

**Forest Farm, Chippenham**  
Environmental Statement

**NTS**  
Non-technical summary



## **Non-technical summary**

### **Introduction**

- NTS.1 Gleeson Land is applying to Wiltshire Council for planning permission for up to 600 dwellings, a small local centre, public open space and landscaping, and associated infrastructure on land at Forest Farm, Chippenham. Figure NTS.1 shows the location of the site in relation to Chippenham and the application boundary.
- NTS.2 Wiltshire Council submitted a draft local plan for examination in November 2024. Following examination hearings in 2025, the Inspectors raised fundamental concerns regarding the soundness of the plan, including in relation to insufficient housing allocations, uncertainty over the deliverability of the plan's major housing proposals, and the risk that the plan would become out of date shortly after adoption. Following further discussions, the draft local plan was withdrawn at Full Council on 19 May 2026.
- NTS.3 Notwithstanding its withdrawal, the draft plan previously identified the application site as forming part of the South Chippenham allocation (Policy 7), which proposed a mixed use development comprising around 2,520 dwellings, around 15 hectares<sup>(1)</sup> of employment land, a district and local centre, education provision, and a transport corridor linking the A4 and the A350 (the southern distributor road). The withdrawal of the draft local plan was not due to any specific concerns relating to Policy 7, but instead reflected wider issues concerning the overall soundness and deliverability of the plan as a whole. The initial feasibility and technical work undertaken by the council and the landowners confirms both the need, availability and general acceptability of development at Forest Farm and the wider site for a mixed use development.
- NTS.4 This outline planning application has been prepared to bring forward development on this part of the site, previously identified and assessed by Wiltshire Council in the withdrawn local plan review as suitable for housing-led development. Land has been safeguarded within the application site to accommodate a section of the potential southern distributor road. The safeguarded corridor has been retained to ensure that the proposed development would not prejudice its future provision.
- NTS.5 An environmental impact assessment (EIA) was needed because of the potential for significant environmental effects. An environmental statement (ES) has been prepared to report the findings and its key elements are summarised in this non-technical summary.

### **The proposed development site**

- NTS.6 The 40.14 hectare site lies to the south eastern edge of Chippenham (figure NTS.1), to the south west of the A4 London Road, and consists of seven grassland fields associated with Forest Farm. The farm buildings centrally located on the site are excluded from the planning application boundary. An access track to the farm buildings runs across the site from the A4 London Road. Hedgerows run along the site boundaries and

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<sup>1</sup> One hectare is 10,000 square metres – around the size of Trafalgar Square in London.

between the fields. A small watercourse and several ditches run alongside the hedgerows. The site slopes gently down from north to south.

- NTS.7 A line of overhead extra high voltage electricity pylons crosses the north of the site from north east to south west. Overhead high voltage cables also run through the site from east to west. Public footpath CHIP 16 runs through the west of the site and connects to public footpath CALW 83 in the south, linking Pewsham to the north with the wider countryside to the south. A below ground fuel pipeline and rising sewer main cross the northern part of the site from north east to north west.
- NTS.8 The site is bordered to the north by several dwellings and to the north east by the A4 London Road, beyond which lie Wedmore Farm, Stanley Park sports ground and more fields. An area of grassland and trees lies to the north west of the site, beyond which are the A4 Pewsham Way and the residential area of Pewsham. An area of woodland lies to the west of the site, while to the south and south east there are more fields.
- NTS.9 There are no environmental or cultural heritage designations on the site (figure NTS.2). There are several grade II listed buildings in the surrounding area, the nearest of which are Gate Farmhouse and a milestone, around 260 m to the north west, Forest Gate Farmhouse and Barn, around 325 m to the south east, and Hill View, around 410 m to the south east.

### **The proposed development**

#### ***Land use and landscape***

- NTS.10 Figure NTS.3a shows the proposed land uses on the site. The main land use will be residential development, which will accommodate up to 600 dwellings, up to 40% of which will be affordable housing. A small local retail centre is proposed on 0.11 hectares of land in the north east of the site. While the exact use(s) in this area have not been confirmed at this stage, for the purposes of the EIA it has been assumed that it is likely to consist of a retail unit.
- NTS.11 A total of 19.60 hectares 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 hectares of allotments are proposed in the south of the site. Native species-rich hedgerows with trees will be planted along the currently undefined sections of the northern site boundary and next to larger roads through the proposed development to strengthen the existing habitat network.
- NTS.12 Most 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. Parts of nine hedgerows will need to be removed for the proposed site access works, roads and shared footway / cycleway network, totalling an estimated 249 m, together with eight trees and part of a group of trees.

- NTS.13 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 woodland to the south west of the site and the built development.
- NTS.14 The fuel pipeline will be retained within a 12 m wide easement, in accordance with Health and Safety Executive requirements. Around 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 near the underground pipeline will be subject to industry guidelines on safe working near fuel pipelines.

### ***Building heights***

- NTS.15 The building heights plan is shown on figure NTS.3b. Most of the 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, next 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.

### ***Access and movement***

#### ***Vehicular access***

- NTS.16 The access and movement strategy is shown on figure NTS.3c. The new site access junction will be a four-arm roundabout on the A4 London Road in the north east of the site. The three main arms of the roundabout will have two-lane approaches. The fourth arm will connect to the existing Wedmore Farm access to the north of the A4. The A4 London Road carriageway will be realigned on the approach to the new roundabout. It will have a design speed of 50 mph, although it is expected that the speed limit along this stretch of the A4 London Road will be reduced to 40 mph in future.
- NTS.17 The internal primary road network will have a 6.5 m wide carriageway and will be subject to a 40 mph speed limit from the access roundabout, reducing to 30 mph for the primary road, which will run in a loop through the proposed residential area. The existing farm access track from the A4 London Road to the retained Forest Farm will be stopped up, with access reprovided via the proposed internal road network. A safeguarded corridor is included whereby the initial length of access road into the site could be continued to the south west and become the southern distributor road, as envisaged in the withdrawn local plan. A separate 3.7 m wide emergency vehicle access will be provided from the A4 London Road, broadly opposite Stanley Park.

*Pedestrian and cycle access*

- NTS.18 Public footpaths CHIP 16 and CALW 83 will be retained along their existing routes and will run through the proposed informal open space, in green corridors between the proposed residential areas and within the natural green space in the south of the site. 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.
- NTS.19 Pedestrian and cycle access to the site will be provided at the proposed roundabout, as well as several other points. Pedestrian access is proposed onto the A4 London Road next to Stanley Park, north west of the proposed roundabout. Within the site, the connection will be provided by a shared footway / cycleway. A puffin crossing is proposed on the A4 London Road to enable pedestrians to cross the road. To the south, an uncontrolled pedestrian crossing will be provided on the western arm of the proposed roundabout. To the north of the puffin crossing, the south east-bound A4 London Road bus stop can be accessed by the existing footway, while a new 1.8 m wide footway connection is proposed to the north within the adopted highway, which will provide access to Stanley Lane, Abbeyfield School and the town centre.
- NTS.20 Two points of pedestrian and cycle access are proposed onto the A4 Pewsham Way. The proposed north eastern connection comprises a segregated footway / cycleway and a new controlled crossing. This arrangement would use land owned by Wiltshire Council on both sides of the carriageway. It would route towards London Road and Abbeyfield School, where further provisions are proposed (see below). This link can be provided if Wiltshire Council is prepared to make land available to improve walking and cycling connectivity between the proposed development and London Road. If this does not occur, no connection would be provided in this location and an alternative route would be provided within the highway verge on the northern side of the A4 London Road.
- NTS.21 The proposed south western connection to the A4 Pewsham Way comprises a new shared footway / cycleway on the eastern side of the carriageway and widening public footpath CHIP 16 to form a shared use footway / cycleway on the western side of the carriageway. A new toucan crossing is proposed to cross the A4 Pewsham Way towards Pewsham local centre. This uses land owned by Wiltshire Council on both sides of the carriageway and improving the link to this standard can only be achieved if the council is prepared to make land available. If this does not occur, improvements could still be provided in this location, but they would be to a lesser standard.
- NTS.22 North of the A4 London Road / A4 Pewsham Way roundabout, a new section of segregated footway / cycleway is proposed on the western side of the carriageway, connecting to the existing shared footway / cycleway around 100 m north of the roundabout. This in turn connects to the existing zebra crossing north of Stanley Lane and the existing shared footway / cycleway on the northern side of Stanley Lane. This will provide a continuous, off-road pedestrian and cycle route between the site and

Stanley Lane, which provides access to Abbeyfield School. A footway is also proposed on the northern side of London Road, connecting the new footway proposed along the northern side of the A4 London Road with Stanley Lane.

#### *Public transport*

- NTS.23 The existing bus stops on the A4 London Road along the site frontage will be improved, with road markings provided and the existing laybys upgraded and / or reprovided.

#### **Lighting**

- NTS.24 Lighting for the proposed development will be designed in accordance with Wiltshire Council's specifications. Lighting along residential roads will be mounted on 5 m or 6 m high columns, while lighting along the stand alone sections of the strategic cycle route will be mounted on 4 m high columns. Lighting at the access roundabout and along the access road will be mounted on 10 m high columns. The lighting for the small local retail centre is likely to consist of a mix of column-mounted, building-mounted and low-level bollard lighting.
- NTS.25 LED lights will be used and will be designed to distribute light downwards only, to reduce the potential for light spill into the proposed landscaped areas and upwards towards the sky. All lighting will emit a warm white light to reduce the potential for adverse effects on potentially sensitive receptors.

#### **Services**

- NTS.26 The proposed surface water drainage strategy has been designed in accordance with best practice guidance to minimise the risk of flooding and pollution of surface water and groundwater. Surface water runoff from the proposed development will be controlled through a number of measures, including permeable paving, swales, basins and interception drains, which will discharge to the existing watercourse on site at a controlled rate. This will ensure that there will be a reduction in runoff rates as a result of the proposed development and will also maintain water quality and prevent pollution of the water environment.
- NTS.27 Short sections of the existing watercourse on site will need to be put into culverts where they will be crossed by the proposed access roundabout and access road. Short sections of the ditches on site will also need to be put into culverts or bridged where they are crossed by the proposed internal roads and footways / cycleways.
- NTS.28 It is proposed that the rising foul sewer main within the site will be diverted in consultation with Wessex Water. Wastewater from the proposed development will discharge to an existing foul sewer within the A4 Pewsham Way. A wastewater pumping station will be provided on site to pump flows to the sewer. A new connection will be made to an existing water main within the A4 Pewsham Way to supply drinking water to the proposed development.

- NTS.29 The overhead electricity pylons that cross the site will be retained within a 15 m wide buffer on either side of the overhead cables, providing a corridor that will be about 40 m wide in total. It is envisaged that the smaller overhead line will be buried underground. New electricity substations will be needed to serve the proposed development and their locations will be determined at the detailed application stage. The proposed development will not be connected to the gas network.

***Climate change adaptation and greenhouse gas emissions***

- NTS.30 The proposed development includes the following measures to reduce its greenhouse gas emissions and minimise its vulnerability to climate change:
- All the proposed built development lies within flood zone 1 (low risk) and the surface water drainage strategy incorporates a 45% allowance for climate change
  - Gleeson Land is investigating the potential to install an 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 through a highly insulated pipe network. This will ensure the buildings are 'zero carbon ready' and future-proofed to become operationally net zero 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
  - Roof-integrated 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
  - 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

### **Alternatives**

- NTS.31 The site is under Gleeson Land's control, so it has not considered potential alternative sites. Alternative sites are therefore not considered further in the ES.
- NTS.32 The master plan has developed over time and has been subject to a number of changes following consultation with Wiltshire Council and the findings of baseline environmental studies, as follows:
- The proposed site access roundabout was moved northwards to minimise the length of the fuel pipeline that needs to be diverted
  - The location of the proposed allotments was changed to allow the preservation of the location of the former Wilts & Berks Canal
  - The proposed local centre was moved from next to London Road to next to the primary road through the site to improve its accessibility
  - The area of proposed public open space to the north west of Forest Farm was expanded to provide visual variation to the green corridor through the site that buffers the existing line of pylons
  - The dimensions of the proposed development parcels were amended to allow the retention of 10 m wide buffer zones to the existing watercourse and woodland and 5 m wide buffer zones to the existing hedgerows

### **Assessment methodology**

- NTS.33 The first stage of the EIA was to produce a scoping report, which set out the potential environmental issues to be considered during the EIA process. This was sent to a range of relevant organisations for comment and a number of additional issues were identified. No likely significant effects were identified in relation to ground conditions, land use, major accidents and disasters, noise and vibration, or waste and natural resources, so these issues were not assessed in the EIA. However, stand alone technical reports have been submitted in support of the planning application addressing a number of these issues.
- NTS.34 The various specialist assessments, discussed in more detail below, followed generally similar methods. Desk and / or field studies were carried out to establish the existing situation (the baseline). The effects of the proposed development were examined using a method that combines the sensitivity and importance of receptors<sup>(2)</sup> with the likely size of the change from the baseline situation to establish the degree of the effects. If the degree of effect is moderate or above, then the effect is considered to be significant. Slight or negligible effects are not considered to be significant.

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<sup>2</sup> A receptor is a part of the natural or man-made environment, such as a river, a woodland, a person or a building, that is affected by an impact.

- NTS.35 The degree of an effect determines the resources that should be put in place to avoid or reduce (mitigate) an adverse effect and identifies the actual value of a beneficial effect.
- NTS.36 The potential for cumulative effects with other proposed or consented developments in the area was also examined. The developments to be included in the cumulative effects assessment were identified during the EIA scoping process. At that stage, prior to the withdrawal of the draft local plan, it was proposed to assess the potential for cumulative effects with the remainder of the wider South Chippenham allocation. However, now that the local plan has been withdrawn, only the elements of the former allocation that are at scoping stage or have submitted a planning application were included in the cumulative effects assessment
- NTS.37 The following developments were therefore included in the cumulative effects assessment (figure NTS.4):
- Land South of Chippenham (application not yet submitted; scoping reference PL/2025/06656): up to 500 dwellings, land for a primary school, youth play provision (a neighbourhood equipped area of play and local equipped area of play) and natural play area, allotments and associated highways, landscape, drainage and infrastructure works, including provision of a road linking the A4 London Road and the A4 Pewsham Way
  - Land East of Showell Farm (application reference: PL/2026/03545): up to 400 dwellings, land for a local centre, accommodating commercial, business and service uses, drinking establishment and hot food takeaway, and local community uses, 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
  - Land at Rawlings Farm, Cocklebury Lane, Chippenham (application reference: 15/12351/OUT): up to 650 dwellings, 5 hectares of employment-generating space, a two-form entry primary school and up to 10 hectares of new public open space, including a country park
  - Land at Showell Farm, Patterdown Road, Chippenham (application reference: N/13/00308/OUT): 50,000 square metres of research and development, light industrial, general industrial with office space, and storage and distribution with office space development (construction ongoing, opening of the first 19,305 square metres due in 2026)
  - Land at North Chippenham, Hill Corner Road, East of A350, Chippenham (application reference: N/12/00560/OUT): up to 750 dwellings, up to 12,710 square metres of employment development (business / general industrial / storage and distribution), a local centre (retail, non-residential institutions, assembly and leisure), a primary school, woodland management facilities, a new link road and public open space (construction ongoing, primary school and employment floorspace remaining to be constructed as of April 2025)
  - Rowden Park, Patterdown Road, Chippenham (application reference: 14/12118/OUT): mixed use urban extension comprising up to 1,000 dwellings, one-form entry primary school, up to 400 square metre retail convenience store, four shops up to 400 square metres (retail, financial and professional services, restaurants and cafés, drinking establishments and hot food takeaways), community uses up to 700

square metres, and public open space including a riverside park, formal and informal recreational facilities and allotments (construction ongoing, 797 dwellings and all other uses remaining to be constructed as of April 2025)

- Land at Hunters Moon, Chippenham (application reference: 16/12493/FUL): outline application for the demolition of existing buildings and structures and the development of up to 450 dwellings, up to 2.41 hectares of employment (business, general industrial and storage and distribution) development and public open space and full application for 140 dwellings, 10 business employment units and public open space (construction ongoing, 71 dwellings and employment floorspace remaining to be constructed as of April 2025)
- Langley Park, Chippenham (application reference: 16/03515/OUT): demolition of existing buildings and redevelopment for up to 400 dwellings, a 69-bed hotel with up to 199 square metre café, discount foodstore of up to 1,741 square metres and up to 13,656 square metres of business, general industrial and storage and distribution floorspace (construction ongoing, 329 dwellings and employment floorspace remaining to be constructed as of April 2025)
- Land at Showell Nurseries, Chippenham (application reference: 17/08554/OUT): approximately 120 dwellings and public open space
- Land off the B4069 East of Barrow Farm, Langley Burrell, Chippenham (application reference: PL/2022/04681): up to 230 dwellings, a local centre comprising commercial business and service uses with a floorspace limit of 675 square metres, of which no more than 200 square metres shall be used for retail, drinking establishments and hot food takeaways, and public open space
- Land at Forest Gate, Pewsham, Chippenham (application reference: PL/2021/06112): development of a solar farm of up to 49.9 MW of generating capacity, comprising the installation of solar photovoltaic panels and associated infrastructure, including customer cabin, customer substation, distribution network operator substation and equipment, inverter and transformer substations, spare part container, associated battery storage, access tracks, fencing and landscape planting

## **Environmental effects**

### ***Air quality***

- NTS.38 The air quality assessment focused on the potential for effects on human health from the traffic-related pollutants nitrogen dioxide and fine particulate matter post-construction. Construction-related effects were scoped out of the assessment.
- NTS.39 Current air quality around the site was established from measurements made by Wiltshire Council and modelled background data provided by Defra. This information showed that air quality in the vicinity of the site is good, as national air quality objectives for nitrogen dioxide and fine particulate matter are being met. However, an air quality management area has been declared in Calne because national air quality objectives for nitrogen dioxide have been exceeded in the past along the A4 through the town.

- NTS.40 The modelling undertaken to predict emissions relating to traffic from the proposed development showed that there will be no significant increases in the levels of traffic-related pollutants at sensitive residential receptors as a result of the proposed development. The air quality within the site is also suitable for the proposed residential use.
- NTS.41 The traffic emissions modelling also did not predict any significant cumulative effects on air quality as a result of traffic associated with the proposed development and the other schemes in the area.

### ***Community and social effects***

- NTS.42 The provision of new dwellings, a small retail local centre and public open space has the potential to have effects on the existing local community and services in the surrounding area. To assess these effects, current conditions in lower super output area<sup>(3)</sup> (LSOA) Wiltshire 014C, within which most of the site lies, LSOA Wiltshire 013F, in which the eastern end of the site lies, Chippenham town and Wiltshire unitary authority area as a whole have been examined. Construction-related effects were scoped out of the assessment, which focused on post-construction effects.
- NTS.43 There will be a long term increase in population when the development is occupied, which will lead to a substantial, significant effect on the demography<sup>(4)</sup> of LSOA Wiltshire 014C, a slight effect that will not be significant on the demography of LSOA Wiltshire 013F and a negligible effect that will not be significant on the demography of Chippenham as a whole. There is a shortage of affordable housing in Wiltshire and the council has not currently identified sufficient deliverable sites to meet local housing needs as a whole. The proposed development will lead to an overall increase in housing provision in the area, which will be a substantial, significant beneficial effect in LSOA Wiltshire 014C, a slight to moderate beneficial effect in LSOA Wiltshire 013F that will not be significant, and a negligible beneficial effect that will not be significant in Chippenham as a whole. The increase in affordable housing will be a moderate, significant beneficial effect.
- NTS.44 The small retail local centre is likely to be used mainly by the new residents and will not be of a scale to compete significantly with existing businesses in Chippenham. The increase in population is likely to lead to an increase in demand for local businesses post-construction. This will be a slight beneficial effect that will not be significant. The increase in population will also increase demand for local services, including schools, healthcare and community facilities.
- NTS.45 There is some spare capacity in early years, primary school and secondary school provision in the town, while demand for special school places in the area is rising, but the proposed development will increase demand for places. There is sufficient capacity to accommodate secondary school-age children from the proposed development at the site's catchment area schools and financial contributions will be made towards increasing early

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<sup>3</sup> LSOAs are geographical areas for the collation of Census data that comprise between 400 and 1,200 households and have a usually resident population of between 1,000 and 3,000 people.

<sup>4</sup> Such as population size, age breakdown and household composition.

years, primary school and special school capacity in the area. This means that no significant adverse effects are predicted on education provision.

- NTS.46 The site is in the catchment areas of several GP surgeries. The number of patients per GP is above national targets at three of these and below the targets at the other two. There are two NHS dental practices in Chippenham, which are not currently registering new NHS patients. The proposed development will further increase demand for services at the GP surgeries and the dental practices, but financial contributions will be made towards improving the area's healthcare services. As a result, no significant adverse effects are predicted on healthcare in the town.
- NTS.47 There is a range of public open space in Chippenham, including parks, natural and semi-natural green space, recreation grounds, amenity green space, allotments, children's play areas and sports facilities. Chippenham urban area is deficient in allotment provision, parks and recreation grounds and children's and youths' play space, although it has surplus provision of amenity green space and accessible natural green space. Chippenham rural area is also deficient in allotment provision and children's and youths' play space, but has surplus provision of recreational space and accessible natural green space. The need for additional football, rugby, cricket and hockey pitches has also been identified. There are several community halls available for hire in Chippenham and the town centre's library is open six days a week.
- NTS.48 The proposed development will provide 19.60 hectares of green infrastructure, including amenity green space, accessible natural green space, parks and recreation and play areas. This will meet the demand created by the new development and will provide additional open space that will be available to meet demand from other Chippenham residents, which will be a moderate, significant beneficial effect. The proposed development also includes 0.36 hectares of allotments, which will meet the demand created by the proposed development and there will be no significant adverse effects on allotment provision in the area. There will be a small increase in demand for other community facilities, such as indoor sports facilities, community centres and libraries. A financial contribution will be made towards the improvement of these facilities, so no significant adverse effects are predicted.
- NTS.49 The potential for cumulative effects with the other developments in the area was also considered. The nature of the Land at Forest Gate solar farm and Land at Showell Farm employment developments means that there is no potential for significant cumulative community and social effects with those schemes. The other developments lie in several other LSOAs so the assessment of cumulative population and housing effects has been undertaken at the town level, rather than considering individual LSOAs.
- NTS.50 Several of the other developments in the area are currently under construction and it is estimated that there are 3,097 dwellings remaining to be built. Together with the proposed development, therefore, 3,697 dwellings will be provided. The increase in population associated with these dwellings will lead to a slight cumulative effect on Chippenham's demography that will not be significant.

- NTS.51 The increase in overall housing provision in Chippenham as a result of the combined developments will be a moderate, significant, beneficial cumulative effect. The increase in affordable housing provision as a result of the other developments will be a substantial, significant, beneficial cumulative effect.
- NTS.52 The local and district centres provided as part of the other developments are likely to be used mainly by residents of the new developments and will not be of sufficient scale to compete significantly with businesses in the town centre. The cumulative increases in population are predicted to lead to associated increases in demand for local businesses in Chippenham. This will be a slight, beneficial cumulative effect that will not be significant.
- NTS.53 The other developments in the area will increase demand for education, healthcare and community facilities in Chippenham. However, they will also provide several primary schools and a range of public open space to help meet these increases in demand. In addition, the developments will make financial contributions towards increasing education provision, healthcare services and community facilities such as sports pitches, community centres and libraries. As a result, no significant adverse cumulative effects are predicted on demand for existing education, healthcare and community facilities in Chippenham.

### ***Cultural heritage***

- NTS.54 A desk study was carried out to investigate the archaeological, built heritage and historic landscape resources within a 1 km study area of the site. The study area was extended to the south east to include the heritage assets at Bowood and Derry Hill because they share a visual relationship with the wide vale to the north towards Chippenham that includes the site.
- NTS.55 Several programmes of archaeological investigations have been carried out across the site, which recorded evidence of Late Iron Age / Romano-British settlement activity to the north west and west of Forest Farm. The features recorded included enclosures, evidence of roundhouse structures and a cremation burial. Evidence of post-medieval ridge and furrow cultivation was recorded in the south west of the site.
- NTS.56 The proposed development will involve groundworks, which would affect below ground archaeological remains where these are present. In order to ensure that there will be no significant adverse effects, a programme of excavation will be agreed with Wiltshire Council to focus on the Romano-British settlement and the area where the cremation burial was recovered. The knowledge gained through the excavation work will be a moderate, significant beneficial effect. No significant effects are predicted on the site's archaeology post-construction.
- NTS.57 The grade II listed Forest Gate Farm is around 250 m to the south of the site, next to the A4 London Road, and was part of a planned farmstead that was constructed by the Bowood Estate in the 19<sup>th</sup> century. The farmhouse and several other buildings forming a courtyard have been converted to business units. The value of the setting of the buildings at Forest Gate Farm relates to the intact group of historic farm buildings, the relationship to the neighbouring landholding and its position directly onto the A4 London Road.

- NTS.58 The proposed development will extend the edge of the built up area of Chippenham further south along the A4 London Road, to within around 600 m of the farm group at its closest point. However, significant changes to views will be prevented by the treelines along the former Wilts & Berks Canal, which will be increased by additional planting within the proposed area of public open space in the south of the site. The separation of the former farmstead from the new development edge will be maintained and there will be no loss of the rural character of the former farm's setting. As a result, no significant effects are predicted on the setting of the listed building.
- NTS.59 The grade II listed Hill View lies further south along the A4 London Road and is a 19<sup>th</sup> century three storey stone house. It is visually prominent as part of a group of roadside buildings, although a derelict house on the road detracts from its appearance. The value of its setting relates to its relationship to the domestic area surrounding the house and its gardens and to the open paddocks to the south. There is no relationship to a wider landholding and the site is not visible. As a result, the proposed development will not affect the setting of Hill View.
- NTS.60 The grade II listed Jeroans and Upper Cottage are of similar date and materials to Hill View and lie to the south east. The value of the buildings' settings is limited to the domestic area surrounding the houses and their gardens, while the neighbouring A4 London Road and a nearby garage detract from their settings. The buildings are not historically related to the site and the proposed development will not be visible from these listed buildings. No significant effects are therefore predicted as a result of changes to their settings.
- NTS.61 The grade II listed Lysley Arms, which is now re-branded as The Pewsham, is an 18<sup>th</sup> century roadside inn further along the A4 London Road. It appears on a 1773 map as a landmark on the important route from London to Bath and Bristol. The value of its setting lies mainly in its relationship to the A4 and the overall impression of an inn established on one of the main roads to Chippenham and the west. It is not historically related to the site and the proposed development will not be visible from the listed building. No significant effects are therefore predicted as a result of changes to its setting.
- NTS.62 The grade II listed Pewsham House is a large Arts and Crafts style house to the south west of the A4 London Road. It was built in 1892 and is now subdivided into several dwellings. The value of its setting is confined to the building group itself, which includes several modern additions, and the dense mature planting in the grounds. The site is not currently experienced as part of its setting and there is no potential for significant effects as a result of the proposed development.
- NTS.63 There are several grade II listed buildings and structures to the north west of the site along the A4 London Road, within Pewsham and along Stanley Lane to the north east. There is also a group of grade II listed buildings at the base of Old Derry Hill to the south east of the site. The site does not form part of the settings of these buildings and this, together with the distance of many of them from the site and the screening provided by intervening landforms, buildings and vegetation, means that there is no

potential for significant effects on their settings as a result of the proposed development.

- NTS.64 The grade I Bowood registered park and garden is around 1.7 km to the south east of the site. It was laid out as a designed landscape by Lancelot 'Capability' Brown in the 1760s. There was significant development of the north edge of the park in the mid-19<sup>th</sup> century, including the replacement of a lodge on the north drive by the grade II\* listed Golden Gates lodge and tower. The main house was demolished in 1955 and the service courts and orangery were converted to form a new house. The park developed as a visitor attraction and the northern area has been laid out as a golf course, hotel and spa since the 1990s.
- NTS.65 The roads approaching the gates at the northern entrance to Bowood Park create a vantage point on the edge of the ridge, allowing views westward across the countryside and the town of Chippenham. Much of the eastern approach and the development along the A4 London Road is largely obscured by vegetation and the landform. The parkland is generally inward looking and the contribution of the visual relationship to the wider landscape beyond the park's well-defined boundaries is focused solely on the Golden Gates. Other incidental views, such as those along the A342 that follows the wooded park boundary in which part of the site is just visible, are not part of the designed setting of the park.
- NTS.66 There is no public access to the Golden Gates and the site cannot be seen from ground level at the gates because of the angle of view and the surrounding trees. Outward views from this part of the park are largely aligned to the west and views to the north are screened by woodland and buildings at the base of Derry Hill. The extension of the built-up area of Chippenham to the south will not change the character or contribution of these views to the setting of the lodge. The proposed development will not affect views along the A4 towards the lodge, which will continue to form a landmark at the edge of the parkland. No significant effects are predicted on the listed Golden Gates or Bowood Park registered park and garden.
- NTS.67 Derry Hill conservation area is around 1.6 km to the south east of the site. It is tightly focused on the central space of the lodge at the entrance to the park, the Lansdowne Arms and a small group of mid-19<sup>th</sup> century estate cottages on Church Street at the entrance to Bowood Park. The value of the conservation area's setting relates entirely to its relationship to the entrance to the park and its historic origins to the Bowood Estate. The site is not currently experienced as part of its setting and the proposed development will not change this. No significant effects are predicted on the conservation area.
- NTS.68 The site consists of an area of fields that has seen significant loss of the former field boundaries that divided it into a pattern of small square fields at the end of the 19<sup>th</sup> century. Forest Farm in the centre of the site was a planned 19<sup>th</sup> century farmstead, although the surviving farmhouse and attached agricultural building are now surrounded by a group of large modern agricultural buildings. The area of small field parcels around the farmhouse reflects the historic arrangement.
- NTS.69 The historic route of the Wilts & Berks Canal runs discontinuously through the study area and survives in a variety of forms. The section that crosses

the site has been infilled and is not apparent on the ground. To the east of the site is a short water-filled section that is lined with mature trees and appears as a defined landscape feature. The section of the former canal that runs through the site will be retained unchanged within the public open space and no significant effects are predicted on the canal or its setting.

- NTS.70 The proposed development will lead to the loss of the current agricultural use on site, but will retain the existing field boundaries except for small lengths of hedgerow that will be removed for access. New landscape planting is also proposed to reinforce the existing vegetation. An extensive area of public open space will be provided in the south of the site that will integrate with landscape features beyond the site boundary, such as the water-filled section of the former canal. Overall, a slight to negligible adverse effect is predicted on the site's historic landscape character, which will not be significant. There will be no changes to the buildings at Forest Farm or the farmyard setting, although the agricultural character of the wider setting will be reduced by the proposed development. This will be a slight adverse effect that will not be significant.
- NTS.71 There is the potential for cumulative adverse effects on the archaeological resource of the local area as a result of the other developments in the area. The archaeological resource of the other sites is not known, so it is not possible to accurately evaluate other potential impacts in combination with the proposed development. As excavation by its nature is a destructive process, the eventual excavation of a large amount of land surrounding Chippenham has the potential to result in a substantial, significant cumulative effect on the below ground archaeological resource. However, these works will add greatly to the existing archaeological knowledge of the area and result in significant beneficial cumulative effects.
- NTS.72 There is no potential for the proposed development to lead to cumulative effects on built heritage or the historic landscape with most of the developments in the area due to their distance from the site, their scale or the nature of the development. The only scheme with the potential to lead to cumulative effects is the Land South of Chippenham development to the immediate west of the site. The landtake for this development will have a similar effect on historic landscape character as the proposed development. Together, they will lead to a slight to moderate, adverse cumulative effect on historic landscape character that will not be significant.
- NTS.73 The listed buildings along the A4 corridor lie to the east of the site and their scale, agricultural association and functional connections to the surrounding land are all localised. There is no potential for cumulative effects on these listed buildings with the Land South of Chippenham development to the west of the site. The Land South of Chippenham site is a similar or greater distance from Bowood registered park and garden as the application site and is separated from it by a ridge of hills. No significant cumulative effects are therefore predicted.

### ***Landscape and visual effects***

- NTS.74 Desk and field studies were carried out to evaluate the landscape in and around the site and to identify potential sensitive views of the site within a 2 km study area. Several were selected to provide representative viewpoints from various locations.

- NTS.75 The site lies within the Avon Open Clay Vale landscape character area. The key characteristics of this area include a level landform with wide open skies and views to ridges and downs, large scale geometric fields with hedgerows or open drainage channels defining boundaries, and settlement patterns varying from large towns and small scattered villages to sparse farmsteads. The south eastern edge of the character area within the study area, including the south eastern corner of the site, lies within the locally designated Wiltshire Special Landscape Area. The far south east of the study area lies within the Bowood Greensand Hills landscape character area. The key characteristics of this area include a distinctive pattern of settlement with villages of stone dwellings hidden in the shelter of deep valleys, small and irregular fields, wooded hills, and meadows and wet woodland on valley floors.
- NTS.76 The site consists of a series of grazed fields with mature trees and hedgerows along the boundaries. These add to its overall structure and form, but the A4 road corridor has removed the field pattern in the immediate surroundings and also forms a source of noise and visual intrusion. The overhead pylons on site also detract from the landscape.
- NTS.77 The potential for effects on the area's landscape resources and visual receptors was an important consideration in the design of the proposed development. The proposals were designed to retain most of the hedgerows and trees and the watercourse on the site within buffer zones. The existing public rights of way will be retained and new areas of public open space will be created, including a large area in the south of the site that will be planted with a mix of habitats.
- NTS.78 The proposed development will lead to moderate to slight adverse effects that will not be significant on the character of the Avon Open Clay Vale and Bowood Greensand Hills landscape character areas as a result of the extension of the urban influence of Chippenham. Over time, as the proposed woodland and tree planting on site matures, these effects will reduce to slight and not significant for the Avon Open Clay Vale and negligible and not significant for the Bowood Greensand Hills.
- NTS.79 The introduction of built form to the site will lead to a major, significant adverse effect on the character of the site and its immediate surroundings at completion of the development. Over time, as the proposed planting matures, it will improve the landscape resource in the site's south eastern field parcel and will improve its amenity value. The overall effect on the site itself will remain major, but the effect on the site's immediate surroundings will reduce to major / moderate adverse and significant.
- NTS.80 The introduction of built development will change views of the site from the surrounding area, although the proposed development will largely be screened from longer distance views by existing and proposed vegetation, the landform and the urban area of Chippenham. Most of the viewpoints from which the proposed development will be visible are either within, on the boundary of, or close to the site.
- NTS.81 A very substantial, significant adverse effect is predicted on views from Forest Farm when the proposed development is completed. Over time, as the proposed landscape planting matures, this effect will reduce to substantial adverse and significant. Substantial, significant adverse effects

are predicted on views from public rights of way CHIP 16 and CALW 83 within the site and from properties to the south of the A4 when the proposed development is completed. Over time, as the proposed landscape planting matures, these effects will reduce to major adverse and significant. Major, significant adverse effects are predicted on views from Bencroft Hill and Nocketts Hill at completion. Over time, these will reduce to major / moderate adverse and significant as the proposed landscape planting matures.

- NTS.82 Major / moderate, significant adverse effects are predicted on views from public rights of way CALW 79, CALW 82 and CALW 85 to the south of the site, the A4 passing the site boundary, and 7 and 8 Ailesbury Close when the proposed development is completed. These effects will reduce to moderate adverse and significant over time. Moderate, significant adverse effects are predicted on views from the Avon Valley Walk and public right of way CALW 80 to the south of the site, public right of way BREM 47 to the north east and Stanley Lane. Over time, as the proposed landscape planting matures, these will reduce to moderate / slight and not significant.
- NTS.83 Moderate / slight adverse effects that will not be significant are predicted on views from public right of way CHIP 49 to the south of the site, the A4 between Chippenham and Derry Hill, Stanley Park and the car dealership on the opposite side of the A4 from the site. The effects on views from this stretch of the A4, Stanley Park and the car dealership will reduce over time as the proposed landscape planting matures to slight adverse and not significant. The effect on views from public right of way CHIP 49 will reduce to negligible and not significant.
- NTS.84 The distance of the Land off the B4069 East of Barrow Farm and Land at North Chippenham sites from the application site and the screening provided by the intervening landform, buildings and vegetation mean that any cumulative landscape and visual effects would be minimal. The Langley Park site is currently in industrial and commercial use and the redevelopment will extend the existing built form. The site is within the existing urban area of Chippenham and the scale of the change will be limited, so significant cumulative landscape and visual effects are not considered likely. The Land at Hunters Moon development has largely been constructed and therefore forms part of the existing baseline.
- NTS.85 A major, significant, adverse cumulative effect is predicted on the character of the site and its immediate surroundings with the Land East of Showell Farm and Land South of Chippenham developments. A moderate, significant, adverse cumulative effect is predicted on the Avon Open Clay Vale landscape character area when the proposed development and these two schemes are completed, reducing to a moderate / slight, adverse cumulative effect that will not be significant over time as the proposed landscape planting matures. A moderate / slight, adverse cumulative effect that will not be significant is predicted on the Bowood Greensand Hills landscape character area, reducing to a negligible effect over time.
- NTS.86 The proposed development and the Land East of Showell Farm and Land South of Chippenham developments are predicted to lead to changes to several views in the local area, including a substantial, significant, adverse cumulative effect on views from public rights of way CHIP 16, CHIP 40, CHIP 41, CHIP 49, CALW 83 and the Avon Valley Walk, a substantial,

significant, adverse cumulative effect on views from properties at Nocketts Hill (reducing to a major, significant, adverse cumulative effect over time), major, significant, adverse cumulative effects on views from public rights of way CALW 79, CALW 82 and CALW 85, Bencroft Hill Farm Cottage and Holly House (reducing to major / moderate, significant, adverse cumulative effects over time), a major / moderate, significant, adverse cumulative effect on views from public right of way CALW 80 (reducing to a moderate, significant, adverse cumulative effect over time), and moderate, significant, adverse cumulative effects on views from the A4 and Stanley Lane (reducing to a moderate / slight, adverse cumulative effect that will not be significant over time).

- NTS.87 The Rowden Park, Land at Showell Farm and Land at Showell Nurseries sites do not influence the character of the site and its immediate surroundings and there is no potential for significant cumulative effects on the site's landscape resources with these developments. A moderate, significant, adverse cumulative effect is predicted on the Avon Open Clay Vale landscape character area when the proposed development and these developments are completed, reducing to a moderate / slight, adverse cumulative effect that will not be significant over time as the proposed landscape planting matures. A moderate / slight, adverse cumulative effect that will not be significant is predicted on the Bowood Greensand Hills landscape character area, reducing to a negligible effect over time.
- NTS.88 The Rowden Park, Land at Showell Farm and Land at Showell Nurseries sites will appear connected to the edge of Chippenham but separate from the application site due to a combination of distance and the presence of large numbers of trees within the wider landscape. As a result, the combined construction and development of these sites and the application site is not likely to result in any significant cumulative visual effects.
- NTS.89 A major, significant, adverse cumulative effect is predicted on the character of the site and its immediate surroundings with the Land at Forest Gate solar farm. A moderate / slight, adverse cumulative effect that will not be significant is predicted on the Avon Open Clay Vale landscape character area when the proposed development and the solar farm are completed, reducing to a slight, adverse cumulative effect that will not be significant over time as the proposed landscape planting matures. A moderate / slight, adverse cumulative effect that will not be significant is predicted on the Bowood Greensand Hills landscape character area, reducing to a negligible effect over time.
- NTS.90 Major / moderate, significant, adverse cumulative effects are predicted on views from the stretch of the A4 that passes the application and solar farm sites and from Stanley Lane at completion, reducing to moderate, significant, adverse cumulative effects over time as the proposed landscape planting matures. A major, significant, adverse cumulative effect is predicted on views from Bencroft Hill Farm Cottage and Holly House when the two developments are completed, reducing to a major / moderate, significant, adverse cumulative effect over time.
- NTS.91 The Land at Rawlings Farm site does not influence the character of the site and its immediate surroundings and there is no potential for significant cumulative effects on the site's landscape resources with this development. A moderate / slight, adverse cumulative effect that will not be significant is

predicted on the Avon Open Clay Vale landscape character area when the proposed development and these developments are completed, reducing to a slight, adverse cumulative effect that will not be significant over time as the proposed landscape planting matures. This site is not within the Bowood Greensand Hills landscape character area and does not influence its character, so there will be no significant cumulative effects on this area.

NTS.92 A moderate, significant, adverse cumulative effect is predicted on views from Stanley Lane when this development is completed, reducing to a moderate / slight, adverse cumulative effect that will not be significant over time as the proposed landscape planting matures. A major, significant, adverse cumulative effect is predicted on views from Bencroft Hill Farm Cottage and Holly House when the development is completed, reducing to a major / moderate, significant, adverse cumulative effect over time.

NTS.93 No other potentially significant cumulative landscape and visual effects are predicted.

### ***Natural heritage***

NTS.94 There are no sites of international nature conservation importance within 5 km of the site. There are three statutory designated sites of nature conservation importance within 5 km: Mortimore's Wood Local Nature Reserve (LNR) around 1.5 km to the west, Bencroft Meadows Site of Special Scientific Interest (SSSI), around 2.2 km to the north east, and Spye Park SSSI, around 3.1 km to the south. However, the site is not within the impact risk zones for residential development identified by Natural England for these SSSIs and no significant adverse effects are predicted as a result of the proposed development. No potential impact mechanisms or pathways have been identified to the LNR, so no significant adverse effects are predicted.

NTS.95 There are several locally designated nature conservation sites within 2 km of the site, including Stanley Abbey Farm Meadows Local Wildlife Site (LWS), around 820 m to the east, and Bristol Avon River LWS, around 1.1 km to the south. The close proximity of the site to Stanley Abbey Farm Meadows LWS means that there is the potential for it to be affected by the proposed development. The site is hydrologically linked to the River Avon, so there is also the potential for effects on the Bristol Avon River LWS. No impact mechanisms or pathways have been identified that could affect other LWSs in the area, due to their distance from the site and / or the lack of public access.

NTS.96 There is a range of habitats on and close to the site of varying ecological value. Most of the site consists of improved grassland. There are hedgerows along most of the field boundaries, several of which are species-rich. There are mature oak trees within the site and an area of woodland partly borders the site to the west, east and south. A small orchard lies within the farm complex next to the site. There is a watercourse running through the site from the north east to the south west and several ditches, most of which are associated with the hedgerows.

NTS.97 Several protected species surveys were carried out on the site. These found that the site is used by several species of bats and a range of breeding birds, including red kite, yellowhammer, dunnoek, bullfinch, song

thrush, house sparrow, starling and skylark. A barn owl roost was recorded in a tree on site. Evidence of great crested newts was recorded in a pond to the north of the site, indicating that these are present in the wider area. A small population of grass snake was recorded along two hedgerows within the site. Badger setts were recorded on and close to the site. It is likely that otters use the watercourse on site periodically. No evidence of dormice or water voles was found during the surveys and they are unlikely to be present in the area.

- NTS.98 The potential for effects on the site's and surrounding area's ecological resources was a key consideration in the design of the proposed development. Most of the existing trees and hedgerows will be retained and buffers will be provided between areas of built development and the hedgerows, watercourse and off-site woodland to protect these habitats and maintain ecological connections around the site. Large areas of new habitats will be created within the proposed areas of public open space, including wildflower grassland, native woodland, scrub, hedgerows, trees and permanently wet wildlife ponds. A bat habitat corridor will be retained to link the off-site buildings at Forest Farm to the new habitats in the east and south of the site.
- NTS.99 Measures will be put in place during construction to minimise the generation of dust, noise, lighting and pollution, and retained vegetation will be fenced to prevent damage. These measures will ensure that there will be no significant adverse effects on the designated sites or the habitats on site from construction works.
- NTS.100 Post-construction, the provision of new public open space on site will ensure that there will be no significant adverse effects on designated sites from increased recreation. The sustainable drainage system discussed in paragraph NTS.26 has been designed to prevent pollution of the water environment and will ensure that there will be no significant adverse effects on the watercourse on site or the Bristol Avon River LWS from pollution post-construction. The planting of new and replacement habitats and the improved management of retained habitats will ensure that there will be no significant adverse effects as a result of habitat loss. The creation and enhancement of a range of habitats, leading to biodiversity net gain on the site, will be a slight beneficial effect that will not be significant.
- NTS.101 In addition to the habitat retention, creation and management, a programme of mitigation measures will be put in place during and post-construction to minimise the potential for significant adverse effects on protected species. These measures include those discussed above to prevent dust, noise, light spill and pollution during construction, restrictions on the timing of works to avoid disturbance to breeding birds, further pre-construction surveys, supervision of vegetation clearance by an ecologist, retention of badger setts within buffer zones where possible, and an ecologically sensitive lighting strategy. These measures will ensure that there will be no significant adverse effects on protected species as a result of the proposed development.
- NTS.102 The potential for cumulative effects with other developments in the area was also considered. However, as no significant effects were identified for the proposed development alone, it is considered that there is no potential for significant cumulative effects to occur.

### ***Traffic and transport***

- NTS.103 The traffic and transport assessment dealt with the effect of the increased traffic associated with the proposed development on traffic flows on the surrounding roads and on people using and living alongside these roads. It focused on the community as a sensitive receptor and addressed the traffic and transport effects in terms of changes to pedestrian severance (for example, being unable to cross the road), pedestrian delay, amenity and fear and intimidation, driver delay, and accidents and safety.
- NTS.104 The proposed development will lead to negligible increases of less than 10% in traffic flows on all of the local roads both during and post-construction, so no significant effects are predicted on pedestrian severance, amenity, delay and fear and intimidation, driver delay and the accident rate.
- NTS.105 The provision of new shared footpaths / cycleways as part of the proposed development, as set out in paragraphs NTS.18 to NTS.22, will be a slight beneficial effect that will not be significant. The existing bus stops on the A4 London Road along the site frontage will be upgraded and no significant adverse effects are predicted on bus services as a result of the proposed development. A travel plan has been prepared for the proposed development to encourage sustainable travel.
- NTS.106 The traffic modelling also did not predict any significant cumulative effects on pedestrian severance, amenity, delay and fear and intimidation, driver delay and the accident rate on the local road network, either during or post-construction.

### ***Water environment***

- NTS.107 The water environment assessment considered the potential for effects on surface water quality and hydrology, including the watercourse that runs through the site and the existing network of ditches on site, the potential for the proposed development to be flooded or to affect flood risk in the surrounding area, and the potential for effects on the area's wastewater treatment capacity. Effects during construction were scoped out of the assessment, which focused on post-construction effects.
- NTS.108 The proposed development will be located outside the floodplain and will not be at risk from river flooding. As discussed in paragraph NTS.26, the proposed drainage strategy has been designed to manage the additional runoff that will result from the proposed development and to ensure that flood risk elsewhere is not increased. The use of swales, basins and permeable paving in the surface water drainage scheme will also minimise pollution levels in runoff and the drainage features will be well maintained. There will therefore be no significant adverse effects on flood risk, surface water hydrology or quality from the proposals.
- NTS.109 There is the potential for the increased population associated with the proposed development to lead to an associated increase in demand for wastewater treatment post-construction. Wastewater from the proposed development will discharge to the existing foul sewer within the A4 Pewsham Way and will then be treated at Chippenham Water Recycling Centre to the west of the site. This is approaching capacity and Wessex

Water has identified a range of upgrades needed to ensure that it can accommodate forecasted increases in flows as a result of development in the area. Any works required to serve the proposed development will be funded through Wessex Water's infrastructure charging arrangements and no significant adverse effects are predicted on the area's wastewater treatment network.

NTS.110 The other schemes in the area will also be required to implement sustainable drainage systems measures through their surface water drainage strategies. These measures will ensure that there will be no significant adverse cumulative effects on flood risk and surface water.

NTS.111 Wessex Water is currently strategically modelling wastewater demand for the area and the extent of any reinforcement works needed to serve the developments will be confirmed in due course. Any works required would be funded through Wessex Water's infrastructure charging arrangements. As a result, no significant cumulative effects are predicted on the area's wastewater treatment network.

### **Conclusion**

NTS.112 This non-technical summary has outlined the findings of the EIA of the proposed development at Forest Farm, Chippenham, contained within the ES that accompanies the planning application. The proposed development will lead to a number of changes to the local environment, but a range of measures will be put in place to minimise significant adverse effects and enhance beneficial effects. The proposed mitigation measures and the significant effects of the proposed development that are predicted to remain after mitigation are summarised in more detail in chapter 12 of the ES.

NTS.113 An electronic copy of the ES and the technical appendices has been sent to Wiltshire Council. The full electronic ES with its technical appendices can be viewed at: <https://development.wiltshire.gov.uk/pr/s/>.

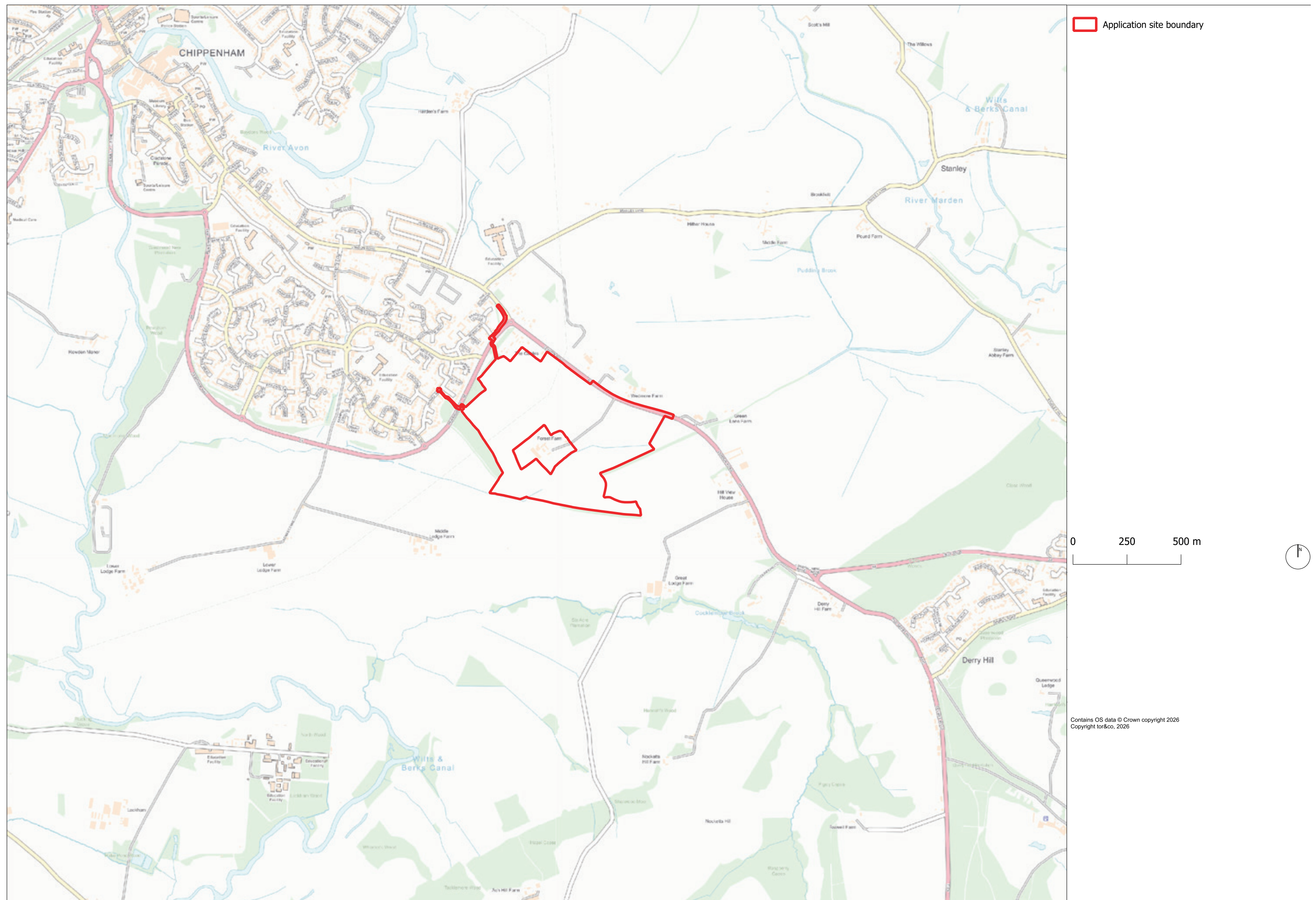
NTS.114 Written comments should be addressed to:

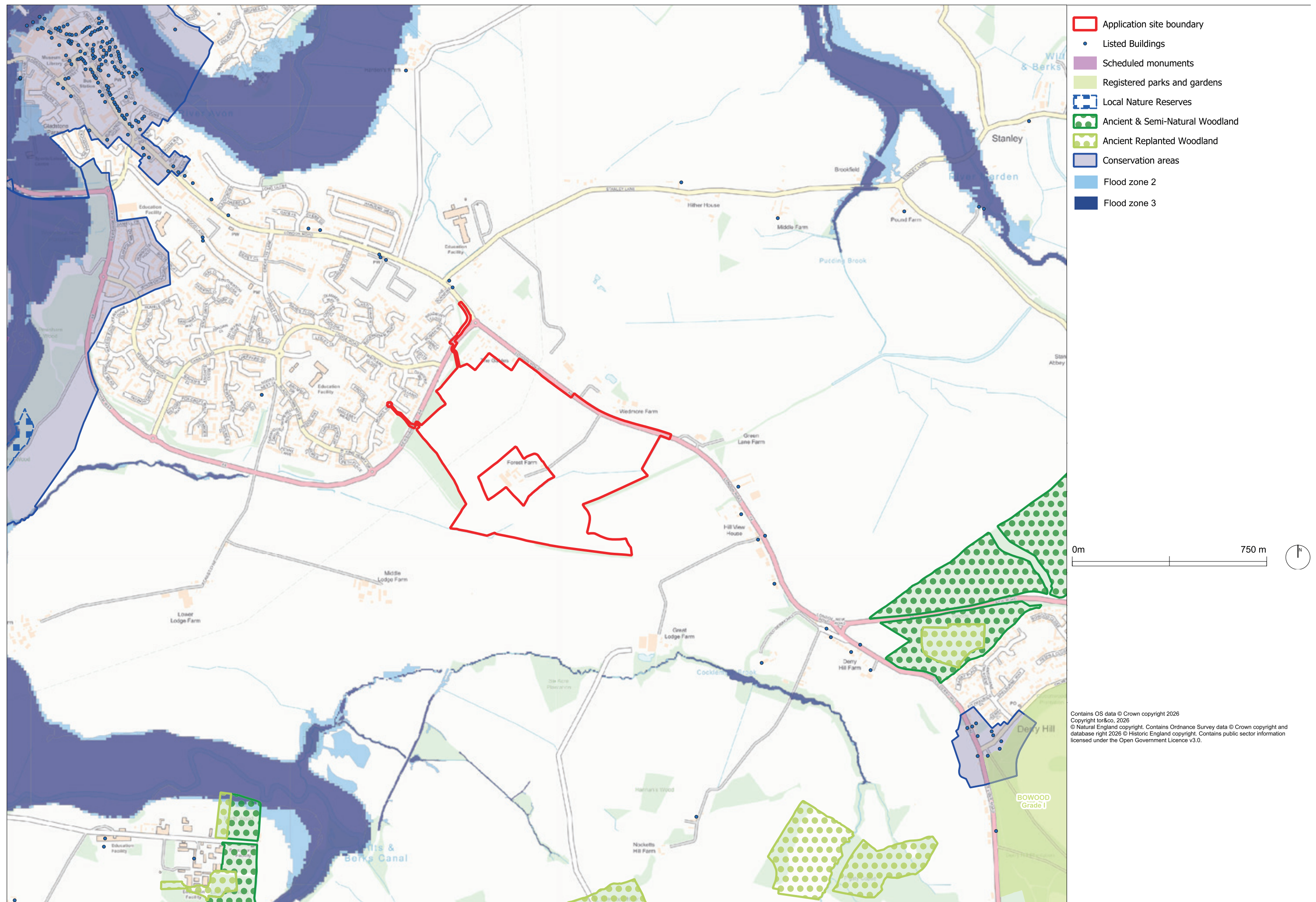
Head of Development Control  
Wiltshire Council  
Monkton Park Offices  
Monkton Hill  
Chippenham  
Wiltshire  
SN15 1ER

NTS.115 Copies of the ES on CD can be purchased from tor&co at a price that reflects the time and production costs. Paper copies may also be available (at printing cost) from tor&co at the following address:

tor&co  
Everdene House  
Deansleigh Road  
Bournemouth  
BH7 7DU

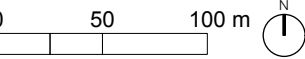
Tel: 020 3664 6755  
E-mail: [enquiries@torandco.com](mailto:enquiries@torandco.com)





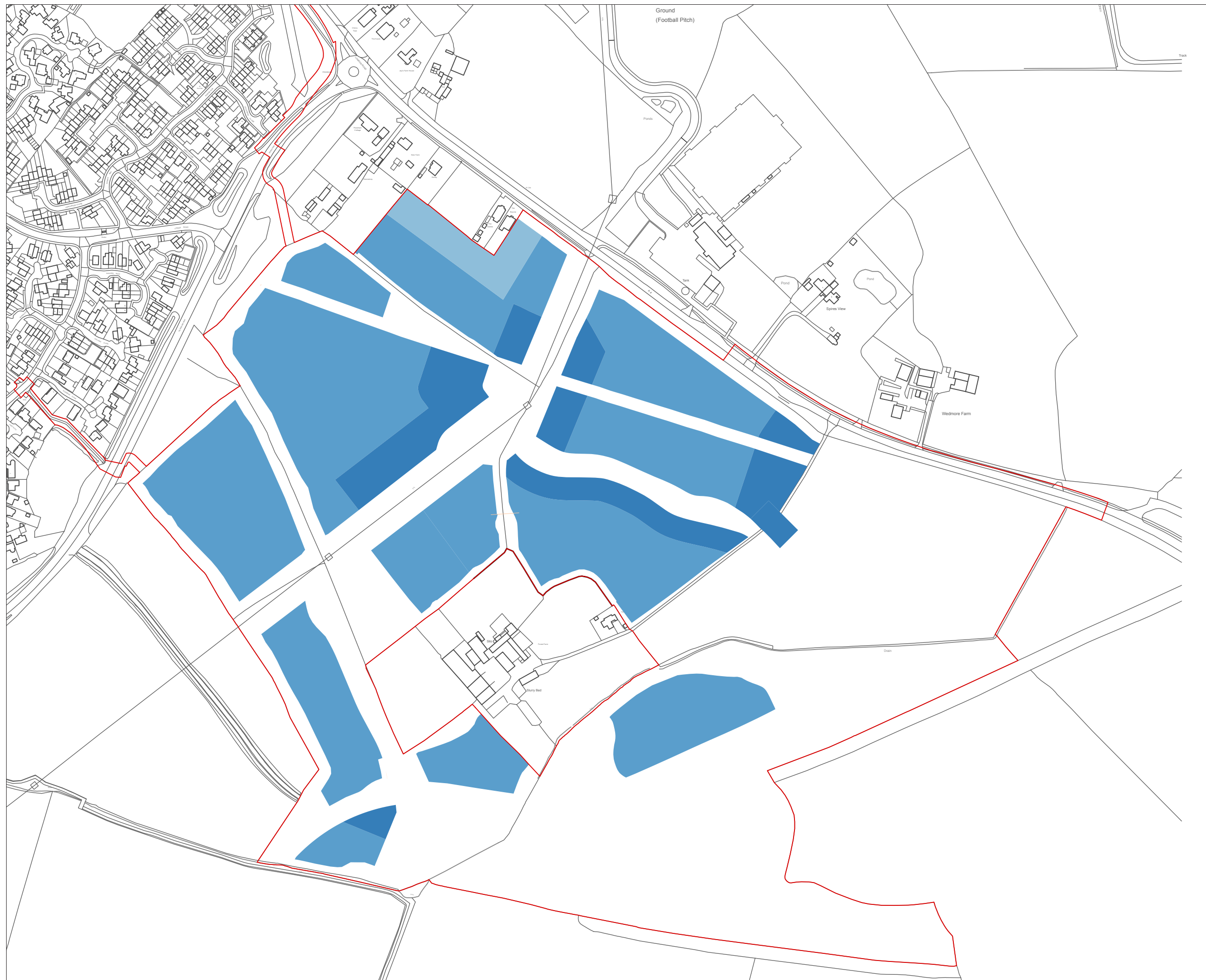


- Application boundary**
- Residential**  
(Including streets and open space - details to be resolved in Reserved Matters application)
- Local centre**  
(Precise location determined at detailed design stages +/- 10m of alignment shown. Mixed use centre including residential)
- Link road work within highway land**  
(Precise location determined at detailed design stages +/- 10m of alignment shown)
- Primary road**  
(Precise location determined at detailed design stages +/- 10m of alignment shown)
- Connector road**  
(Precise location determined at detailed design stages +/- 10m of alignment shown)
- Strategic cycle route**  
(Precise location determined at detailed design stages +/- 10m of alignment shown)
- Green infrastructure**  
(including natural and semi-natural green space, recreation, drainage and attenuation, tree and shrub planting (existing and proposed), and play areas (NEAP/LEAP) and playable spaces – details to be resolved in Reserved Matters application)
- Natural green space**  
(including trees, woodland, scrub, wetland and meadow)
- Attenuation basins**  
(Precise location determined at detailed design stages)
- Allotments**  
(Including parking provision. Precise location determined at detailed design stages)
- Secondary access street informal across open space**  
(Precise location determined at detailed design stages)
- Farm access safeguarded vehicle link**  
(Precise location determined at detailed design stages +/- 10m of alignment shown)
- Safeguarded land for potential link road**  
(Precise location determined at detailed design stages +/- 10m of width and alignment shown. Refer to detailed application plans)

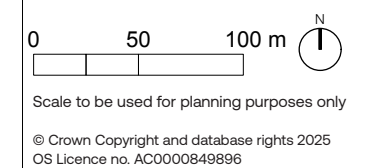


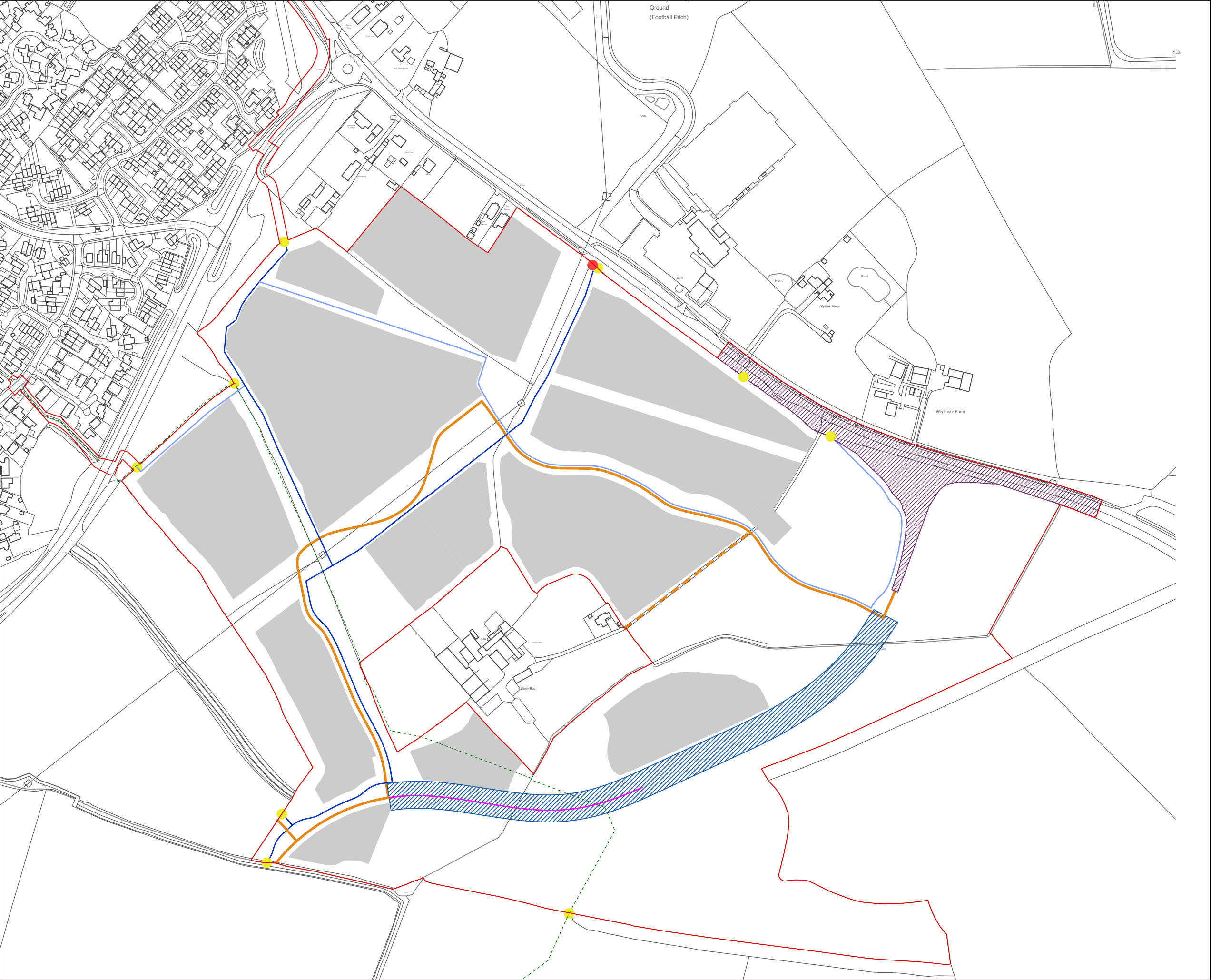
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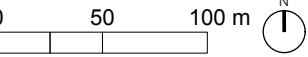


- Application boundary
  - Up to 10.5m (2m storey)
  - Up to 11.5m (2.5m storey)
  - Up to 12.5m (3m storey)
- All heights are subject to a +/- 1m for any required groundworks



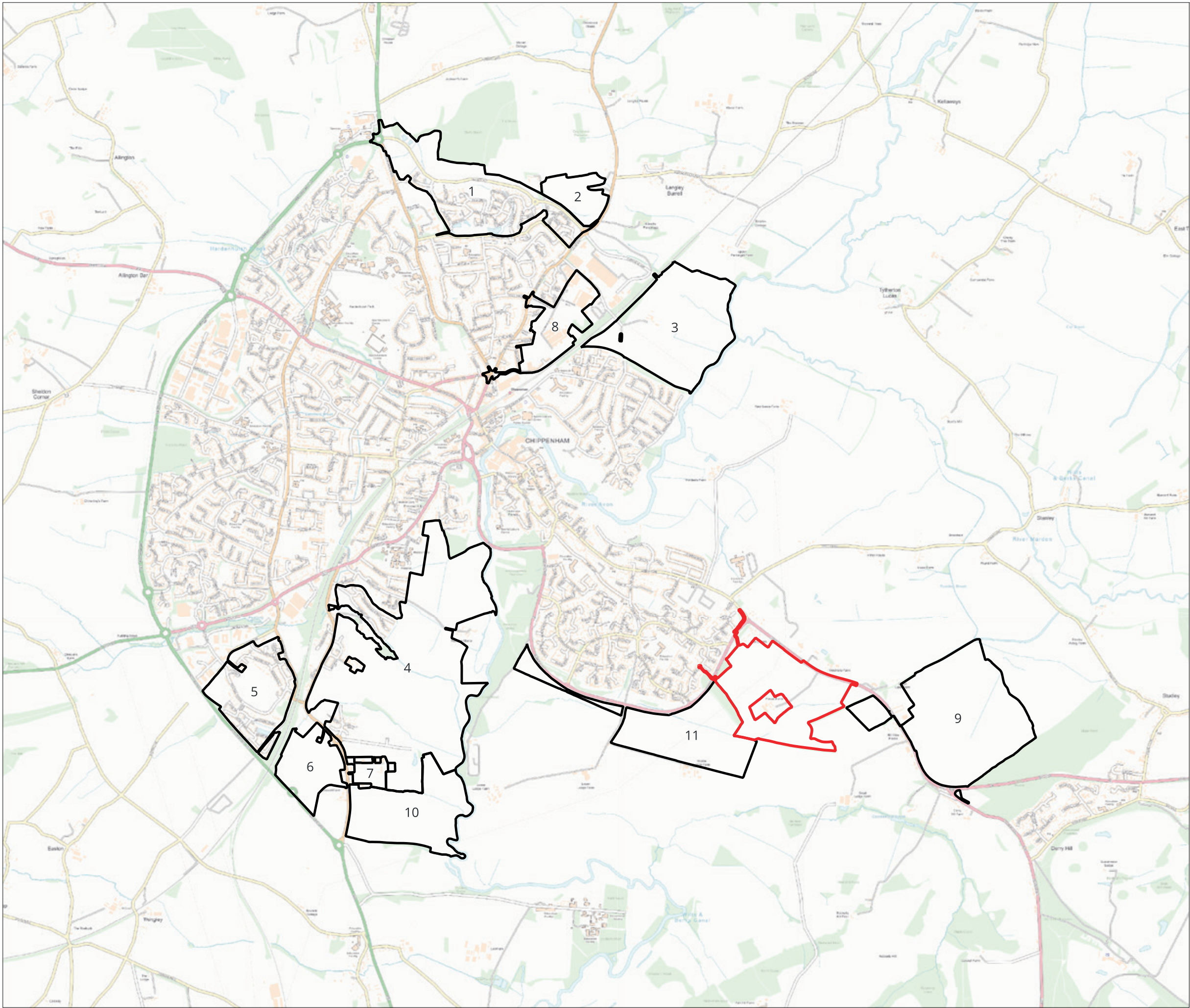


- Application boundary
- Development area
- Safeguarded land for potential link road  
(Precise location determined at detailed design stages +/- 10m of width and alignment shown. Refer to detailed application plans)
- Primary road  
(precise location determined at detailed design stages +/- 10m of alignment shown)
- Farm track retained and improved
- Connector street  
(precise location determined at detailed design stages +/- 10m of alignment shown)
- Pedestrian and/or cycle access point  
(precise location determined at detailed design stages)
- Emergency access point  
(precise location determined at detailed design stages)
- Vehicular access to include highways improvements  
(precise location determined at detailed design stages +/- 10m of alignment shown. Refer to detailed application plans)
- Strategic shared foot/cycle path (5m)  
(precise location determined at detailed design stages +/- 10m of alignment shown)
- Local shared foot/cycle path  
(precise location determined at detailed design stages +/- 10m of alignment shown)
- Public Right of Ways



Scale to be used for planning purposes only

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-  Application site boundary
-  Applications
1. Land at North Chippenham
  2. Land East of Barrow Farm
  3. Land at Rawlings Farm
  4. Rowden Park
  5. Land at Hunters Moon
  6. Land at Showell Farm
  7. Land at Showell Nurseries
  8. Langley Park
  9. Land at Forest Gate
  10. Land East of Showell Farm
  11. Land South of Chippenham

0 500 1,000 m



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