

Planning Department
Wiltshire Council
County Hall
Bythesea Road
Trowbridge

BA14 8JN

BY PLANNING PORTAL

29 May 2026

Dear Sir/Madam,

HLM074/ANC

LAND EAST OF SHOWELL FARM, CHIPPENHAM: Outline Planning Application with all matters reserved except for access.

Portal Reference: PP-
14893679

On behalf of our client Hallam Land we are pleased to submit this Outline Planning Application for development on land East of Showell Farm, Chippenham.

The Proposal

The application is submitted for outline planning permission for up to 400 dwellings of which a proportion will be affordable homes. The proposals also comprise an element of mixed use development as part of a local centre, together with pedestrian and cycle connections, strategic open space, comprising natural green space, and amenity green space, areas for play, allotments, and a community orchard and supporting infrastructure works, including surface water drainage and means of access from B4538 (Patterdown Road).

The Outline Planning Application

The full formal description of development is for:

Outline Planning Application for up to 400 dwellings (Class C3 use), land for a Local Centre, accommodating commercial, business and service uses (Class E use), drinking establishment and hot food takeaway (Sui Generis); and local community uses (Class F2); open space and landscaping to include natural green space, amenity green space, area of formal play, allotments and community orchard, sustainable drainage infrastructure and ground remodelling. All matters reserved except for the formation of a new vehicular access and cycle and pedestrian access including emergency access onto the B4528.

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Application Components

The application comprises the documents set out within Table 1 below.

Table 1 – Documents Submitted

Document	Reference
Letters and Forms	
Covering Letter	N/A
Outline Planning Application Form	Portal
CIL Form 1	
Formal Application Plans	
Site Location Plan	edp2272_d001h-
Parameter Plan	edp2272_d024ab
Access Plan	B14133_SK_T_018 (P5)
Environmental Statement Volume 1: Main Text	
Introduction	Chapter 1
Application Site and Proposed Development	Chapter 2
Planning Policy Context	Chapter 3
Socio-Economic	Chapter 4
Transport and Access	Chapter 5
Air Quality	Chapter 6
Landscape and Visual Impact	Chapter 7
Ecology	Chapter 8
Cultural and Built Heritage	Chapter 9
Archaeology	Chapter 10
Water Resources	Chapter 11
Conclusions	Chapter 12
Environmental Statement Volume 2: Figures and Appendices	
Site Boundary Plan	Appendix 1.1
Parameter Plan and Site Access Plan	Appendix 2.1
Facilities Map	Appendix 4.1
Study Area and Highway Links	Appendix 5.1
Transport Assessment (TA)	Appendix 5.2
Framework Travel Plan	Appendix 5.3
IAQM Construction Dust Risk Assessment Methodology	Appendix 6.1
Traffic Data	Appendix 6.2

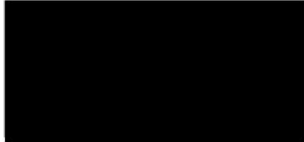
Figures	Appendix 6.3
Model Input Parameters	Appendix 6.4
Model Verification	Appendix 6.5
Construction Phase Mitigation Measures	Appendix 6.6
Landscape and Visual Impact Assessment	Appendix 7.1
Landscape and Visual Effects	Appendix 7.2
Cumulative Effects	Appendix 7.3
Ecological Baseline Report	Appendix 8.1
Shadow Habitat Regulation Assessment	Appendix 8.2
Indicative Biodiversity Net Gain Feasibility Report	Appendix 8.3a
Indicative Biodiversity Net Gain Metric	Appendix 8.3b
Arboriculture Baseline Note	Appendix 8.4a
Arboriculture Impact Assessment	Appendix 8.4b
Ecological Parameters Plan	Appendix 8.5
Heritage Impact Assessment	Appendix 9.1
List Entry Descriptions	Appendix 9.2
Heritage Asset Plan	Appendix 9.3
Archaeological Desk-based Assessment	Appendix 10.1
Geophysical Survey	Appendix 10.2
Archaeological Evaluation	Appendix 10.3
Flood Risk Assessment	Appendix 11.1
Environmental Statement Volume 3: Non-technical Summary	
Supporting Documents	
Design and Access Statement	edp2272_r008h_LR
Planning Statement	May 2026
Sustainability Energy and Waste Statement	May 2026
Noise Assessment	13143 NA01 Rv1
Preliminary Risk Assessment	13143 PRA 01 Rv1
Agricultural Land Report	1364/2
Odour Assessment	6912r2

The Application Fee

The Outline Planning Application has been submitted electronically via the Planning Portal, including payment of the application fee of £66,674.

We look forward to working with you to advance these proposals. In the meantime, please do not hesitate to contact me if you have any queries.

Yours sincerely,



PETER CHAMBERS
Senior Associate

Email: pchambers@davidlock.com

Encl: Electronic copies of the documents included in Table 1

cc. Hallam Land