

**Hawke Ridge Business Park Ltd and Bellway
Homes Ltd**

Land at Hawke Ridge Business Park

Environmental Statement: Volume 1, Main Text

Chapter 17: Conclusions





17 CONCLUSIONS

17.1 This chapter contains the conclusions of the Environmental Statement (ES). The ES has examined the potential impacts associated with the Proposed Development during both the construction and operational phases.

17.2 The conclusions from each topic assessed in the ES are provided below.

Development Programme and Construction

17.3 This chapter identifies that the construction period would be approximately 3 to 4 years and the effects of the Proposed Development would be managed through the development of a project and site-specific Construction Environmental Management Plan (CEMP). The CEMP would outline methods for contractor and general public liaison, hours of work, methods to deal with complaints, and outline management practices to control dust, traffic and access, waste, water resources, ecological and archaeological effects, ensuring a high level of control throughout the construction works.

17.4 The procedures within the CEMP would ensure the delivery of a high level of environmental control throughout the construction phase, thereby minimising the potential for adverse effects.

Transport and Access

17.5 This chapter summarises the assessment of the impact and effects of traffic and movement on people and the environment within the study area around the Proposed Development.

17.6 The assessment of traffic and movement within this chapter is based on IEMA Guidelines: Environmental Assessment of Traffic and Movements, July 2023.

17.7 Construction traffic predictions show very small changes in traffic across the Study Area relative to existing conditions, well below the IEMA thresholds for detailed assessment, including on links of high sensitivity in the Westbury Air Quality Management Area, where changes amount to less than half a percent of daily traffic.



17.8 The IEMA threshold for detailed assessment is breached on the site access as there is no activity on the Application Site itself under the 2026 baseline.

17.9 Under the 2028 Future Baseline, the net change development construction traffic relative to that for the permitted employment development would result in a smaller impact than for the Proposed Development in isolation, with no further analysis required..

17.10 Changes in traffic arising from the development, relative to existing conditions, are small across the Study Area, well below the IEMA thresholds for detailed assessment, including on links of high sensitivity in the Westbury Air Quality Management Area, which are expected to see changes far below typical daily variation in daily traffic.

17.11 The IEMA threshold for detailed assessment is breached on the site access, unsurprisingly as there is no activity on the Application Site itself in the 2026 baseline.

17.12 Under the Future Baseline assessment, which considers the net effect of the Proposed Development traffic relative to that associated with the permitted employment development, the Proposed Development is predicted to decrease traffic across much of the Study Area in 2031, the Proposed Development generally attracting less traffic than the permitted employment scheme.

17.13 Some minor increases arise from differences in distribution between the Proposed Development traffic and the permitted development traffic, but the changes amount to around 1% of baseline traffic, so there is no requirement for detailed assessment under the 2031 Future Baseline conditions.

17.14 Detailed assessment of impacts on the site access has been carried out for construction traffic and development traffic in the 2026 baseline, considering impacts relating to Severance, Driver Delay, Pedestrian & Non-Motorised User Delay, Non-Motorised User Amenity, Fear and Intimidation, Road Safety and Hazardous Loads/Large Loads, all of which were found to be negligible.

17.15 No material impacts are predicted during the construction phase, but the developers will commit to operating a Construction Traffic Management Plan, to be agreed with the Local Highway Authority in advance of commencement, to include controls on delivery timing and locations, routing of delivery vehicles and management of construction staff travel and parking.



17.16 In addition to the incorporated mitigation measures, Travel Plans will be operated to reduce car reliance and encourage sustainable travel choices, and a package of Section 106 contributions to further enhance accessibility will be negotiated with the Local Highway Authority.

17.17 The proposed mixed-use development would reduce general traffic relative to the employment uses permitted across the Application Site, delivering a higher level of incorporated mitigation via an active travel link, improved crossing over the B3097, reduced speed limit and enhanced bus stops, in addition to contributions to other off-site accessibility improvements.

17.18 The residual effect of the Proposed Development is therefore categorised as moderate beneficial, as it would bring effects resulting in material, noticeable improvements to highway conditions relative the employment development permitted on the Application Site.

Air Quality

17.19 An air quality impact assessment has been undertaken to assess both construction and operational effects associated with the Proposed Development.

17.20 An assessment of the potential effects during the construction phase identified that releases of dust and particulate matter are likely to occur during site activities. Through good site practice and the implementation of suitable mitigation measures, the effect of dust and particulate matter releases may be effectively mitigated and the resultant effects are considered to be negligible.

17.21 Dispersion modelling has been carried out to assess the impact of the operational development on local air quality. The results of the modelling indicate that concentrations of relevant pollutants (NO₂, PM₁₀ and PM_{2.5}) will meet the relevant AQS objective levels at nearby sensitive receptors and within the Application Site itself. The significance of the effects of the emissions arising from the traffic associated with the operation of the Proposed Development is considered to be negligible in accordance with the EPUK & IAQM significance criteria. Mitigation measures have been proposed in line with Wiltshire Council's Air Quality Supplementary Planning Document.

17.22 Overall, it is concluded that there are no air quality constraints to the Proposed Development.



Noise and Vibration

17.23 The effects of noise and vibration from the construction and use of the Proposed Development has been assessed. Throughout, the assessment has been undertaken with reference to British Standards and relevant guidance on noise and vibration impacts.

17.24 The assessment has found that the noise effects at the closest residential properties during construction of the Proposed Development will be a Moderate adverse effect as a worst case during phases of the construction programme that take place in close proximity to identified receptors. However, the effects will be temporary in nature and limited to receptors closest to the construction works. Typical effects during construction are identified to be not significant. The adoption of best practicable means mitigation measures as outlined in this chapter would control effects for typical working conditions but remain as a major adverse effect as a worst case.

17.25 Effects due to changes in road traffic at noise sensitive receptors along the road network serving the Proposed Development are identified to be not significant, with effects calculated to be minor even for the most affected road links.

17.26 Effects calculated as proposed residential dwellings are calculated to be Negligible (not significant) with the incorporation of suitable glazing and attenuated trickle ventilation.

17.27 Therefore, based on the information and calculations as presented within the noise and vibration chapter, both existing and future residents of the Proposed Development at or around the Application Site will be protected from the dominant sources of noise, assuming appropriate mitigation measures are included within the development to achieve appropriate internal noise levels.

17.28 As such, it is considered that noise and vibration effects do not present a constraint to the granting of planning permission for a residential-led development at the Application Site.

Landscape and Visual Impact

17.29 The assessment of landscape character and visual amenity has considered the effects of the Proposed Development during construction and at Years 1 and 15 of operation, allowing for the establishment and maturation of the proposed landscape planting.



17.30 The Application Site has a notable planning history. This includes outline planning permission (Ref. 14/03118/OUT HRBP) for the erection of a new business park and Reserved Matters approval (Ref. 16/06752/REM HRBP) for the erection of four warehouse units (Use Class B8) and associated works. The approved outline permission established height parameters of up to 13 m to eaves across the majority of the Application Site, reducing to 10 to the eaves in the vicinity of the Grade II Listed Hawkeridge Farmhouse which sits along Mill Lane. The Proposed Housing would sit comfortably below this height and the Proposed Care Home would be within the parameters at 13m high and located adjacent to other tall structures at West Wilts Trading Estate.

17.31 In landscape character terms, the Proposed Development would result in the permanent change of the Application Site from agricultural land to a landscape-led residential development. Whilst this represents the introduction of built form into an area that is currently open and undeveloped, the Proposed Development has been carefully designed to retain important existing landscape features, including mature trees and boundary hedgerows, which will continue to provide a strong structural framework.

17.32 The proposed dwellings are substantially lower in scale and massing than the existing warehouse buildings within the West Wilts Trading Estate, which already form a dominant influence on the local landscape character. The development is also comparable in scale with the emerging pattern of residential development associated with approved and proposed schemes at nearby Glenmore Farm (Ref. PL/2021/03749) and Land off Storridge Road (Ref. PL/2026/03375). As the proposed planting matures, the Proposed Development will become progressively integrated within the surrounding landscape, softening views of the new housing and creating a more coherent and well-defined eastern edge to both the West Wiltshire Trading Estate and the expanding settlement of Westbury. Accordingly, the Proposed Development is considered to give rise to a permanent beneficial effect of minor significance on local landscape character.

17.33 Visibility of the Proposed Development is generally limited to receptors within the Application Site, around its periphery, and from a short section of the nearby PRow network crossing agricultural land to the south-east. During the early years following completion, upper storeys and rooflines would be visible from open viewpoints on the edge of Hawkeridge village. However, as the proposed structural planting establishes and matures, these views would become increasingly filtered, to the extent that in the long term the Proposed Development would be largely screened during the summer months when vegetation is in leaf.



17.34 From elevated viewpoints on the Salisbury Plain escarpment and in the vicinity of the Westbury White Horse within the Special Landscape Area, the Proposed Development would be perceived within the context of existing large-scale development, including the West Wiltshire Trading Estate and surrounding solar farms. Given the considerable viewing distance and the presence of these prominent neighbouring developments, the Proposed Development would not be readily distinguishable within the wider landscape.

17.35 Overall, the Proposed Development is considered to respond appropriately to its landscape context and would contribute to a more coherent and integrated eastern edge to the West Wiltshire Trading Estate and the settlement of Westbury. Although some adverse visual effects would occur for a limited number of receptors in close-range views, these would reduce as the proposed planting matures. In the longer term, the Proposed Development would be well integrated within the surrounding landscape framework and would not give rise to significant adverse effects on landscape character or visual amenity.

Ecology & Biodiversity

17.36 A comprehensive programme of ecological survey has been undertaken at the Application Site, comprising a desk study, a UK Habitat Classification (UKHab) survey and a range of Phase 2 faunal surveys for bats, breeding birds, hazel dormouse, badger, reptiles, Great Crested Newt, otter and water vole.

17.37 One statutory designated site, Picket and Clanger Wood Site of Special Scientific Interest (SSSI), was identified within 2km of the Application Site. The Application Site also lies within the consultation zones of the Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC) and the Salisbury Plain Special Protection Area (SPA), and within the Red and Yellow Zones of the Trowbridge and Westbury Bat Mitigation Supplementary Planning Document (SPD).

17.38 The Application Site itself is dominated by arable cropland of low ecological value, with the principal ecological interest concentrated on the boundary hedgerows, the tree-lined eastern railway and watercourse corridor, and the unlit western boundary. These features provide habitat of high importance for bats and connectivity to the wider landscape. Eleven bat species have been recorded, including the Annex II barbastelle, greater horseshoe and lesser horseshoe bats. Other notable species on site include breeding birds (including skylark), badger, reptiles and riparian mammals (otter and water vole).



17.39 A range of potential effects has been identified, principally relating to construction lighting and disturbance affecting commuting and foraging bats, breeding birds and other protected species, and to operational lighting, habitat change and recreational pressure affecting the bat SAC and the Salisbury Plain SPA. Prior to mitigation, these effects were considered to be potentially significant at the international level, subject to confirmation through Habitats Regulations Assessment (HRA) screening.

17.40 Mitigation measures are proposed to avoid, minimise or offset these effects, including a Construction Environmental Management Plan (CEMP) securing sensitive construction lighting, habitat buffers and precautionary species measures; a permanent lighting strategy designed to maintain retained bat habitat and dark commuting corridors in accordance with BCT/ILP GN08:2023 and the Bat Mitigation SPD; provision of a Suitable Alternative Natural Greenspace (SANG) and a Strategic Access Management and Monitoring (SAMM) contribution to address recreational pressure on the SPA; and a Landscape and Ecological Management Plan (LEMP) securing extensive habitat creation, enhancement and long-term management.

17.41 Following the implementation of these measures, no significant adverse effects are anticipated on any ecological receptor, and no adverse effect on the integrity of the internationally designated sites is anticipated, subject to confirmation through HRA screening. The retention of dark commuting corridors and the creation of extensive new habitat result in residual beneficial effects for bats, including a significant beneficial effect for common pipistrelle, and minor beneficial effects for a range of other species. The Proposed Development will deliver the statutory minimum 10% Biodiversity Net Gain.

17.42 It is therefore concluded that, subject to confirmation of outstanding survey results through the ecological addendum and of the HRA screening conclusions with the competent authority, ecology and nature conservation does not present a constraint to the granting of planning permission for the Proposed Development, and the scheme will deliver measurable net gains for biodiversity in accordance with the NPPF, the NERC Act 2006 and the Wiltshire Core Strategy.

Water Quality, Hydrology and Flood Risk

17.43 This chapter has assessed the likely significant impacts of the Proposed Development in respect of Water Quality, Hydrology and Flood Risk.



17.44 During the construction works there is the potential for a short-term change in the hydraulic regime; potentially leading to ponding of water on site, accidental runoff and increased runoff rates as the impermeable areas are increased.

17.45 The most significant predicted environmental effects during construction (if left unmanaged) would include an increase of surface water runoff, thereby increasing fluvial flood risk, as well as sediment pollution and chemical pollution of the local watercourses.

17.46 The main potential effects relate to changes to the current drainage regime, which may result in increases in the volume of surface water runoff. This may impact surface water flooding and fluvial flooding.

17.47 There is potential for the operational phase of the Proposed Development to impact upon the water quality of the adjoining water courses. As a result of the Proposed Development there is potential for an increase in hydrocarbons and other chemical loads; accidental spills and/or other wastes discharged to the watercourses.

17.48 All potential sources of flood risk at the Application Site have been assessed. The proposed buildings and access roads will be located in areas where the risk of flooding from all sources has been assessed as low.

17.49 During the construction phase, a range of mitigation measures have been recommended which should form part of a site-specific Construction and Environmental Management Plan (CEMP) within which all contractor activities will be undertaken. These measures include a temporary drainage network where necessary, to ensure adequate levels of pollution treatment prior to discharge from the Application Site.

17.50 The early phasing of the operational surface water quality elements in addition to temporary water quality treatment measures will minimise the risk of the pollutants entering the downstream watercourses.

17.51 A comprehensive SuDS system will be incorporated into the masterplan to provide a 'treatment train' approach that maintains a high standard of water quality prior to discharge to downstream watercourses. This will comprise source and site control features, including attenuation ponds and permeable pavements. Surface water runoff from potentially polluted areas will be discharged via source control measures, which effectively reduce total suspended solids, heavy metals and hydrocarbons in the runoff, thereby providing water quality treatment.



17.52 Surface water run-off during both the construction and operational phases will be attenuated using attenuation ponds. By limiting surface water discharge rates in accordance with local policy, the Proposed Development will not increase flood risk within downstream watercourses.

17.53 The construction and operation of the Proposed Development could have moderate to slight adverse impacts on downstream watercourses (in terms of surface water runoff and water quality) if suitable mitigation were not incorporated. However, with the mitigation measures outlined above, no significant environmental effects are anticipated as a result of surface water runoff.

17.54 Foul water from the Proposed Development will be discharged to the off-site sewer network where there is sufficient capacity to receive flows from the development. The connection point for discharging foul water from the Application Site to the existing drainage network was selected in consultation with Wessex Water. The magnitude of the effect on the off-site foul sewer network arising from the Proposed Development is small and will not represent a significant environmental effect.

Soils, Geology and Contaminated Land

17.55 Wilson Associates Geo-Environmental Ground Investigation has identified the Application Site to be uncontaminated with regards to human health and controlled waters / groundwater. Whilst laboratory analysis did record a single isolated low-level concentration of the leachable heavy metal contaminant Chromium within an area of localised near surface made ground (which is marginally above the Environment Agency EQS threshold for groundwater), risk assessment concluded that the risk to controlled surface waters / groundwater is negligible.

17.56 An assessment of the potential impacts during the construction phase has been carried out. This has shown that during this phase of the Proposed Development, land contamination is unlikely to worsen during site activities. Through good site practice and the implementation of suitable standard mitigation measures (such as Personal Protective Equipment (PPE) and implementing techniques as part of the CEMP), any potential temporary impact may be effectively mitigated and the resultant impacts are considered to be negligible / neutral.

17.57 An assessment of the potential impacts during the operational phase has been carried out. This has shown that during this phase of the Proposed Development, no specific control measures or mitigation measures are currently deemed necessary and the resultant impacts



are considered to be negligible / neutral. The potential risk posed by potential migration of landfill-type ground gases to be refined and confirmed through additional ground gas monitoring prior to construction.

17.58 The residual impact of the Proposed Development on land contamination is considered to be negligible / neutral during both the construction and operational phases.

Archaeology and Cultural Heritage

17.59 This chapter documents the assessment of the likely significant effects of the Proposed Development with respect to archaeology and cultural heritage. Overall, the Proposed Development will have limited effects upon the archaeology and cultural heritage of the Application Site and its environs.

17.60 The only adverse effect identified with respect to built heritage relates to indirect effects upon the contribution made by setting to the significance of the Grade II-listed Hawkeridge Farmhouse through the loss of associated historic farmland and field boundaries. The majority of the building's heritage significance is vested in its architectural and historic special interests for which it is listed: these special interests will remain unaffected. Setting makes a modest contribution to the listed building's overall heritage significance. The key elements of setting – the immediate setting of Mill Lane, the garden to the south of the farmhouse and the long pasture field to its east – will all be preserved, whilst key views of its principal southwest and northeast facing elevations are now framed, as intended, by planting established over 10 years ago during partial implementation of the approved 2014 business park development. The Proposed Development will therefore only affect the listed building's wider setting, which is already well screened by the landscape planting implemented for the aforementioned 2014 development. Mitigation measures include additional landscape planting to screen the low-rise retail development to the northwest of the farmhouse and the selection of suitable material and colour palettes for the most proximate elements of the Proposed Development with which there will be intervisibility (mostly housing to the north and south) - albeit that intervisibility will generally be filtered through the existing landscape planting to varying extents seasonally. After mitigation, there is considered to be a residual **slight adverse** significance of effect to the heritage significance of the listed building. Effects when considered alongside the identified cumulative developments within the environs of the Application Site would remain at the **slight adverse** level.



17.61 Potential **slight/moderate adverse** effects to the significance of buried archaeological remains have been identified, with a focus of activity of medieval to post-medieval date identified by previous archaeological investigations in the northeast of the Application Site. Structures and a driveway, with associated finds of 12th-14th-century and later pottery, have been identified in this area through historic map repression, geophysical survey and archaeological trial-trench evaluation. These remains are likely to be severely damaged or removed by construction groundworks and associated planting and landscaping. A programme of archaeological mitigation is proposed which would offset the loss of such remains by recording them and making the archive and knowledge thus gained available to the public and archaeological community, in line with the requirements of National Planning Policy. After implementation of the programme of archaeological mitigation the significance of effects upon archaeological remains would reduce to **neutral**. There are considered to be no potential cumulative effects upon buried archaeological remains.

Socio-Economics and Human Health

17.62 A Socio-economic assessment has been undertaken to assess both the construction and operational effects associated with the Proposed Development.

17.63 The socio-economic assessment has identified that 277 Full Time Equivalent (FTE) jobs would be generated in Wiltshire by the Proposed Development during the six year construction phase; including jobs directly created by the Proposed Development at the Application Site and those created along the supply chain through the provision of goods and services to the construction process.

17.64 Once completed, considering the direct and indirect job creation for local residents within Wiltshire County, the Proposed Development is likely to generate approximately 64 FTE employment opportunities to the target area of Wiltshire County. This will be beneficial to local residents.

17.65 Future residents are also predicted to increase household spending in the local economy by £6.7 million.

17.66 The Proposed Development will provide 249 residential dwellings of a range of sizes from maisonettes to 4 bed houses including 40% affordable housing and a 64-bed care home, all of which will be beneficial to local residents.



17.67 During construction activity, there will negligible effects on human health from the particulate matter and dust generated, as well as noise. During Operation, additional vehicles on the road are not significant enough to generate more air and noise pollution and the effects are negligible.

17.68 The assessment has shown that the Proposed Development will have a negligible impact on hospitals and dentists and a minor adverse impact on GP surgeries due to the increased GP to patient ratio. Mitigation has been recommended in the form of contributions for GP surgeries with the residual impact predicted to be negligible.

17.69 Considering the predicted child yield and existing provision, the Proposed Development is expected to have a minor adverse impact on childcare provision, a negligible impact on local primary schools, and a negligible impact on secondary schools. Mitigation has been recommended in the form of contributions for childcare services with the residual impact predicted to be negligible.

17.70 The Proposed Development will have a negligible impact on crime and provide a variety of open space areas including allotments and play areas resulting in a beneficial impact for future and local residents.

17.71 To mitigate against increased demand for existing community space, youth services and libraries, contributions are recommended. This will result in a negligible to moderate beneficial residual impact.

17.72 In summary, Socio-economic impacts on future and local residents due to the Proposed Development will be beneficial or negligible. After incorporation of appropriate mitigation measures, no adverse impacts are predicted.

Climate Change and Greenhouse Gases

17.73 A Climate Change and Greenhouse Gas Assessment has been undertaken to consider:

- The likely significant effects of climate change on the resilience of the Proposed Development throughout its operational lifetime; and
- The likely significant effects of the Proposed Development on climate through greenhouse gas (GHG) emissions arising during both construction and operation.



17.74 The assessment has been undertaken in accordance with current ISEP guidance and draws upon UK Climate Projections (UKCP18) to evaluate future climate risks over the 2030s, 2060s and 2090s, together with an assessment of greenhouse gas emissions associated with construction, operational transport and operational energy use.

17.75 Prior to mitigation, the climate resilience assessment identified surface water flooding, overheating, soft landscaping failure and water shortages as the principal climate-related risks to the Proposed Development over its design life. The magnitude of these risks increases over time in line with projected increases in temperature, changing rainfall patterns and the greater frequency of extreme weather events.

17.76 The Proposed Development incorporates a comprehensive range of embedded climate adaptation measures designed to improve long-term resilience. These include a Sustainable Drainage System (SuDS) comprising attenuation features, permeable paving, rainwater management and controlled discharge; passive building design measures to minimise overheating through building orientation, dual-aspect dwellings, cross ventilation, openable windows and glazing with appropriate solar control; and a robust landscape strategy incorporating climate-resilient planting, habitat enhancement, wetland features and integrated green infrastructure to improve biodiversity and adaptation to future climatic conditions.

17.77 Following implementation of these measures, the residual climate resilience effects are predicted to comprise:

- **Negligible** effects in relation to surface water flooding throughout the assessment period;
- **Minor Adverse (not significant)** effects associated with overheating throughout the operational lifetime; and
- **Negligible** effects in the 2030s, reducing to **Minor Adverse (not significant)** effects in the 2060s and 2090s for soft landscaping, reflecting the long-term uncertainties associated with future climate projections.

17.78 Whilst uncertainty remains inherent in future climate projections, the adaptation measures incorporated within the Proposed Development represent current best practice and provide a robust and flexible framework to enhance resilience throughout the lifetime of the development.

17.79 The Proposed Development also incorporates a range of embedded greenhouse gas mitigation measures to minimise emissions during construction and operation. These include:



- Implementation of a Site Waste Management Plan and Waste Minimisation Strategy during construction;
- Promotion of sustainable travel through the Travel Plan, improved pedestrian and cycle infrastructure, public transport initiatives, car sharing and electric vehicle charging infrastructure; and
- Application of the energy hierarchy through a fabric-first approach, high-performance building fabric, efficient building services and on-site photovoltaic generation to reduce operational energy demand and carbon emissions.

17.80 Following the implementation of these embedded mitigation measures, the residual greenhouse gas effects are assessed as:

- **Minor Adverse (not significant)** for construction embodied carbon;
- **Minor Adverse (not significant)** for operational transport emissions; and
- **Minor Adverse (not significant)** for operational energy emissions.

17.81 The operational transport assessment has been undertaken using current DESNZ greenhouse gas emission factors and therefore represents a precautionary assessment. Transport-related emissions are expected to reduce over the operational life of the Proposed Development as vehicle electrification and wider transport decarbonisation continue.

17.82 Overall, the Proposed Development has been designed to minimise greenhouse gas emissions and improve resilience to future climate change through embedded mitigation and adaptation measures that accord with national policy, the Wiltshire Core Strategy and current best practice. Subject to the implementation of these measures, the residual effects relating to climate change resilience and greenhouse gas emissions are not considered to be significant within the context of the Environmental Impact Assessment.