

Forest Farm, Chippenham
Environmental Statement

Chapter 12
Summary tables



12 Summary tables

Introduction

- 12.1 This chapter summarises the findings of the EIA. A comprehensive assessment has been undertaken of the potential environmental effects arising from the proposed development. Where possible, measures have been incorporated into the development proposals to prevent or reduce the potential for adverse environmental effects. These primary mitigation measures are an integral part of the design and were taken into account in the impact assessments. The primary mitigation measures are summarised in table 12.1.
- 12.2 Measures to help mitigate adverse effects identified during the assessment process have also been proposed for some of the environmental topics. These secondary mitigation measures largely, but not exclusively, relate to potential effects arising during the construction phase and are summarised in table 12.2.
- 12.3 The residual effects, i.e. the significant effects remaining after mitigation, are summarised in table 12.3, while the significant residual cumulative effects are summarised in table 12.4. The measures envisaged for monitoring adverse effects are set out in table 12.5.

Design description / detail	Environmental issue addressed / avoided / reduced
A total of 19.60 ha of green infrastructure is proposed across the site, including natural and semi-natural green space, recreation and children's play areas. The area of natural green space proposed in the south of the site will include areas of trees, woodland, scrub, wetland and meadow. In addition, 0.36 ha of allotments are proposed in the south of the site.	Minimised impacts on demand for existing natural and semi-natural green space, recreation grounds, children's play areas and allotments.
Native species-rich hedgerows with trees will be planted along the currently undefined sections of the northern site boundary and adjacent to larger roads through the proposed development to strengthen the existing habitat network.	Minimised the potential for adverse effects on habitats and protected and priority species.
The majority of the existing trees and hedgerows along the site boundaries and between the fields will be retained, except where small lengths of hedgerow need to be removed for access. A 5 m wide buffer zone will be retained to all existing hedgerows, a 10 m wide buffer zone will be retained to all woodland and a 10 m wide buffer zone will be retained either side of the watercourse. The only exception is in the north of the site where the existing properties back onto the site, where development may be brought closer to the site boundary to provide an active interface. In addition, a 10 m wide buffer zone will be provided between the broadleaved woodland to the south west of the site and the development footprint.	Minimised the potential for adverse effects on habitats, protected and priority species, landscape character and views from vegetation loss.
Built development has been avoided in the area to the north west of Forest Farm, where the densest concentration of Iron Age / Romano-British settlement remains have been identified to allow for possible preservation <i>in situ</i> , and the alignment of the historic Wilts & Berks Canal has been retained within the proposed open space.	Avoided the potential for significant effects on below ground archaeology and other non-designated heritage assets.
The fuel pipeline will largely be retained within a 12 m wide easement, in accordance with Health and Safety Executive requirements. Approximately 130 m of the pipeline will need to be diverted to run to the south of the site access roundabout. The diversion and any other works in the vicinity will be subject to industry guidelines on safe working in the vicinity of fuel pipelines.	Minimised the potential for major accidents associated with the fuel pipeline.
The majority of buildings will be up to two-and-a-half storeys high, with a maximum height to ridge of 11.5 m. The buildings on the site's northern edge, adjacent to the existing residential properties on the A4 London Road, will be up to two storeys high, with a maximum height to ridge of 10.5 m. The buildings in the local centre and along parts of the primary road will be up to three storeys high, with a maximum height to ridge of 12.5 m.	Minimised the potential for effects on views from existing residential properties on the A4 London Road.
Public footpaths CHIP 16 and CALW 83 will be retained along their existing alignments and will run through the proposed informal open space, in green corridors between the proposed residential areas and within the parkland in the south of the site.	Minimised the potential for effects on these public rights of way.
A 3.5 m wide active travel route will run along the western side of the proposed main access road, separated from the carriageway by a grass verge. A 3 m wide active travel route will be provided along one side of the primary road through the development, with a 2 m wide footway on the other side. Footway and cycleway connections and upgrades will also be created beyond the application boundary to provide pedestrian and cycle access towards Abbeyfield School and the town centre.	Maximised connectivity between the site, neighbouring development areas, Chippenham and the wider countryside, facilitated pedestrian and cyclist accessibility to and from the site, and reduced the potential for increased car traffic as a result of the proposed development.
The existing bus stops on the A4 London Road along the site frontage will be improved, with road markings provided and existing laybys upgraded and / or reprovided.	Reduced the potential for increased car traffic as a result of the proposed development.
The luminaires selected for the proposed street lighting throughout the development will be provided in accordance with Wiltshire Council's specifications. Luminaires along residential roads will be mounted on 5 m or 6 m high columns,	Minimised the potential for adverse effects on sensitive ecological receptors, residential

Design description / detail	Environmental issue addressed / avoided / reduced
depending on the road widths. Luminaires at the access roundabout and along the access road will be mounted on 10 m high columns. Luminaires along the stand alone sections of the strategic cycle route will be mounted on 4 m high columns, with shields applied to minimise light spill to the landscaped buffer areas. The lighting for the small local retail centre is likely to comprise a mix of luminaire types, including column-mounted, building-mounted and low-level bollard lighting. All luminaires will have good light control and cut-off angles to reduce light spillage, control glare and limit sky glow. The upward light ratio of the luminaires will be 0%. The luminaires will be LED and will have a warm white colour temperature of 3,000 K. Integral rear louvres / back shields will be provided where possible to minimise light spill into the green infrastructure.	amenity, views, landscape character and heritage assets as a result of increased lighting.
All the proposed built development will be in flood zone 1. Sustainable drainage systems (SuDS) will be put place as part of the proposed development, which will accommodate the peak rainfall for a 1-in-100 year storm with a 45% allowance for climate change. Five attenuation basins will be provided adjacent to the existing watercourse. The basins will discharge into the watercourse at a controlled rate of 70% of the greenfield runoff rate. The proposed driveways will consist of permeable paving, which will collect the rainwater falling on these areas, while runoff from roofs will be discharged via downpipes to an underground piped network that will convey flows to the attenuation basins. Swales will also be used to convey flows within proposed green corridors. Runoff from roads will be collected in drainage kerbs and conveyed to the attenuation basins. Interception drains will be installed to direct any build-up of runoff at the existing low points in the south and east of the site, due to the proposed access road creating a barrier to existing flow paths, into the existing watercourse.	Avoided the potential for increased surface water runoff from the site and effects on surface water and groundwater quality.
The proposed development includes the following measures to reduce its greenhouse gas emissions and minimise its vulnerability to climate change: • All proposed built development lies within fluvial flood zone 1 and the surface water drainage strategy incorporates a 45% allowance for climate change • Gleeson Land is investigating the feasibility of installing a Future Homes and Building Standards compliant energy hub and heat network at the proposed development, which will house large scale, highly efficient, electrically powered heat pumps that will generate and deliver heat and hot water to all of the proposed buildings via a highly insulated flow and return pipe network. This will ensure the buildings are 'zero carbon ready' and on a trajectory to net zero emissions over time • The proposed development will not be connected to the gas network • Electric vehicle charging infrastructure will be installed at each proposed dwelling and within any car parking for the small local retail centre • Photovoltaic panels will be installed on individual buildings where appropriate; the quantity at each property will be determined at the detailed design stage • A 'fabric first' approach will be taken to building specification, ensuring that the individual elements (walls, roofs, floors, doors and windows) will be highly thermally efficient and there will be a focus on ensuring air-tightness, helping to reduce energy use and carbon emissions • Correctly designed and controlled ventilation will be provided and mechanical ventilation systems will be a key feature of the approach	Minimised greenhouse gas emissions and vulnerability to climate change.

Design description / detail	Environmental issue addressed / avoided / reduced
• The efficiency of appliances, lighting, fixtures and fittings will be maximised – all electric lighting will be energy efficient and all appliances, where installed, will be high efficiency • At the detailed design stage, an overheating risk assessment will be undertaken to identify potential solutions as necessary to limit solar gains and remove excess heat • Water-efficient fixtures, fittings and appliances and water butts will be specified in all dwellings at the detailed design stage to target a water consumption rate of 110 litres per person per day. This will reduce both water use and the use of energy associated with heating hot water. Water-efficient fixtures and fittings will also be specified in the small local retail centre • Materials with low embodied carbon will be prioritised where possible at the detailed design stage and a waste management plan will be put in place to minimise waste generation during construction • The existing bus stops on the A4 London Road will be upgraded. A range of pedestrian and cycle routes will be provided throughout the proposed development and to connect to existing routes towards Chippenham town centre and local shops and schools to encourage sustainable travel	
Table 12.1: Primary mitigation measures	

Potential effect	Mitigation
Air quality	
--	None required.
Community and social effects	
Increased demand for facilities and services, including education, healthcare and community facilities	Financial contributions will be made through the Community Infrastructure Levy and a section 106 legal agreement (as appropriate) towards community facilities and services, where these are not being provided as part of the proposed development, such as early years and school provision, healthcare and community facilities.
Cultural heritage	
Damage to below ground archaeological remains during construction	A programme of excavation will be undertaken including, where feasible, schemes of community involvement and followed by dissemination to the local and wider archaeological community. Consultation with the Wiltshire Council Archaeology Service (WCAS) has indicated that it is likely that further mitigation will be required, focused on the Romano-British farmstead settlement in the north of the site and the area to the south where the cremation burial was recovered. The scope of this work has yet to be determined and will be subject to consultation. It has been confirmed that any such archaeological mitigation can be secured via condition.
Landscape and visual effects	
--	None proposed.
Natural heritage	
Natural heritage effects during construction	A construction ecological management plan (CECoMP) will be produced to detail measures to ensure habitat and species protection during construction, which will be agreed with Wiltshire Council prior to works commencing. An Ecological Clerk of Works (ECW), as required by the CECoMP, will be appointed to provide advice and undertake ecological supervision, as required.
Damage to retained trees and hedgerows and off-site woodland during construction	Construction works will be undertaken in accordance with BS 5837:2012 <i>Trees in relation to design, demolition and construction</i> . The retained hedgerows and trees and off-site woodland will be protected from potential damage during construction through the use of temporary barriers, such as Heras fencing. All contractors' compounds will be located away from retained hedgerows and trees and the off-site woodland to minimise potential lighting and disturbance effects. Lighting will be avoided between March and October where possible, and no lighting will be left on during the night. Any security lighting will be low-level and motion activated on short timers.
Pollution of the watercourse during construction	Best practice measures will be implemented to protect the watercourse, including adherence to national pollution prevention guidance (Defra and the Environment Agency, 2026). Measures to control pollution, runoff and dust will be specified in a construction environmental management plan (CEMP). All habitat protection measures will be detailed in the CECoMP, which will be appended to the CEMP.
Effects on bat roosts during construction	The two trees with confirmed bat roosts are proposed for retention and no further trees identified as having the potential to support bat roosts are proposed to be removed. However, should any of these trees require felling or pruning for safety or other reasons, further surveys would be undertaken as necessary to establish roost status. If it was found that potential impacts to a roost could not be avoided, a Natural England bat mitigation licence would be obtained and implemented.

Potential effect	Mitigation
Disturbance of bats during construction	All contractors' compounds will be located a minimum of 10 m away from the watercourse, retained trees and hedgerows, and 15 m from the off-site woodland, to minimise potential lighting and disturbance impacts on commuting / foraging bats. Construction lighting will also be designed to ensure lighting is directed away from the landscape buffer zones around retained habitats and from the off-site buildings at Forest Farm. Between April and October inclusive, any construction lighting within the site will be turned off prior to sunset; any security lighting will be positioned at a low height and motion-activated on short timers only. A strategy for mitigating the effects of construction lighting is set out in the lighting impact assessment submitted in support of the planning application and will be specified within the CEMP.
Loss of habitats used by bats	1FR Schwegler bat tubes (or similar approved) will be incorporated into new buildings, at a minimum ratio of one per two dwellings, to provide new roosting habitat for bats. Boxes will be integrated into the walls of new buildings at a minimum height of 4 m, ideally under the eaves or a gable end. The locations of integral boxes will be detailed in the CEcoMP and relevant construction drawings. A further 30 Schwegler 2F-DFP boxes (or similar approved) will be installed on retained trees within the open space in the south and east of the site. The approximate locations of the tree-mounted bat boxes will be detailed in the CEcoMP and the precise locations will be determined on site by the ECW.
Disturbance of badger setts during construction	Update badger surveys will be undertaken prior to construction to confirm the status of setts within the site. Where retention of setts is not feasible, given the consideration of the relevant technical constraints, a Natural England badger development licence will be obtained prior to commencement of the works for any active setts likely to be damaged or disturbed during site clearance / construction. All works will be undertaken in accordance with the method statement for the licence. The requirements for a mitigation licence will be specified in the CEcoMP. Exclusion zones marked by post and rail fencing (or similar) will be set out at a 20 m radius around all retained active badger setts prior to construction to avoid any accidental damage of these setts. The off-site main and annex setts will not be directly affected by construction activities and minimum 20 m buffer zones will also be established around the site boundaries adjacent to these setts.
Harm to badgers during construction	General construction management measures to minimise impacts on badgers will be adhered to during construction to protect badger welfare. Excavations and piping (>100 mm in diameter) will be fenced / capped overnight to deter badgers from entering. Excavations that cannot be covered will have a means of escape for any animals that may fall in (e.g. sloping sides / ramps with a maximum of 1:2 gradient). Fuel, oil and chemicals will be stored in secure sites within the construction compound and no fires will be lit.
Harm to great crested newts during construction	The proposed development has been registered with Natural England under the District Level Licensing Scheme for great crested newts and a first stage conservation payment has been made. Prior to the commencement of the development, the required mitigation licence will be obtained from Natural England and the second stage conservation payment will be provided. The proposed development will proceed in accordance with the mitigation licence and no specific on-site mitigation is likely to be required during construction.
Harm to other amphibians and reptiles during construction	Measures will be implemented during site clearance to avoid accidental killing or injury to reptiles and common amphibians. These will comprise habitat manipulation of the field margins proposed for removal to encourage any reptiles and amphibians to move into retained habitat outside of the working area. A two-stage cutting of the field margins will be carried out between April and mid-October. The vegetation will first be cut to 150 mm and then left for a week to allow reptiles / amphibians to move into adjacent habitat. The vegetation will then be cut to ground level to discourage reptiles / amphibians from re-entering the works area. Both cuts will be supervised by the ECW. The latter cut will be preceded by a destructive search by the ecologist, removing any sheltering materials such as logs and refuse. The ECW will also supervise the removal of hedgerow sections. Any individual reptiles / amphibians found will be moved to suitable habitats outside the works area. Once complete, the vegetation will be maintained at a low level (<50 mm) until the start of the development works.
Loss of habitat used by reptiles and amphibians	Ten hibernacula will be created in suitable habitat within the public open space, including adjacent to the new pond / wetland habitat, which will enhance the new habitats on site for reptiles and amphibians until they become established. This will be specified in the CEcoMP.

Potential effect	Mitigation
Harm to breeding birds during construction	Clearance of hedgerow sections will be undertaken between September and February inclusive (i.e. outside the main bird breeding season) to ensure that there will be no direct effects on nesting birds. If clearance is required during the nesting season, an ecologist will first check the affected habitats for active nests. If any are found, the nest(s) and immediate surroundings will be left undisturbed until the eggs hatch and young have fledged, or the breeding attempt is otherwise concluded (i.e. the nest is abandoned / predated). The ECW may establish a buffer zone around the nest (e.g. 5 m) to minimise the risk of accidental damage / destruction.
Loss of habitat used by breeding birds	Schwegler Type 1A swift boxes (or similar approved) will be incorporated into new buildings within the site, at a minimum ratio of one box per dwelling. These will be suitable for use by swift, which is a red list species of conservation concern, and can also be used by other declining urban species such as house sparrow. Boxes will be integrated into the walls of new buildings at a minimum height of 4 m; the precise locations will be detailed in the CECoMP. A further 30 tree-mounted bird boxes, including small and large hole boxes, and a barn owl nest box will be installed on retained trees within the public open space in the south east of the site, close to suitable foraging habitat. The approximate locations of tree-mounted bird boxes will be detailed in the CECoMP and the precise locations will be determined on site by the ECW.
Disturbance of otters during construction	A pre-construction check of the watercourse will be undertaken by the ECW prior to construction to re-confirm that no holts or resting sites occur in the vicinity of the works. Any contractors' compounds will be located away from the watercourse to minimise potential lighting and disturbance impacts and any construction lighting within the site will be turned off prior to sunset. Any security lighting will be positioned at a low height and motion-activated on short timers. The best practice measures to be employed for badger, as set out above, will also mitigate any impact on otter should an individual enter the works area at night.
Harm to hedgehogs during construction	To ensure that hedgehogs are not killed or injured during construction, hedgerow clearance will be preceded by a search for sheltering hedgehogs by the ECW. Any sheltering hedgehogs will be relocated to retained hedgerows outside the development area.
Loss of habitats used by invertebrates	The retention of the majority of the hedgerows and trees, buffering of the watercourse and off-site woodland and the protection of these habitats will ensure that the principal habitats for invertebrates will be retained and protected. Insect / bee bricks will be incorporated into the walls of at least 20% of the new dwellings and this requirement will be set out in the CECoMP. Insect / bee bricks will be concentrated around areas of nectar- and pollen-rich planting within the public open space, with further insect / bee bricks integrated into walls within private gardens or the open space.
Management of retained and new habitats post-construction	A landscape and ecological management plan (LEMP) will be produced to detail how retained and proposed habitats will be managed in the long term, which will be agreed with Wiltshire Council prior to the start of construction. New and retained hedgerows forming residential garden boundaries will be protected by a 1.8 m high post and wire mesh fence. The wire mesh will allow vegetation to grow through whilst also protecting the integrity of the developing / retained hedgerow. Relevant properties will also be subject to a restrictive covenant within their title deeds to limit the permitted management to ensure that the integrity of the hedgerows will be maintained. The post-construction management of the new and retained habitats will be specified in the LEMP, which will detail the management of these habitats for the first ten years post-construction. It will be reviewed and renewed for the next ten-year period (and then on a rolling programme) in agreement with Wiltshire Council.
Disturbance of bats by increased lighting post-construction	The detailed design of the public realm lighting will seek to minimise the adverse effects on bats in accordance with current research and guidance. Lighting will be avoided as far as possible within the public open space (where health and safety concerns permit) to maximise the value of the retained and new habitats for light-averse bat species. No artificial lighting is proposed within the landscape buffer zones or bat habitat corridor, with the exception of the cycleways and footpaths. Where essential, lighting will be the minimum necessary to meet public safety requirements and designed to direct light to discrete areas appropriate for the task and prevent spill on adjacent habitats. The lighting design will consider the following characteristics: - Narrow spectrum lights with no UV content, e.g. warm white LED (up to 3,000 K) - Variable lighting regimes (motion sensors or part night lighting) in areas close to the watercourse and the site boundaries

Potential effect	Mitigation
	- Directional downlights – illuminating below the horizontal plane (ideally at least 20° below the horizontal) - Use of fore / rear shields to restrict light direction - Avoidance of upward light (e.g. ground-mounted floodlights up-lighting trees, buildings and vegetation) The lighting proposals will be reviewed by a suitably qualified ecologist and will be subject to approval by Wiltshire Council, for example through an appropriate planning condition.
Maintenance of bat boxes post-construction	Bat boxes within buildings are designed to be maintenance-free and no management will be required. Bat boxes on trees will be maintained and replaced as necessary and this will be specified in the LEMP.
Disturbance of badgers post-construction	Details of the management of habitats adjacent to the retained badger setts and the avoidance of associated disturbance will be set out in the LEMP. The lighting parameters set out above for bats will avoid adverse effects on badger movement and foraging.
Management of habitat for amphibians and reptiles post-construction	The new landscape planting will provide suitable terrestrial habitat for amphibians and reptiles, with the ponds potentially providing suitable breeding habitat for amphibians. Ten hibernacula will be created within the site, as discussed above, to provide additional habitat for amphibians / reptiles while new wildflower meadow grassland becomes established. These habitats and features will be managed in accordance with the LEMP, which will incorporate management measures that will benefit amphibians and reptiles, including details of the timing and height of grassland management.
Harm to great crested newts post-construction	Suitable measures will be included in the design of new roads to minimise the risk of great crested newt mortality (e.g. through entrapment in gully pots) and to ensure that great crested newts can traverse them. These measures will include inset kerb stones (such as the ACO Wildlife Kerb) around all gully pots. Kerbs either side of the inset kerb stones will also have a 45° batter to facilitate exit of amphibians from the highway.
Disturbance to breeding birds post-construction	Measures to avoid impacts on nesting birds as a result of landscape management works will be included in the LEMP. Bird boxes on buildings are designed to be maintenance-free and no management of these will be required. Bird boxes on trees will be maintained and replaced as necessary, which will be specified in the LEMP. A proportion of the wildflower grassland in the area of public open space in the east of the site will be managed to have a longer, tussocky sward suitable for small rodents, which will provide foraging habitat for barn owl. This will be specified in the LEMP.
Harm to otters post-construction	The lighting parameters set out above will avoid adverse effects on otter movement as a result of light spill. Where new road crossings of the watercourse are proposed, these crossings will include 300 mm diameter pipes either side of the culvert to facilitate otter movement, details of which will be shown on the detailed construction drawings.
Effects on hedgehogs post-construction	Hedgehog passes will be created within the new garden fences to allow hedgehogs to move around the site post-development. Each gap will have a minimum dimension of 13 cm x 13 cm and will be cut out of a gravel board on the bottom of the fence, or a similar size gap will be left at the end of a board. One hedgehog pass will be created in each boundary fence and specified in the hard landscape designs and CEcoMP.
Management of habitats for invertebrates post-construction	The management of habitats in accordance with the LEMP will include habitat management measures for the benefit of invertebrates. Insect / bee bricks incorporated into walls within the proposed development are designed to be maintenance-free and no management will be required.
Traffic and transport	
Increased traffic during construction	A construction traffic management plan (CTMP) will be required by a condition attached to any planning permission. This will include details of the routes construction traffic will take. Full details of any signage and management / monitoring of the construction traffic routing will be provided within the CTMP and agreed with Wiltshire Council at the relevant time. The CTMP will also include measures to prevent mud and soil being deposited on

Potential effect	Mitigation
	the highway, details of where construction vehicles will park on the site, and the associated construction compound. Working hours and delivery times will be proposed in the CTMP if appropriate.
Increased traffic post-construction	A framework travel plan has been prepared for the proposed development to minimise single occupancy car use by residents, which is submitted as a stand alone document in support of the planning application. It sets out measures to promote more sustainable alternatives to the car, including walking, cycling, public transport and car sharing. These measures include the provision of travel information packs to households, which will contain a sustainable travel voucher, bus and rail timetables, and information about the community travel website and car sharing.
Water environment	
--	None required.
Table 12.2: Secondary mitigation measures	

Significant residual effect	Sensitivity of receptor	Magnitude of change	Nature	Duration	Degree of effect	Level of certainty
Air quality						
None	--	--	--	--	--	--
Community and social effects						
Change to the demography of LSOA 014C	Medium	Large	N/A	Long term	Substantial	Reasonable
Increased provision of housing in LSOA 014C	High	Large	Beneficial	Long term	Substantial	Absolute
Increased provision of affordable housing	High	Small	Beneficial	Long term	Moderate	Absolute
Increased provision of amenity green space, accessible natural green space, parks and recreation and play areas	Medium to high	Small	Beneficial	Long term	Moderate	Absolute
Cultural heritage						
Knowledge gained through the excavation required to mitigate the effect on the on-site archaeology	Medium	Medium to large	Beneficial	Long term	Moderate	Absolute
Landscape and visual effects						
Change to landscape character of the site and its immediate surroundings during construction and at year 15	Medium	Very large	Adverse	Long term	Major	Reasonable
Change to views from PROWs CHIP 16 and CALW 83	High	Very large (construction) Large (year 15)	Adverse	Short to medium term Long term	Substantial (construction) Major (year 15)	Reasonable
Change to views from the Avon Valley Walk during construction	High	Small	Adverse	Short to medium term	Moderate	Reasonable
Change to views from PROW CALW 80 during construction	High	Small	Adverse	Short to medium term	Moderate	Reasonable
Change to views from PROW BREM 47 during construction	High	Small	Adverse	Short to medium term	Moderate	Reasonable
Change to views from PROWs CALW 79, CALW 82 and CALW 85	High	Medium (construction) Small (year 15)	Adverse	Short to medium term Long term	Major / moderate (construction) Moderate (year 15)	Reasonable
Change to views from the A4 (passing the site boundary)	Low	Very large (construction) Large (year 15)	Adverse	Short to medium term Long term	Major / moderate (construction) Moderate (year 15)	Reasonable
Change to views from Stanley Lane during construction	Medium	Medium	Adverse	Short to medium term	Moderate	Reasonable
Change to views from Forest Farm	Very high	Very large (construction) Large (year 15)	Adverse	Short to medium term Long term	Very substantial (construction) Substantial (year 15)	Reasonable
Change to views from properties south of the A4	High	Very large (construction) Large (year 15)	Adverse	Short to medium term Long term	Substantial (construction) Major (year 15)	Reasonable

Significant residual effect	Sensitivity of receptor	Magnitude of change	Nature	Duration	Degree of effect	Level of certainty
Change to views from 7 and 8 Ailesbury Close	High	Large (construction) Small (year 15)	Adverse	Short to medium term Long term	Major (construction) Moderate (year 15)	Reasonable
Change to views from Bencroft Hill Farm Cottage and Holly House	Very high	Medium (construction) Small (year 15)	Adverse	Short to medium term Long term	Major (construction) Major / moderate (year 15)	Reasonable
Change to views from Nocketts Hill	Very high	Medium (construction) Small (year 15)	Adverse	Short to medium term Long term	Major (construction) Major / moderate (year 15)	Reasonable
Natural heritage						
None	--	--	--	--	--	--
Traffic and transport						
None	--	--	--	--	--	--
Water environment						
None	--	--	--	--	--	--
Table 12.3: Significant residual effects						

Significant residual cumulative effect	Sensitivity of receptor	Magnitude of change	Nature	Duration	Degree of effect	Level of certainty
Air quality						
None	--	--	--	--	--	--
Community and social effects						
Increased provision of housing in Chippenham	High	Small	Beneficial	Long term	Moderate	Absolute
Increased provision of affordable housing in Chippenham	High	Large	Beneficial	Long term	Substantial	Absolute
Cultural heritage						
Knowledge gained through the excavation required to mitigate the effects on archaeology	Medium	Medium to large	Beneficial	Long term	Moderate	Reasonable
Landscape and visual effects						
Change to landscape character of the Land East of Showell Farm, Land South of Chippenham and solar farm sites and their immediate surroundings during construction and at year 15	Medium	Very large	Adverse	Long term	Major	Reasonable
Change to the character of the part of the Avon Open Clay Vale LCA to the south east, south and east of Chippenham during construction	Medium	Medium	Adverse	Short to medium term	Moderate	Reasonable
Change to views from PROWs CHIP 16, CHIP 41, CHIP 49, CALW 83, CHIP 40 and the Avon Valley Walk during construction and at year 15	High	Very large	Adverse	Long term	Substantial	Reasonable
Change to views from PROW CALW 80	High	Medium (construction) Small (year 15)	Adverse	Short to medium term Long term	Major / moderate (construction) Moderate (year 15)	Reasonable
Change to views from PROWs CALW 79, CALW 82 and CALW 85	High	Large (construction) Medium (year 15)	Adverse	Short to medium term Long term	Major (construction) Major / moderate (year 15)	Reasonable
Change to views from the A4 (passing the site and solar farm site)	Low	Very large (construction) Large (year 15)	Adverse	Short to medium term Long term	Major / moderate (construction) Moderate (year 15)	Reasonable
Change to views from Stanley Lane	Medium	Large (construction) Medium (year 15)	Adverse	Short to medium term Long term	Major / moderate (construction) Moderate (year 15)	Reasonable
Change to views from Bencroft Hill Farm Cottage and Holly House	Very high	Large (construction) Medium (year 15)	Adverse	Short to medium term Long term	Major (construction) Major / moderate (year 15)	Reasonable
Change to views from Nocketts Hill	Very high	Large (construction) Medium (year 15)	Adverse	Short to medium term Long term	Substantial (construction) Major (year 15)	Reasonable

Significant residual cumulative effect	Sensitivity of receptor	Magnitude of change	Nature	Duration	Degree of effect	Level of certainty
<i>Natural heritage</i>						
None	--	--	--	--	--	--
<i>Traffic and transport</i>						
None	--	--	--	--	--	--
<i>Water environment</i>						
None	--	--	--	--	--	--
Table 12.4: Significant residual cumulative effects						

Adverse effect	Proposed monitoring measure	Responsibility for monitoring
Increased demand for community facilities and services, such as education, healthcare and community facilities (mitigated through financial contributions via the Community Infrastructure Levy and a section 106 legal agreement)	Wiltshire Council's existing planning obligations monitoring system	Wiltshire Council
Damage to below ground archaeological remains during construction (mitigated through on-site excavations)	Liaison with WCAS during implementation of mitigation	Archaeological contractor and Wiltshire Council Archaeologist
Habitat loss and potential for effects on protected and priority species on site during and post-construction (mitigated through the CEcoMP and LEMP)	Monitoring during construction will be undertaken by the ECW. A long term monitoring protocol will be set out in the LEMP	ECW and ecologist
Generation of traffic post-construction (mitigated through travel plan)	The travel plan will be monitored using travel surveys and remedial measures will be put in place if required	Travel plan coordinator
Table 12.5: Proposed monitoring measures		