in-combination views with any of the named Cumulative Sites. With consideration of the Cumulative Sites, the magnitude of change is not considered to increase beyond high and, therefore, effects would remain as set out within the main LVIA and there would be no additional cumulative effects .
PVP EDP 10	View north-west from Footpath LAC039 as it enters the Site from the south	PRoW Users	High	PVP EDP 10 sits within the boundary of the Proposed Development, the assessment of which predicts this viewpoint to be subject to a high magnitude of change as the northern development parcel will be clearly noticeable in the view. Depending on timescales, it is possible that the taller elements of the construction activities of Cumulative Site 3 to the north will be visible over the Proposed Development; however, this would not extend the geographical extent or scale of the magnitude of change, which will remain at high as per the assessment for the Proposed Development. Therefore, effects would remain as major/moderate adverse which is significant, but there would be no additional cumulative effects as a result of the Proposed Development.	In the short-term, there would not be any in-combination views with any of the named Cumulative Sites. With consideration of the Cumulative Sites, the magnitude of change is not considered to increase beyond high and, therefore, effects would remain as set out within the main LVIA and there would be no additional cumulative effects .	In the long term, there would not be any in-combination views with any of the named Cumulative Sites. With consideration of the Cumulative Sites, the magnitude of change is not considered to increase beyond medium and, therefore, effects would remain as set out within the main LVIA and there would be no additional cumulative effects .
PVP EDP 11	Elevated view northwards from Footpath LAC09	PRoW Users	High	Due to the elevated nature of PVP EDP 11 , it is possible that the construction activities associated with the Proposed Development will be identifiable in combination with Cumulative Sites 3, 8 and 10. The Proposed Development will sit in the foreground, therefore the magnitude of change is not considered to increase beyond high and, therefore, effects would remain as set out within the main LVIA and there would be no additional cumulative effects .	On completion, the cumulative magnitude of change would not alter and, as with during construction, the cumulative magnitude of would remain as set out within the main LVIA. The Proposed Development would be the main contributor to this effect due to intervening screening of the Cumulative Sites and there would be no additional cumulative effects .	At Year 15, the cumulative magnitude of change would reduce as materials within the proposals have become weathered and the proposed planting within the landscape strategy has matured. The cumulative magnitude of change would be medium and the resulting cumulative effect moderate adverse, which is significant. The Proposed Development would be the main contributor to this effect due to intervening screening of the Cumulative Site and there would be no additional cumulative effects .

Photoviewpoint Number	Photoviewpoint Name	Receptor	Sensitivity	Construction	Operation Year 1	Operation Year 15 and Beyond
PVP EDP 12	View north from Footpath LAC09 as it enters the Site along the southern boundary	PRoW Users	High	Depending on timings, it is considered that construction activity within the Site could be seen in combination with activities within Cumulative Sites 3 and 10; however, development within the Site would be seen in the foreground of the view, largely preventing any views of Cumulative Sites 3 and 10. Effects would remain as set out within the main LVIA and there would be no additional cumulative effects .	On completion, the Site would not be seen in combination views, or sequential views, with any of the named Cumulative Sites from this location. Therefore, effects would remain as set out within the main LVIA and there would be no additional cumulative effects through the addition of the Proposed Development.	In the long term, there would not be any in-combination views with any of the named Cumulative Sites. With consideration of the Cumulative Sites, the magnitude of change is not considered to increase beyond high and, therefore, effects would remain as set out within the main LVIA and there would be no additional cumulative effects .
PVP EDP 13	Elevated view eastwards from a local lane as it crosses the railway line	Road Users	Low	All low-level construction activities will not be seen from this location. However, although unlikely, it is possible that in-combination views of taller associated construction activities would be possible within the Site with those associated with Cumulative Sites 3, 8 and 10, largely relating to the use of cranes. During construction, where taller elements are visible, the Proposed Development and Cumulative Sites 3, 8 and 10 would form a barely noticeable constituent of the view, but seen across a greater geographical extent, giving rise to a low cumulative magnitude of change, which will result in a minor adverse cumulative effect which is not significant .	Post construction the Proposed Development would not be visible and as a result, there would be no additional cumulative effects through the addition of the Proposed Development.	At Year 15, the Proposed Development would not be visible and as a result, there would be no additional cumulative effects through the addition of the Proposed Development.