

Forest Farm, Chippenham Design and Access Statement

July 2026



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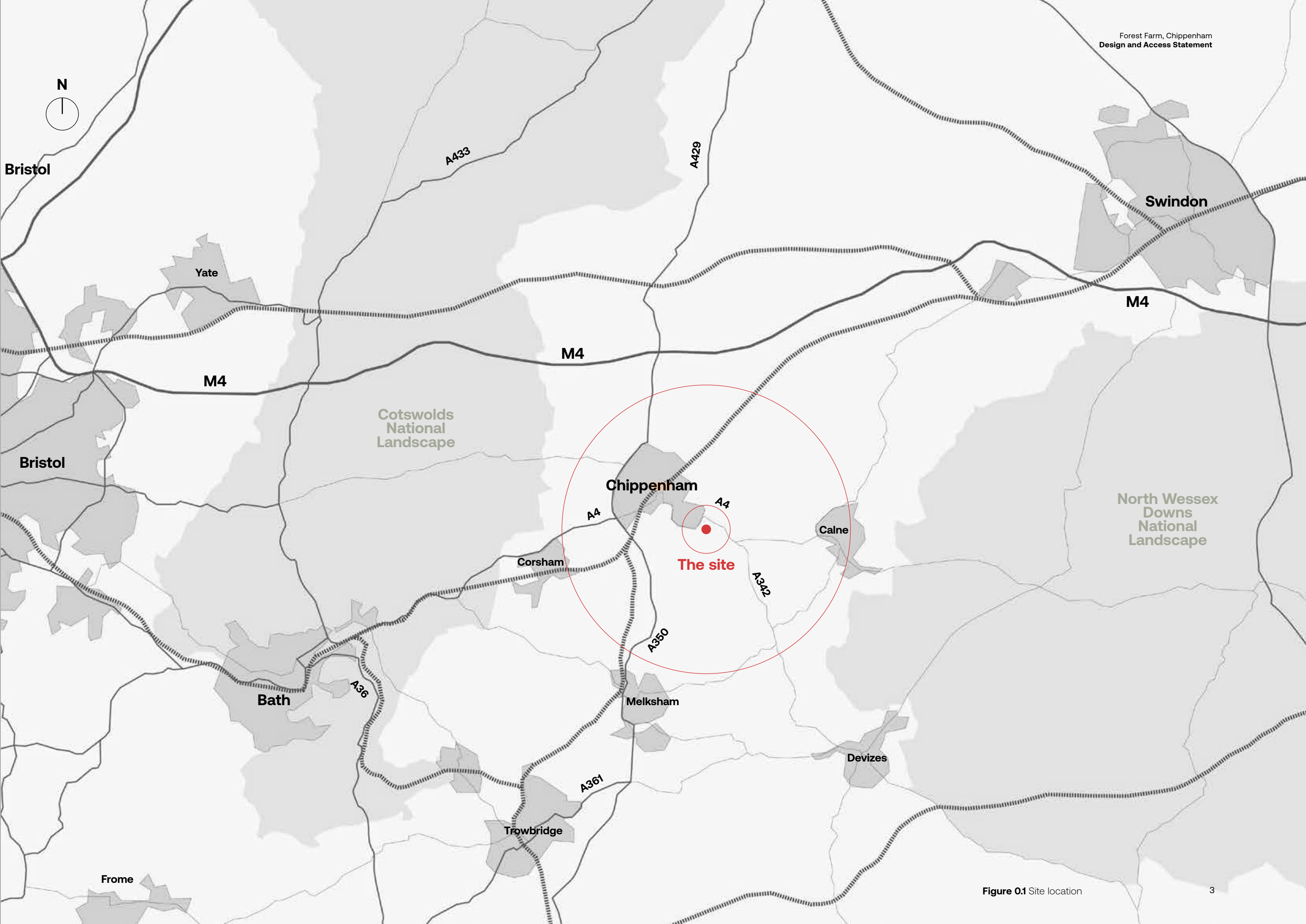


Figure 0.1 Site location

01

Introduction

Introduction

1.1 tor&co has been appointed on behalf of Gleeson Land ('Gleeson') to lead the preparation of an outline planning application for residential-led development on land to the south of Chippenham. Gleeson is a highly experienced land promoter with a proven track record of delivering high-quality residential development in sustainable and well-connected locations.

Background

1.2 The site was identified by Wiltshire Council through the emerging Local Plan Review as a sustainable location for a significant residential-led urban extension to Chippenham. Although the Local Plan Review has subsequently been withdrawn, the underlying evidence base continues to demonstrate a clear need for additional housing, and the strategic case for development in this location remains robust.

The team

1.3 tor&co is leading the project team and is providing masterplanning, planning, heritage and environmental services.

1.4 The wider consultant team comprises specialists in transport, landscape, ecology, air quality, noise, drainage, lighting, ground conditions, utilities, arboricultural, sustainability and energy services. The consultant team is listed below:

- **tor&co** - Planning, masterplanning, EIA, archaeology and heritage
- **Mayer Brown** - Flood and drainage
- **EDP** - Landscape
- **i-Transport** - Highways
- **Tree Fabrik** - Arboriculture
- **Quantum Acoustics** - Noise and air quality
- **Daedalus** - Energy and sustainability
- **The Lighting Bee** - Lighting
- **EAD** - Ecology

Purpose of the document:

1.5 This Design and Access Statement has been prepared in support of an outline planning application for a residential-led development south of Chippenham. The document:

- Provides an overview of the planning policy context and the need for housing in this location
- Summarises the findings of the baseline studies and technical surveys that have informed the evolution of the design proposals
- Establishes the design framework underpinning the illustrative masterplan
- Explains how the design responds to the site's characteristics, opportunities and constraints
- Sets out the proposed development parameters
- Describes the landscape strategy and associated proposals; and
- Presents an illustrative layout demonstrating how the site could be developed in accordance with the established design principles and parameters

1.5 The statement also demonstrates how the proposals can integrate with, and support, the potential future growth of South Chippenham.

1.6 The Design and Access Statement has been prepared in accordance with national planning policy and guidance, including the National Planning Policy Framework (NPPF) and the National Design Guide. Relevant local planning policies and supplementary guidance have also informed the design development process.

1.7 Further details relating to planning history, policy context and technical assessments are contained in the suite of supporting documents submitted alongside the planning application.



**Forest Farm site
c.40ha**

Figure 1.1 Aerial view of site

02

Vision



New homes

2.1 The land at Forest Farm will deliver a range of new homes, including affordable provision, set within a verdant setting and forming a new sensitively designed London Road gateway to Chippenham.

Connectivity

2.2 Prioritising pedestrian and cyclist movement, the aim is to create a well-connected site that facilitates seamless connections to surrounding neighbourhoods in a fast, efficient, and high quality manner, encouraging sustainable transport choices.

Extensive green infrastructure

2.3 The proposed development, guided by a landscape-led masterplan, aims to create a strong connection between residents and the surrounding landscape through an extensive green infrastructure including formal and informal recreation, allotments and children's play



Figure 2.1 Sketch view of the site



Stanley Park
recreation grounds

London Road, A4

Primary road

Local centre

Forest Farm

Allotments

Parkland

03

Planning context

Outline planning application

3.1 This statement accompanies an outline planning application for a major residential development on land south of Chippenham. The application seeks approval for the principle and amount of development, with all matters reserved except access. The proposed development is:

3.2 Outline planning permission with all matters reserved except access from the A4/London Road for up to 600 dwellings, together with land for a local centre (Use Classes E and F), areas of open space and landscaping, and associated infrastructure.

3.3 The detailed layout, design, scale and landscaping of the development will be considered through a future Reserved Matters application.

Planning policy context

3.4 Planning applications must be determined in line with the adopted development plan unless other material considerations indicate otherwise.

3.5 The relevant development plan comprises:

- Wiltshire Core Strategy 2006-2026 (adopted January 2015)
- Saved policies of the North Wiltshire Local Plan 2011
- Chippenham Neighbourhood Plan 2023-2038 (made May 2024)

Wiltshire Core Strategy

3.6 Core Policy 1 identifies Chippenham as a Principal Settlement and directs significant growth to the town.

3.7 Core Policy 2 requires at least 42,000 new homes to be delivered across Wiltshire between 2006 and 2026, including at least 24,740 homes within the North and West Wiltshire Housing Market Area, where the site is located.

3.8 The Core Strategy was adopted in 2015 and should have been reviewed within five years to ensure it remains up to date.

3.9 Although the Core Strategy is generally supportive of housing growth in and around Chippenham, as the review is overdue, the specific housing targets and overall strategy in the Core Strategy now attract limited weight.

Wiltshire Local Plan Review

3.10 The application site formed part of the proposed South Chippenham allocation (Policy 7) in the Local Plan Review. This allocation was intended to deliver around 2,525 homes, employment land, local centres, schools, nursery provision and a new Southern Distributor Road. The site was expected to deliver approximately 600 homes and a local centre as part of the wider allocation.

3.11 Wiltshire Council formally withdrew the Local Plan Review on 19 May 2026 following concerns raised by the Inspectors in respect of the overall soundness of the Plan. Despite the withdrawal of the Plan, the urgent need for housing and broad justification for development South of Chippenham remain.

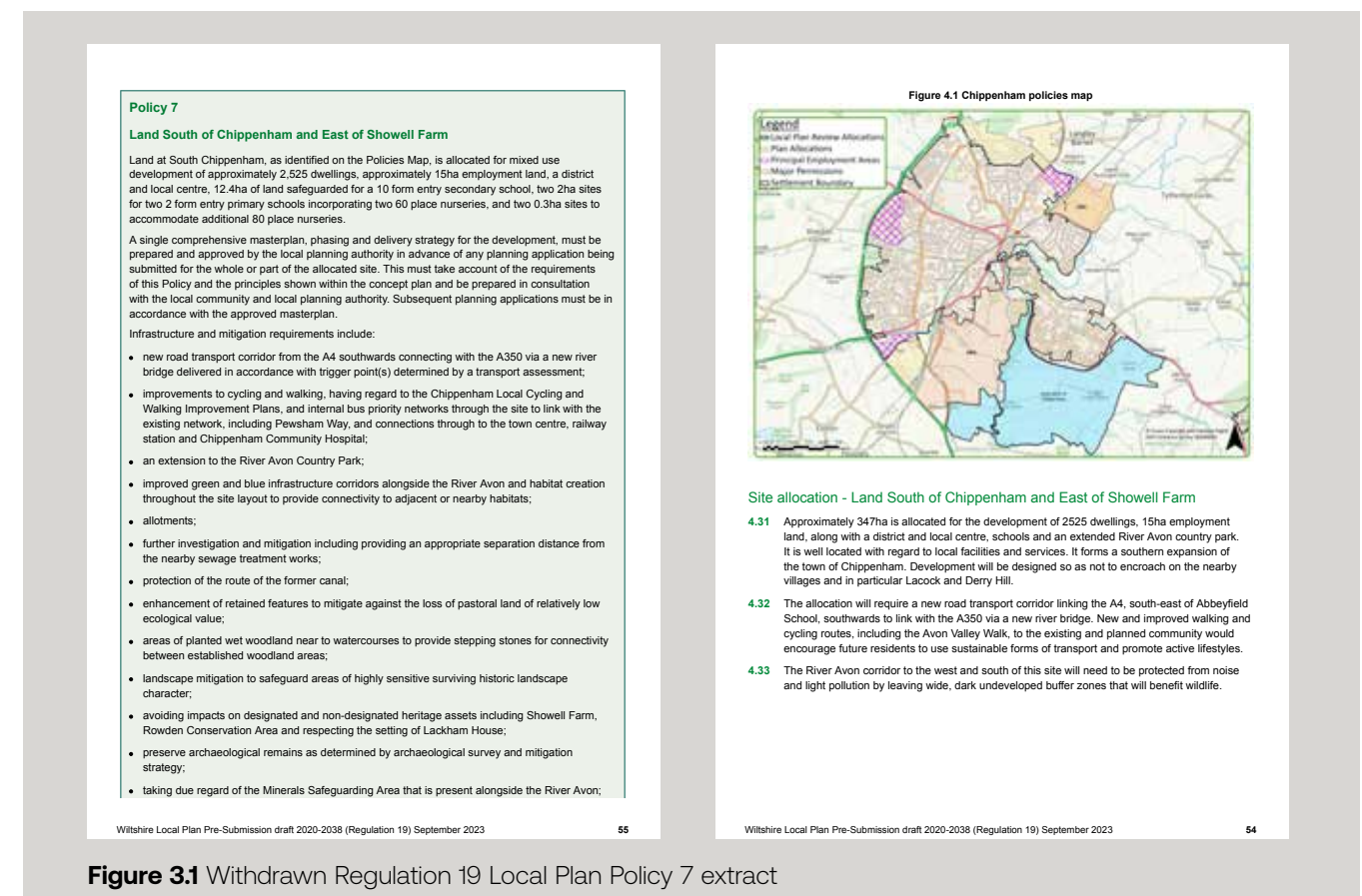


Figure 3.1 Withdrawn Regulation 19 Local Plan Policy 7 extract

National Planning Policy Framework (NPPF)

3.12 The NPPF, updated in December 2024, requires local planning authorities to maintain a five-year supply of deliverable housing sites and apply the revised Local Housing Need figure when determining applications.

3.13 Wiltshire Council cannot currently demonstrate a five-year supply and is currently required to deliver over 3,000 dwellings per annum.

3.14 The NPPF requires housing needs to be met in full whenever possible and requires authorities with out-of-date plans to demonstrate a full five-year housing land supply.

3.15 As Wiltshire cannot demonstrate a five-year housing supply, the presumption in favour of sustainable development in the NPPF applies.

Conclusion

3.16 Chippenham remains one of Wiltshire's most sustainable locations for growth and is an appropriate location for major residential development. The site was identified by the Council through the Local Plan Review process as a suitable location for development, and that position has not changed following the withdrawal of the draft plan.

3.17 Wiltshire's current inability to demonstrate a five-year housing supply, combined with the significant increase in its annual requirement, provides further support for housing development in this location.

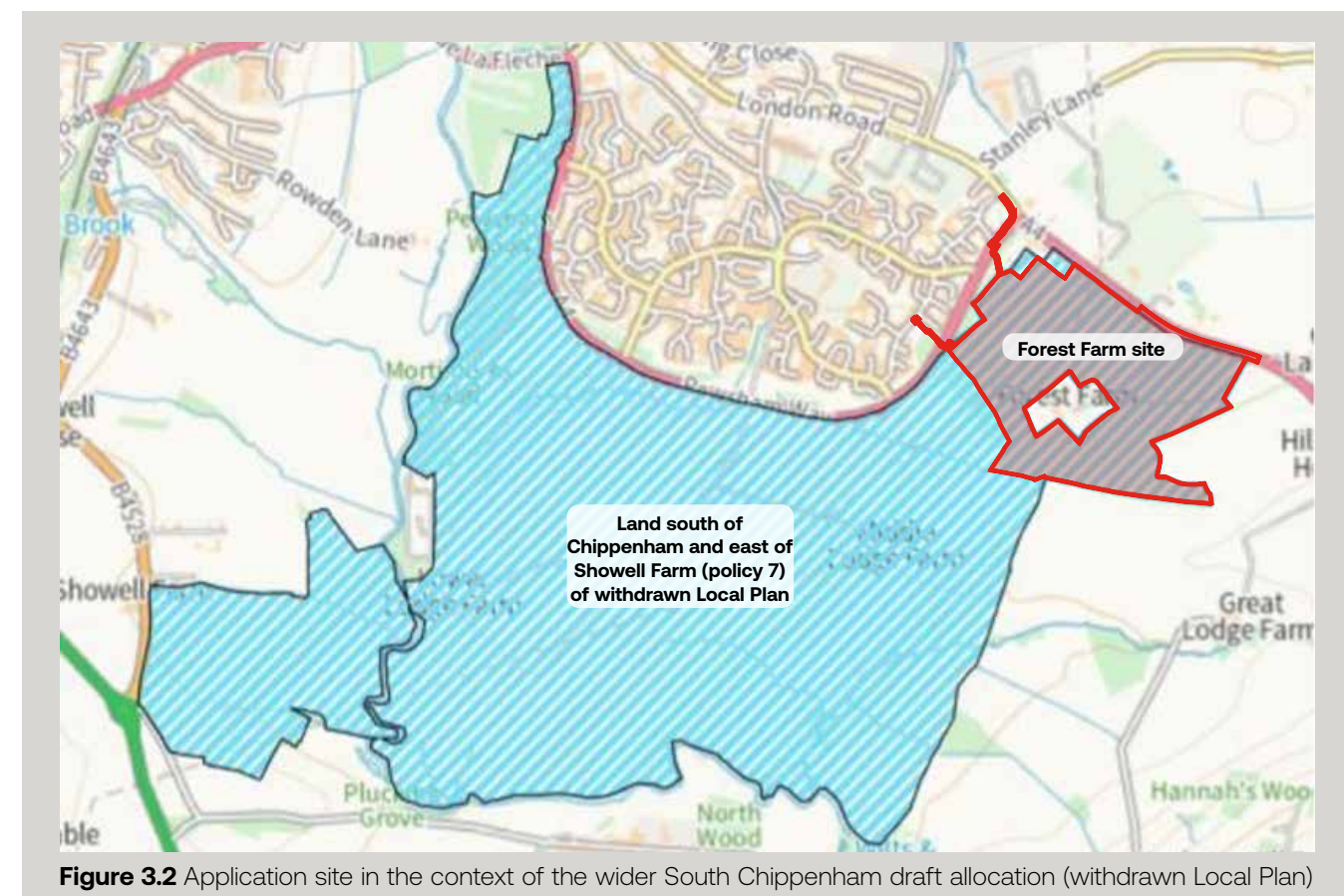


Figure 3.2 Application site in the context of the wider South Chippenham draft allocation (withdrawn Local Plan)

Other Planning Guidance

Wiltshire Design Guide

3.18 The Wiltshire Design Guide is an adopted Supplementary Planning Document (SPD) and a key consideration in planning decisions.

3.19 Based on the National Design Guide's ten characteristics of good design, it reflects Wiltshire's landscapes, settlements and communities, particularly for larger masterplanned developments.

3.20 The proposals have been prepared in accordance with the Design Guide.

Three Golden Threads

3.21 The Design Guide is underpinned by three key principles:

- Health, Wellbeing and Community – creating walkable, safe and accessible neighbourhoods.
- Sustainability and Climate Resilience – reducing environmental impacts and supporting climate adaptation.
- The Right Homes in the Right Places – delivering a suitable mix of homes within sustainable communities.

3.22 These principles have informed the masterplan and overall design approach.

Understanding the Site

3.23 The masterplan responds to the site's landscape, topography, access opportunities and surrounding context, shaping the layout, movement network and green infrastructure.

Identity

3.24 The Design Guide promotes places with a strong local identity, reflecting the character of North Wiltshire settlements.

3.25 The masterplan creates a distinctive sense of place through clear street hierarchies, gateways, focal points and character areas.

Built Form

3.26 A clear block structure and variety of building types create attractive streets and spaces, with landmark buildings marking key locations and gateways.

Movement

3.27 Walking, cycling and public transport are prioritised through a connected street network and strategic pedestrian and cycle routes.

3.28 The layout also allows for future connections to land to the south while ensuring vehicle access does not dominate the public realm.

Nature

3.29 Green and blue infrastructure is integrated throughout the site, retaining existing landscape features and supporting biodiversity, drainage and amenity.

Public Spaces

3.30 Public open space is embedded within the development.

3.31 Provision includes play areas, informal recreation space and land capable of accommodating sports pitches.

Uses

3.32 Supporting uses are integrated with streets, public spaces and active travel routes to create a sustainable neighbourhood.

Homes and Buildings

3.33 The development will provide a mix of homes and tenures, delivering high-quality living environments with good daylight, private outdoor space and consistent design standards.

Resources

3.34 The scheme adopts a fabric-first approach, reducing energy use and carbon emissions. Homes will be zero-carbon ready and not connected to the gas network.

3.35 Climate resilience measures include sustainable drainage, water efficiency and passive design principles.

Lifespan

3.36 The masterplan is designed to be flexible and adaptable, allowing the neighbourhood to evolve while retaining its character and function.

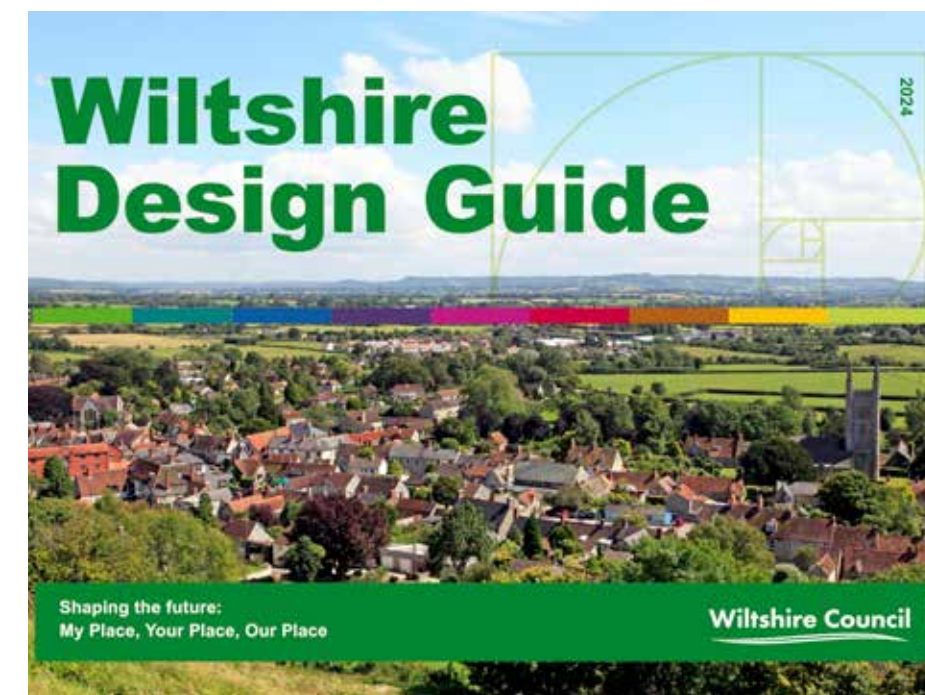




Figure 3.2 Chippenham town centre

04

Contextual analysis

Contextual analysis

4.1 To ensure that the development proposals are responsive to their locality, a full understanding of the site context is essential. This section provides an overview of the area surrounding the site and highlights the key issues that will influence the concept and development of the illustrative masterplan.

Historical growth

4.2 Chippenham's historical growth provides a clear context for understanding its urban development and informs the approach to the proposed masterplan. Between 1888 and 1913, development was centred around Market Place and The Causeway, with expansion spreading north of the railway line along Marshfield Road. Limited development also occurred to the southeast along London Road during this period.

4.3 Between 1937 and 1961, further growth took place to the northwest beyond the railway line, particularly along Sheldon Road. Additionally, there were small-scale extensions to the southeast along London Road.

4.4 From 1949 to 1969, development in Chippenham was minimal, characterised mainly by infill and minor additions to the settlement.



1888 - 1913



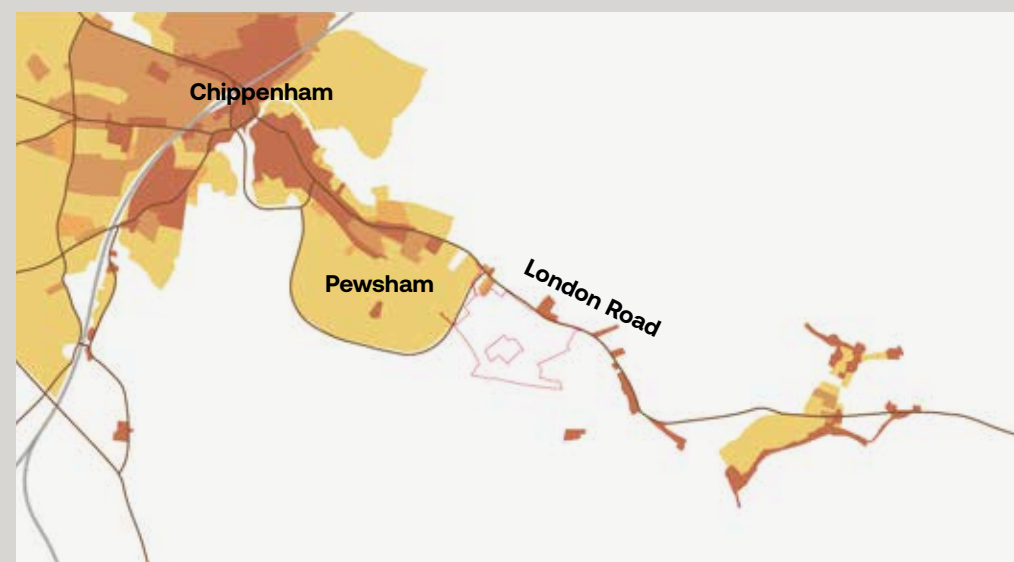
1937 - 1961

4.5 From the late 20th century to the present, Chippenham experienced substantial growth. Significant development occurred to the west of the town, to the north of the centre, and along London Road. A notable portion of this development is framed by Pewsham Way. Development of the site would represent a continuation of this historic growth pattern, extending along a main artery, London Road, into Chippenham. This pattern was endorsed by the now withdrawn local when the site and adjacent land was considered suitable for significant development proposal.

This analysis of historical growth underlines the evolving character of Chippenham and provides a basis for ensuring that new proposals respond appropriately to the town's established development patterns.



1949 - 1969



Present

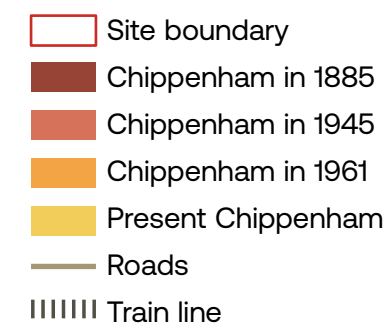


Figure 4.1 Chippenham from 1888 - present



Site description

4.6 The proposed development site is located to the southeast of Chippenham. It comprises agricultural land at the edge of Chippenham that is crossed by a Public Right of Way (PRoW) and high-voltage overhead cables. Hedgerows with occasional hedgerow trees mark field boundaries and there is a watercourse passing through the site broadly from east to west. The site surrounds land at Forest Farm which falls outside the red line boundary. There is a strip of woodland along the west boundary and trees line parts of a disused canal along the south boundary.

4.7 The site is bounded by two roads: London Road to the north and Pewsham Road to the west. London Road provides direct access into Chippenham to the northwest, while Pewsham Road functions as a ring road around the Pewsham area, connecting to London Road near the site and extending towards the town centre.

4.8 The site lies entirely within Environment Agency's (EA) flood zone 1, which is low risk of flooding. However, the site has some areas identified within the EAs surface water flood modelling, particularly towards the southeast.

4.9 The PRoW is comprised to two connected routes, CHIP16 and CALW83. CHIP16 provides an east to west connection through the site and onwards to / through Pewsham and the primary school and district centre. CALW83 provides a north to south connection which provides a link to the wider PRoW network. In addition, the Avon Valley Walk can be accessed from the southern site boundary.

- Site boundary
- Public Rights of Way (PRoW)
- 1 Photo locations (see page 15)



Figure 4.2 Site location plan with surrounding PRoW



Figure 4.3 Photographs of surrounding points of interest

Topography

4.10 The site gently slopes down from its western edge towards a low area defined by the watercourse that generally flows east to west near the eastern boundary of the site. On the eastern side of the watercourse, the site is fairly flat with a slight elevation rising up to the eastern boundary of the site.

4.11 The gentle topographical form across the site does not restrict residential development.

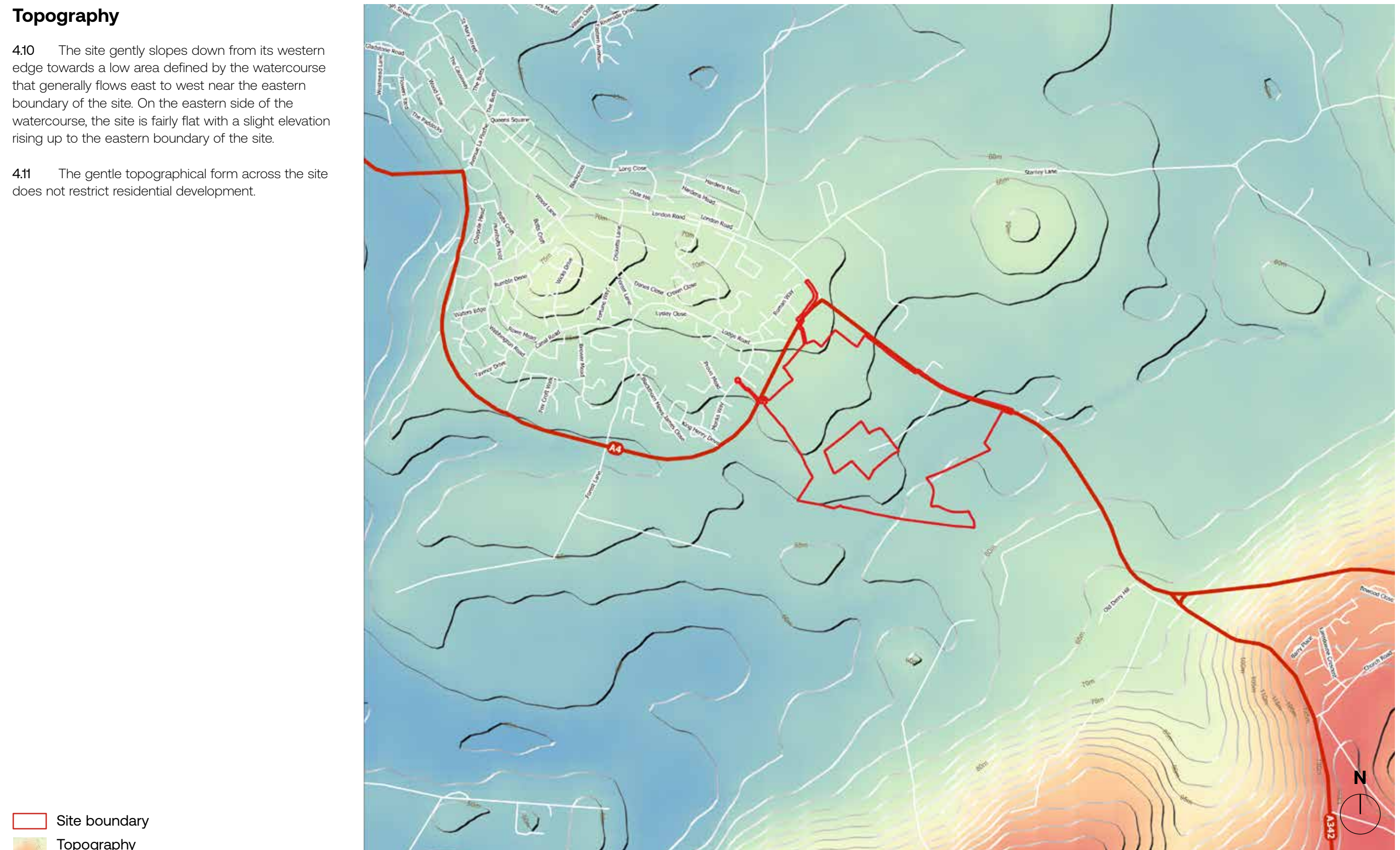


Figure 4.4 Site topography

Landscape and visual baseline

4.12 The site falls within Landscape Character Area (LCA) 12B 'Avon Open Clay Vale', and LCA 7C 'Bowood Greensand Hills' lies to the south, as shown on the plan.

4.13 It is a consequence of the nature of the development proposed that the visual and sensory character of the site would change noticeably as a result of implementation. The significant effect to the character of the site is not an indication of bad design but is to be expected as the result of the change of use of any greenfield site to residential development. The site is not prominent in the wider landscape and has limited influence beyond its immediate surroundings. Furthermore, the most valuable site features will be retained where possible (including existing hedgerows and trees) and the most sensitive areas proposed as public open space.

4.14 Visual receptors within the landscape include PRow users passing through the site and across the countryside to the south of Chippenham, road users along the A4 and Stanley Lane, residential receptors at the edge of Chippenham and on higher ground to the south and east, receptors within Stanley Park and workers along the A4. Of the identified visual receptors, those likely to experience significant residual effects are limited to PRow users within the site and along the north-facing slopes to the south (between approximately 0.5km and 2km) and residential receptors adjacent to the site, near to Nocketts Farm, and at Bencroft Hill.

4.15 These receptors are assessed as part of the landscape visual assessment that accompanies this outline planning application.

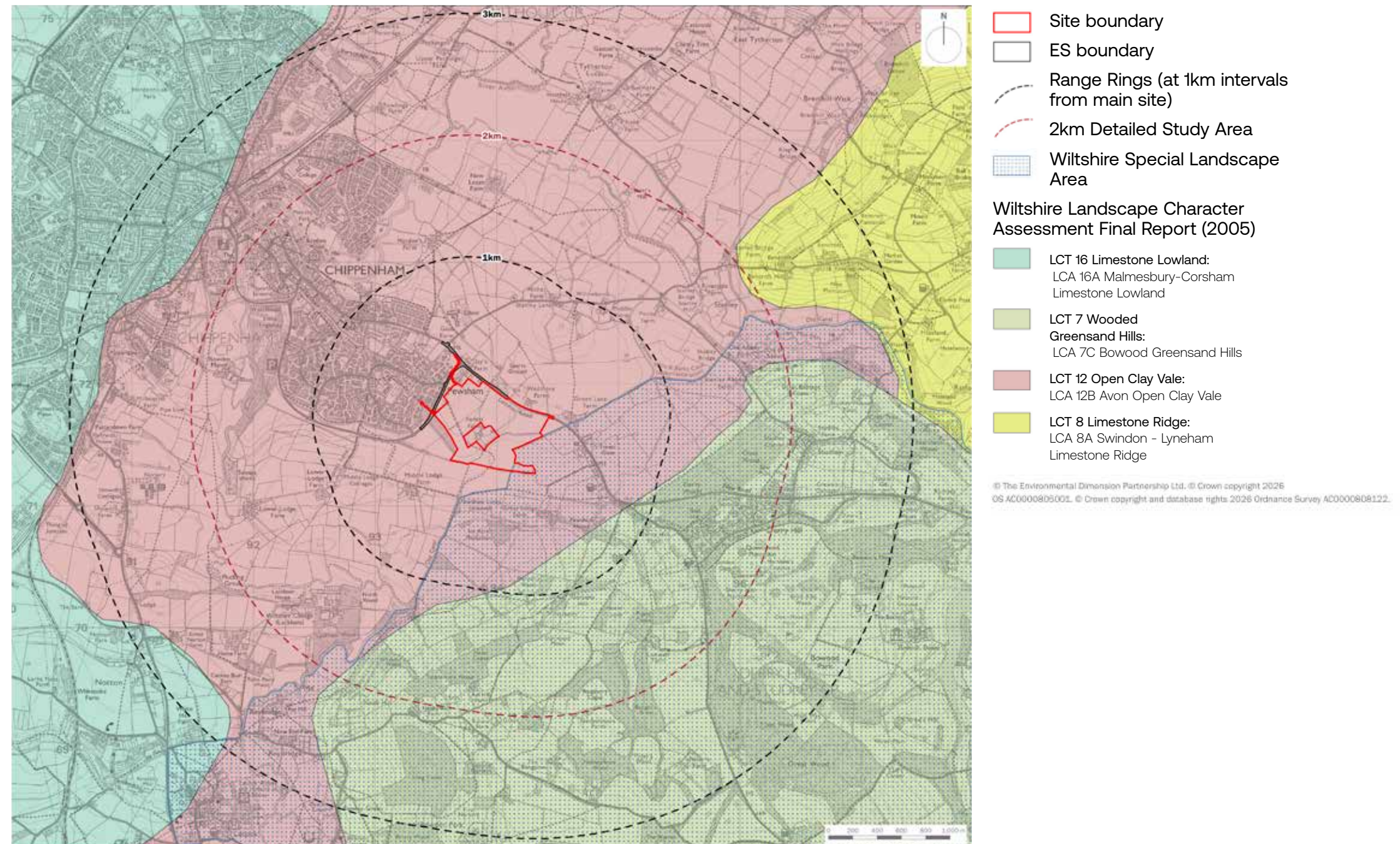


Figure 4.5 Landscape character plan

National Designations

4.16 The site is unconstrained from any national designation and or those located close to the site.

- Site boundary
- Conservation area
- Local nature reserves
- Source protection zones
- Wood pasture and parkland BAP
- Ancient & semi-natural woodland
- Ancient replanted woodland

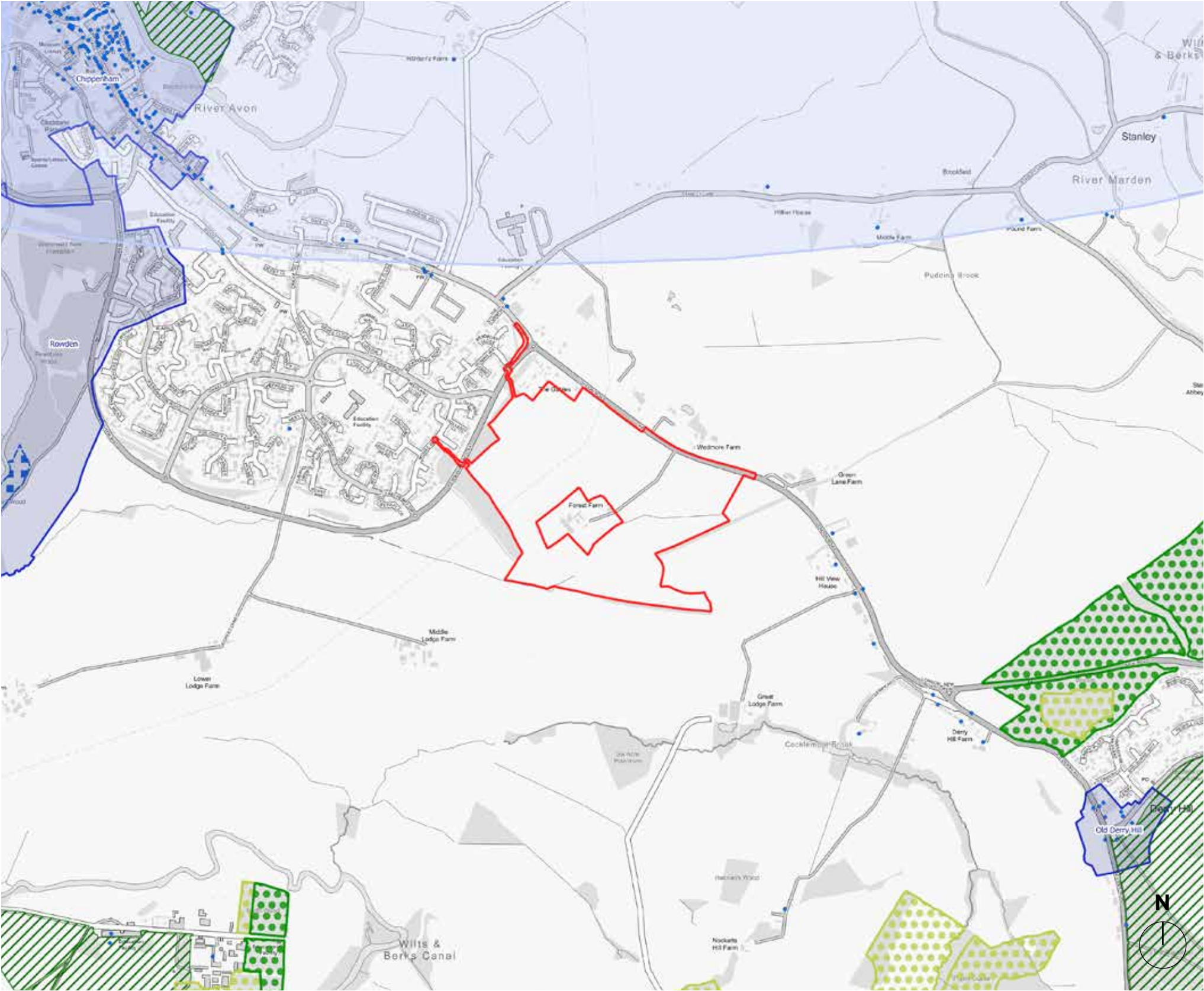


Figure 4.6 Designation plan

Heritage

4.17 There are limited designated heritage assets in close proximity to the site. The closest listed building is at Forest Gate Farm c350m to the south on London Road. The historic route of the former Wilts & Berks canal, a non-designated heritage asset, aligns the southern boundary of the site and continues north west towards Pewsham.

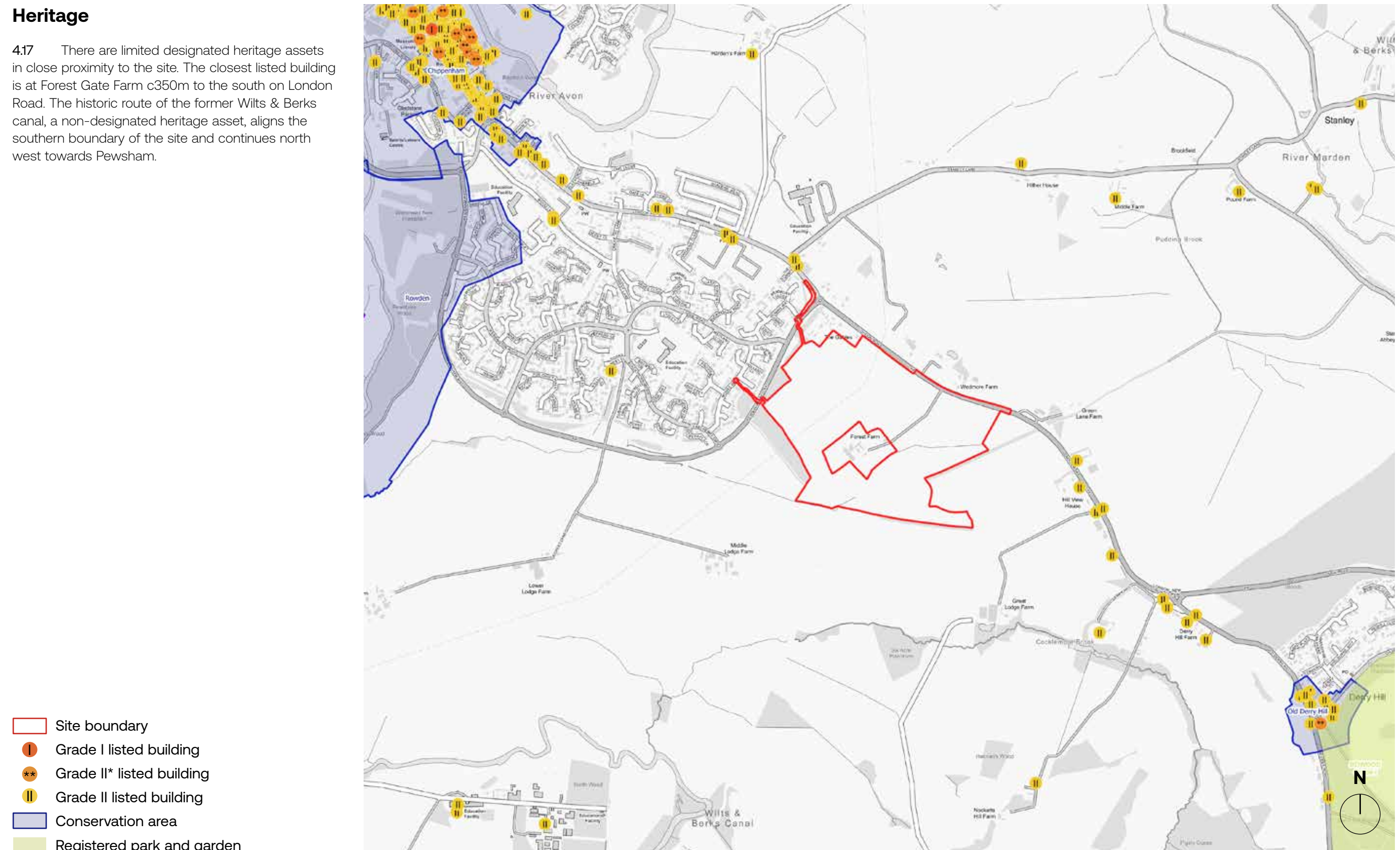


Figure 4.7 Heritage designations

Flooding

4.18 The site is located in a flood zone 1 area, meaning that it is at a low risk of fluvial / tidal flooding.

4.19 The EA Surface Water flood map identifies some areas at a low, medium and high risk of surface water flooding in the flatter areas of the site adjacent to the watercourse/ditch. A review of the site's topography (including the levels, boundary features, ditches etc.) has concluded that these areas of surface water flood risk are only contributed to by the site itself (i.e. offsite flows do not contribute), therefore, these areas of surface water flood risk will be managed and mitigated by the implementation of the site's proposed surface water drainage strategy which will capture and control surface water generated on site.

4.20 Groundwater levels at the site have been found to be relatively high, however this can be mitigated by implementing good engineering practice (placing floor levels of properties above existing ground etc.).

- Site boundary
- Low risk of flooding from surface water - 0.1 percent annual chance
- Medium risk of flooding from surface water - 1 percent annual chance
- High risk of flooding from surface water - 3.3 percent annual chance

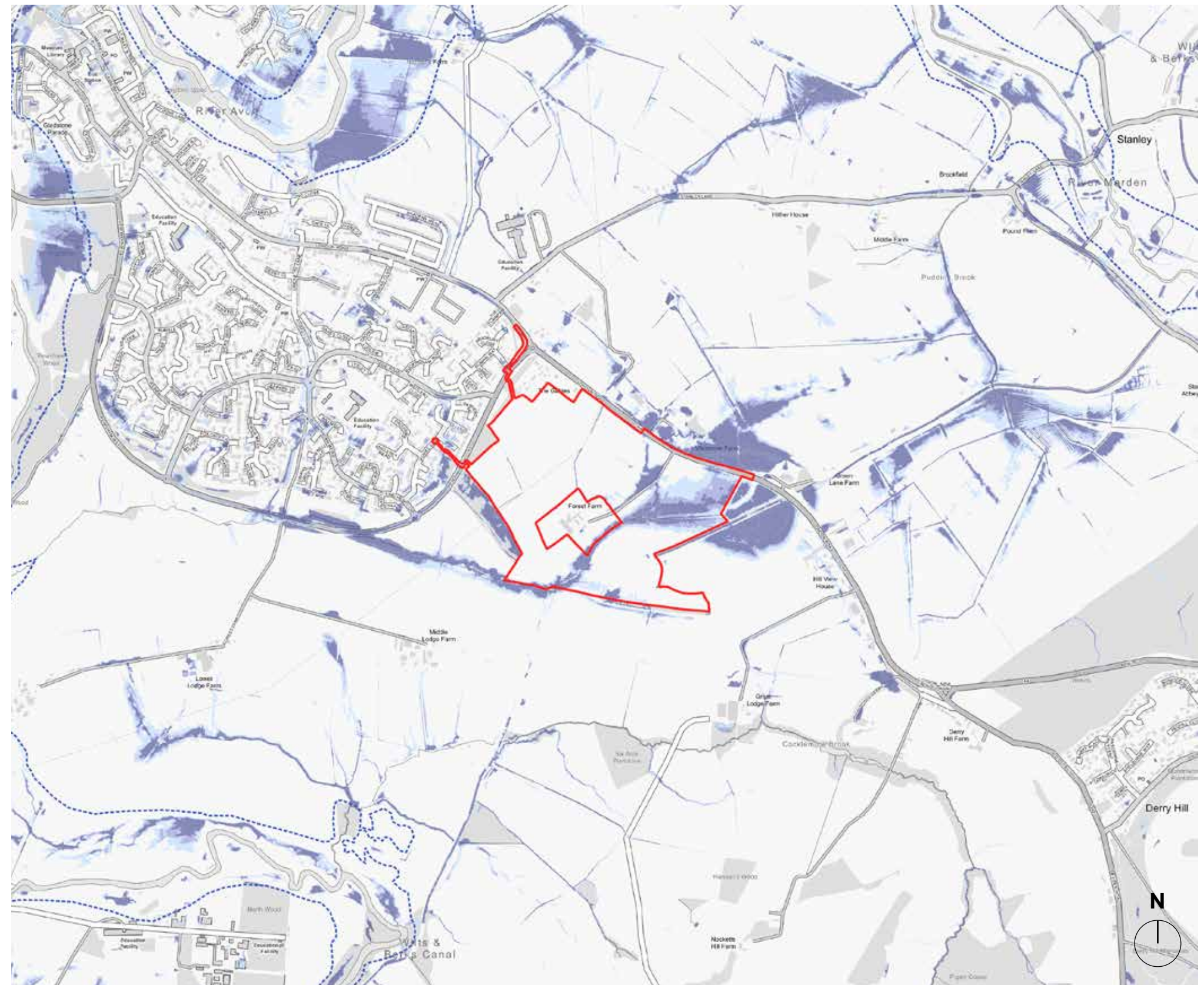


Figure 4.8 Surface water flooding

Agricultural land classification

4.21 The site is located within Provisional Agricultural Land Classification Grade 3. Grade 3 is described as good to moderate quality agricultural land. This category has moderate limitations that can impact the choice of crops, the timing and type of cultivation, harvesting, or the level of yield. When more demanding crops are grown, yields on Grade 3 land are generally lower or more variable compared to land classified as Grades 1 or 2. The land classification does prohibit the development of the site.

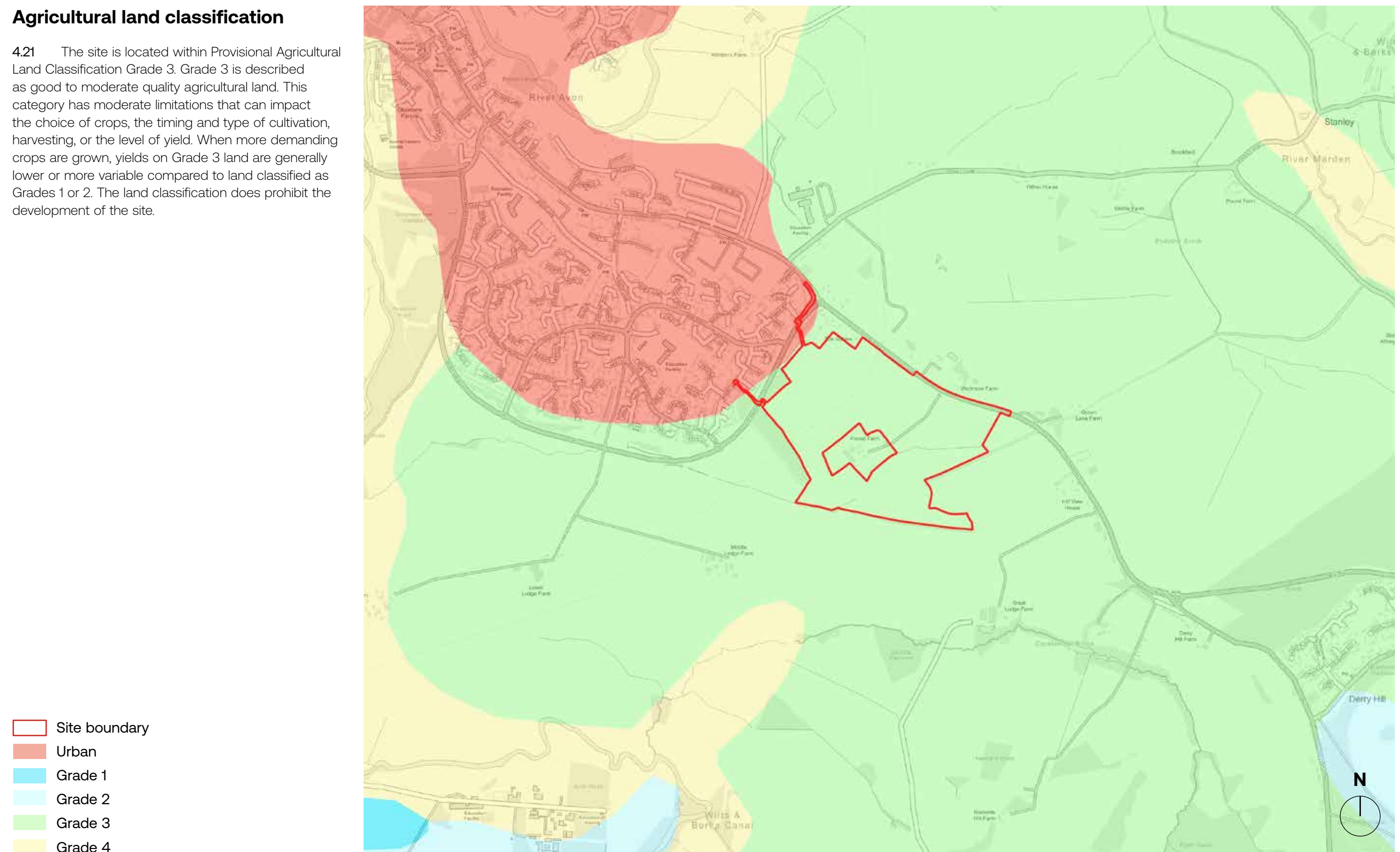


Figure 4.9 Local landscape character

Existing open space

4.22 The site is well positioned in proximity to a variety of open spaces in Chippenham, that provide accessible recreational opportunities:

- Cricketts Lane Allotments (c.15-minute walk): Located to the west of the site.
- Pewsham Park (c.10-minute walk): Also located to the west, this recreational area provides facilities for informal recreation and children's play, catering for a range of age groups
- Stanley Park Recreation Ground (c.5-minute walk): Situated to the north of the site. This facility includes multiple formal sports pitches and associated changing/club facilities. This is a significant recreation resource within comfortable walking and cycling distance of the site.

4.23 Westmead Open Space is located c.20 minutes to the west of the site offering recreational walking routes and access to the Avon Valley Walk, adjacent to the River Avon.

4.24 The proposals will seek to ensure connections to these facilities and help complement them with new recreation and open space provision on site.

-  Site boundary
-  Allotments
-  Open space
-  Playgrounds
-  Recreational ground/pitches
-  Photo locations (see page 25)
-  Proposed allocation for residential development

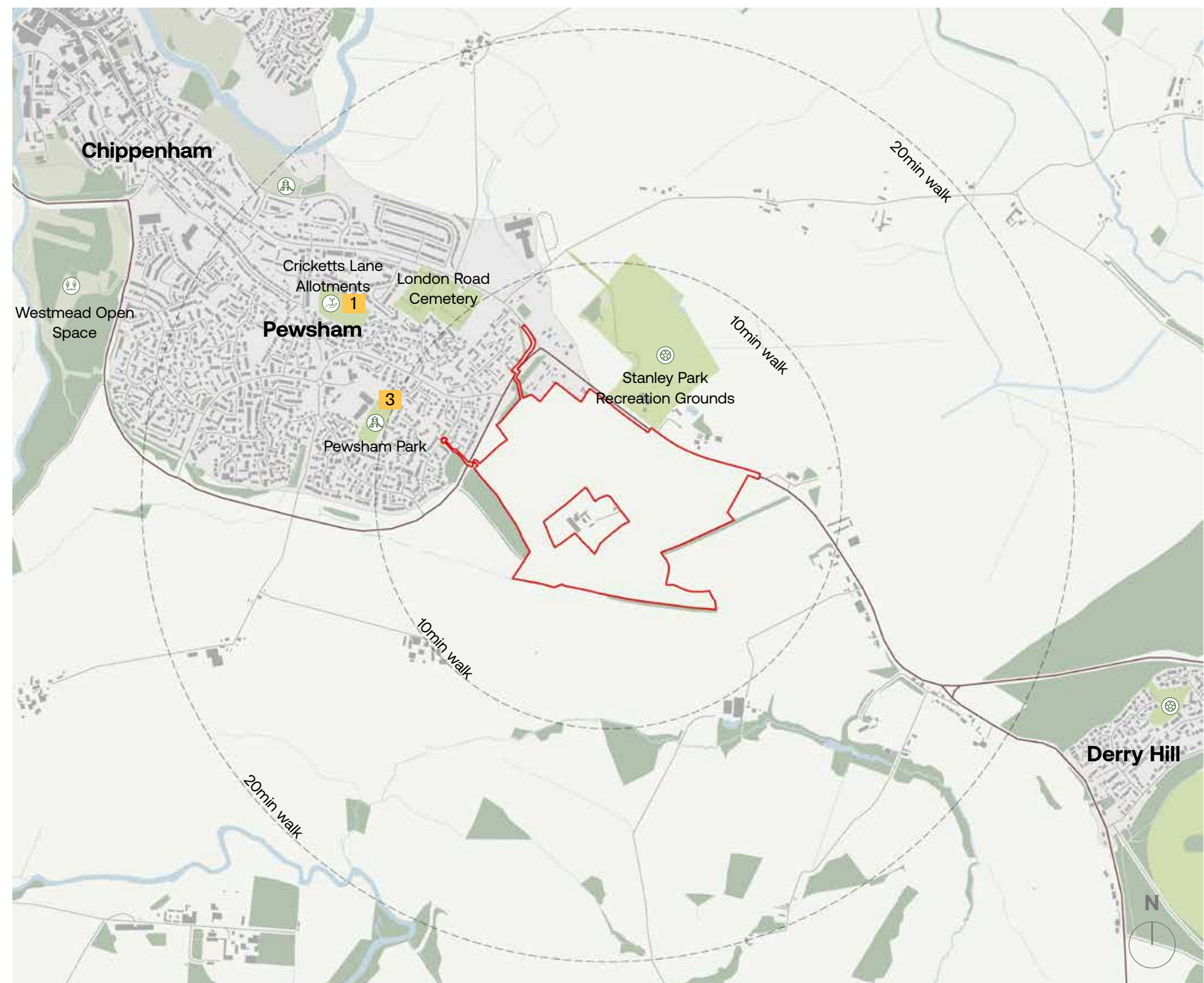


Figure 4.10 Existing open space within Pewsham, Chippenham and the draft strategic allocation



Figure 4.11 Photographs of surrounding open spaces

Existing facilities

4.25 Chippenham town centre is located approximately a 30-minute walk or approximately 10-12 minute cycle. It offers a wide range of facilities, including shops, restaurants, public houses, a public library, community buildings, and health services, ensuring access to a variety of amenities for residents.

4.26 Closer to the site, the Pewsham local centre is situated about a 10-15 minute walk from the site. This well served centre includes a Tesco Express, a public house/restaurant, a community centre, and a doctor's surgery. Adjacent to these facilities are a Pewsham preschool and King's Lodge community school.

4.27 These provide day-to-day facilities and services within a comfortable 20 minutes walking distance. They can be accessed from the site via a car-free pedestrian cycle public right of way or via the lit Lodge Road.

4.28 The proposals will further seek to enhance the local provision of facilities and services through on-site provision, as set out in the proposal section of this document.



Figure 4.12 Cluster of facilities at Pewsham

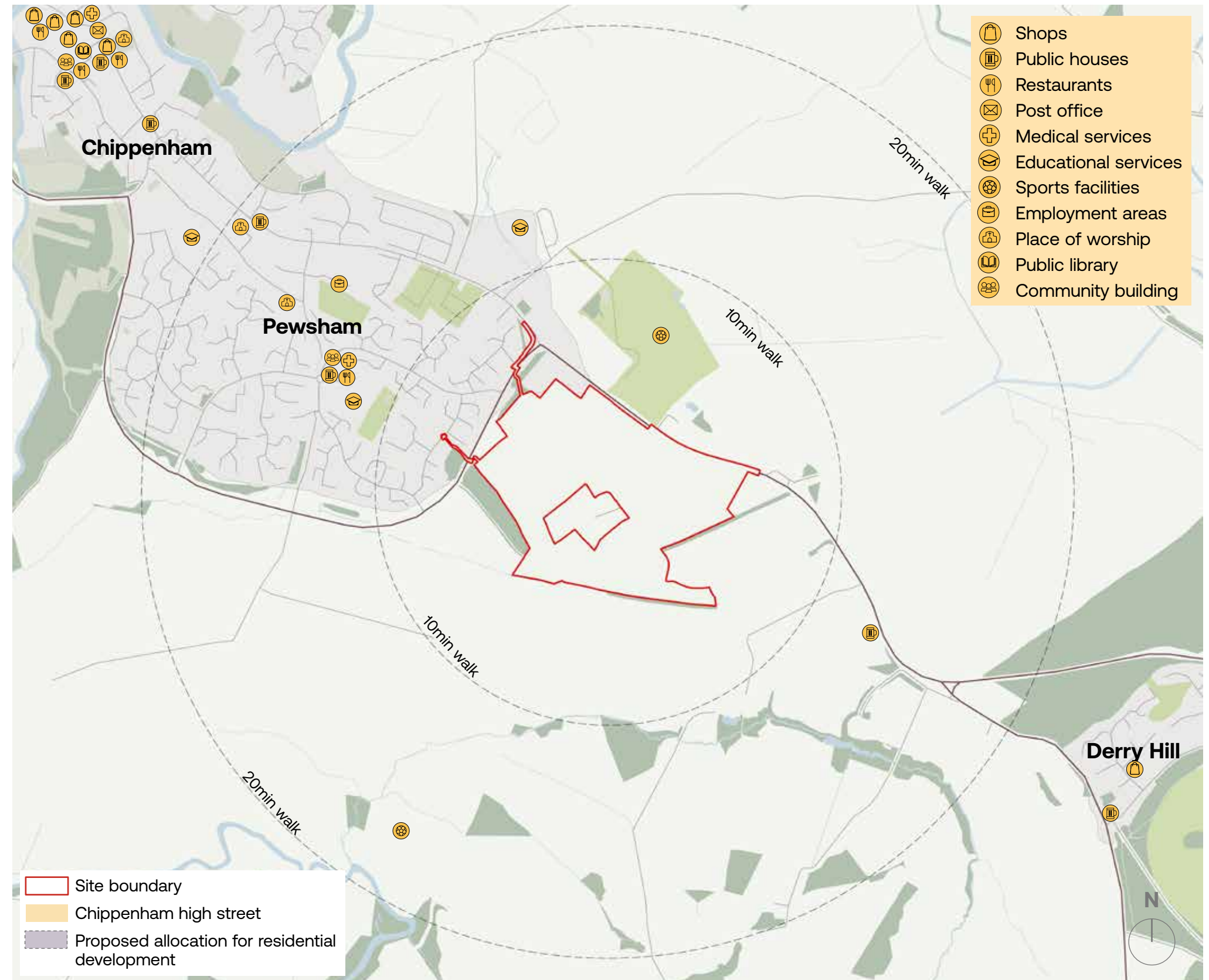


Figure 4.13 Existing facilities within Pewsham, Chippenham and the draft strategic allocation

Public transport

4.29 The site is well connected to public transport, with London Road providing good connections into Pewsham and Chippenham.

4.30 There are several local bus stops within walking distance of the site on the routes between Chippenham, Calne, Swindon and Devizes via the existing bus stops on the site frontage on the A4 corridor adjacent to Stanley Park. Both the northbound and southbound bus stops provide laybys and basic timetable information. In addition, the Faresaver 44P service runs between Chippenham town centre and Pewsham district centre via London Road, Pewsham Way, Blackthorn Mews, King Henry Drive and Monk's Way.

4.31 These bus routes provide reliable access to nearby towns, essential services, and transport links, enhancing the overall connectivity of the area.



Figure 4.14 Bus service

- Site boundary
- Bus routes
- 🚌 Bus stops
- Proposed allocation for residential development

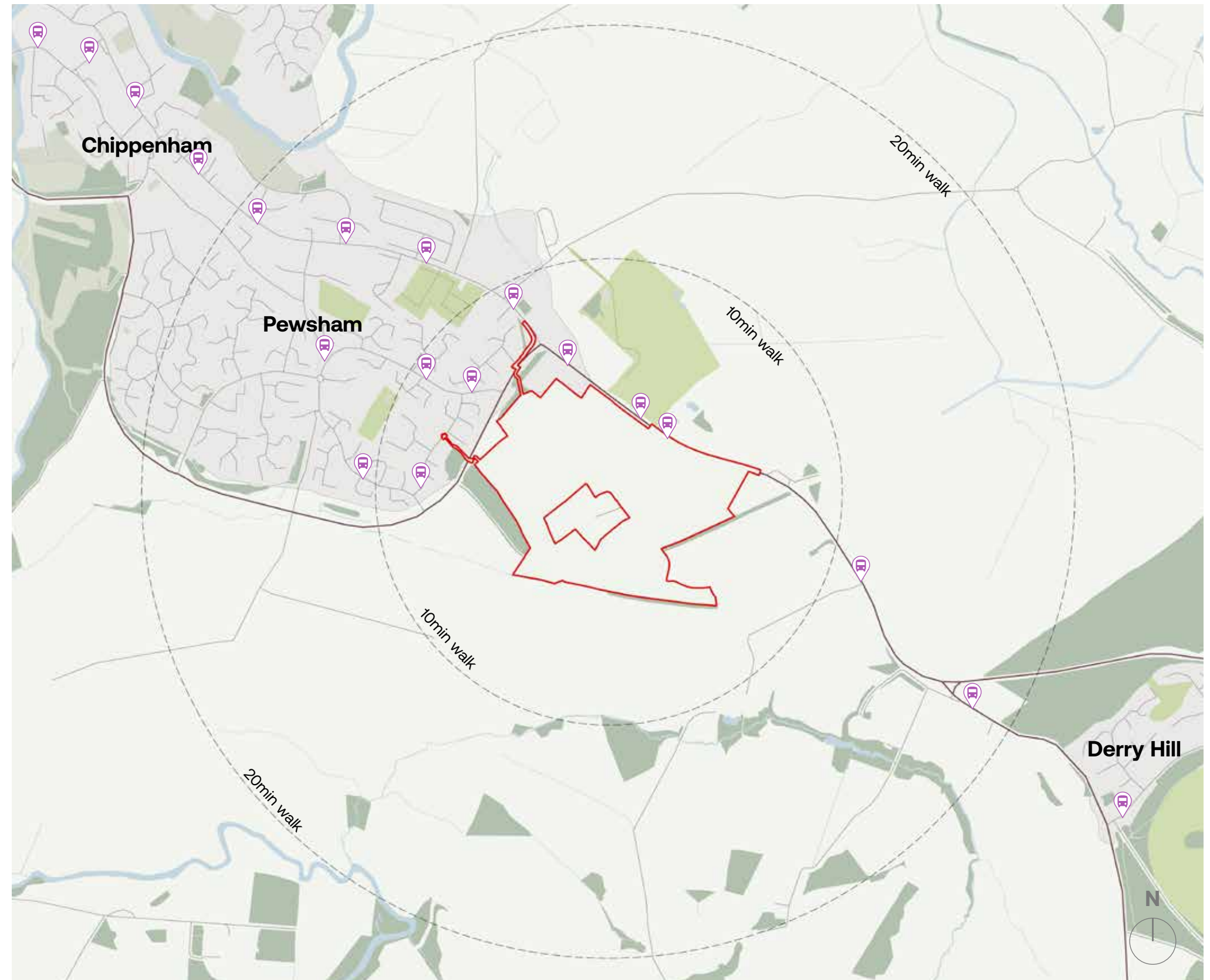


Figure 4.15 Public transport routes within Chippenham and Pewsham

Surrounding built form

Building heights

4.32 The immediate context to the site in Pewsham is formed predominately of two storey housing.

4.33 Further north in the centre of Chippenham there is a greater degree of variation. There is a greater concentration of taller buildings, up to four storey, with a predominance of three storey. These greater heights emphasise the hierarchy of the historic core of Chippenham in the wider settlement pattern.

4.34 The proposals will seek to maintain this hierarchy with the opportunity for occasional use of taller buildings for townscape purposes whilst predominately relating to the wider prevailing building heights. This approach also reflects the edge of settlement location of the site.

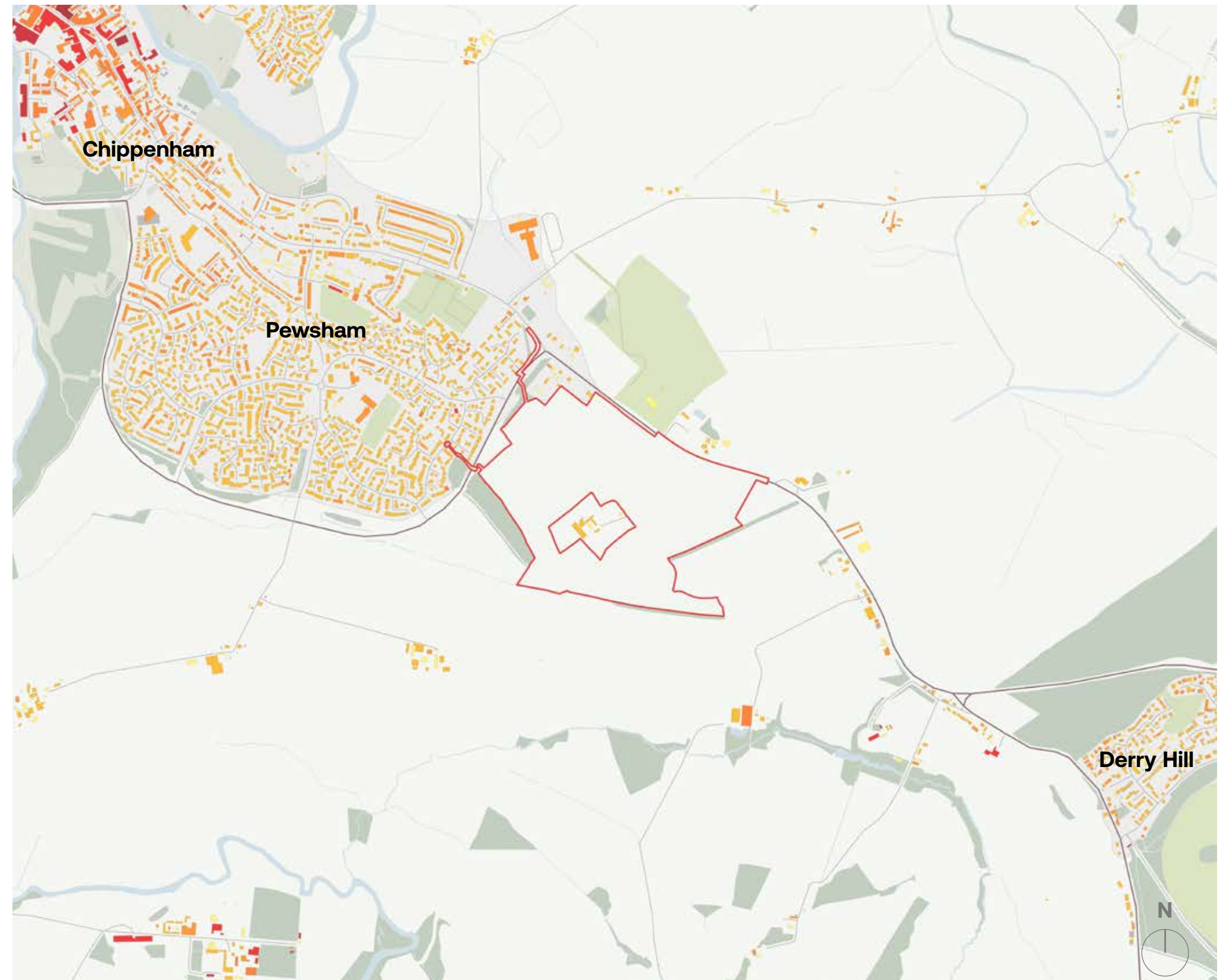


Figure 4.16 Building heights plan

Built form

1. Chippenham town centre

4.35 The historic core of Chippenham, The Causeway and High Street, is distinctive and defined by its tight urban grain, continuous frontage and varied eaves and ridge heights. There are moments of relief from this tight urban grain as the building line pulls back, normally at street junctions, creating a space such as at Market Place and Queen's Square.

4.36 Materials include render (white/cream), and buff colour stone are prominently used within the core of the town.



Figure 4.17 Map showing the three different built form extracts



Figure 4.18 Density study of residential areas around the site - Chippenham town centre

2. Pewsham

4.37 This area is important as it is located adjacent to the site and forms its immediate built context.

4.38 The built form of Pewsham is arranged around a distributor road with cul-de-sacs leading from this. Some of these cul-de-sacs are linked via pedestrian and cycle links allowing permeability through the neighbourhood. Generally, the distributor roads and pedestrian links are 'backed' on to by adjacent housing with poor natural surveillance. This is not generally a form the proposals should seek to replicate.

4.39 Unlike the variation in building and eaves heights in the town centre, this area is predominantly consistent two storey housing. Materials in this area include a mixture of red and buff brick and white/cream render.

4.40 A well serviced local centre is located at the convergence of the pedestrian routes and main distributor road through the area.

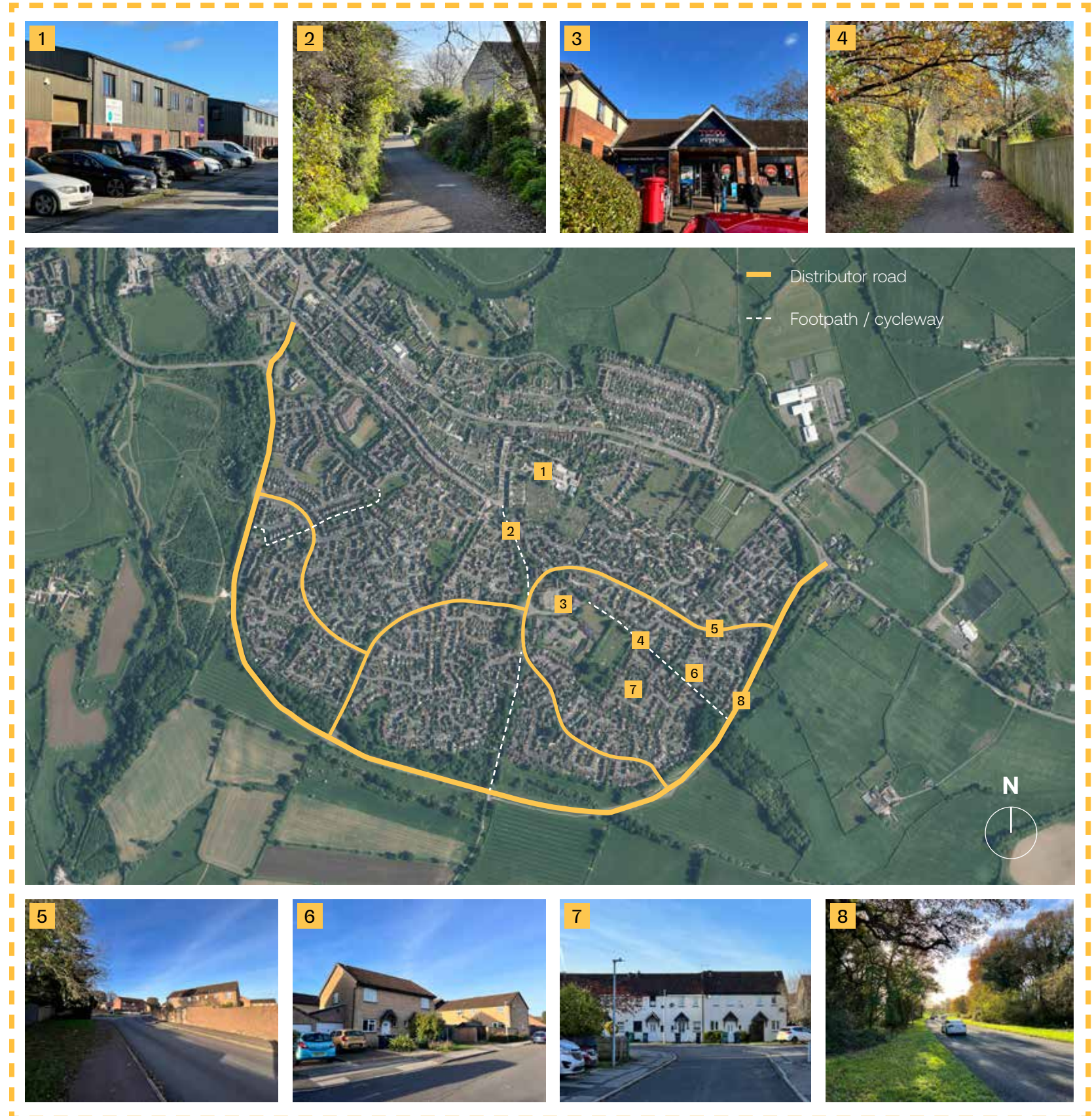


Figure 4.19 Density study of residential areas around the site - Pewsham

3. London Road corridor

4.41 The London Road, A4, corridor is a main route into Chippenham. The site's northern edge will form part of this corridor and therefore understanding its existing character will help to provide design cues to inform the design proposals.

4.42 The plan highlights the varied character along this route, but also illustrates some of the consistent features that can be interpreted as part the design proposals.

4.43 These include:

- Set back building line
- Landscape breaks, or larger set backs
- Bounded by a hedgerow (particularly to the eastern end of the corridor)
- Space for large trees to mature
- Varied building form/style, but generally two storey
- Consistent building line, with occasional individual buildings set back.



Figure 4.20 Form study of residential areas around the site - London Road corridor

Site edges and interfaces

4.44 The site features several distinct edge conditions, as outlined below:

- Northeastern edge: A fenced hedgerow and tree line bounds the site along London Road, with the rears of the existing London Road properties in the north eastern section of the site.
- Northern edge: A hedgerow forms the boundary with neighbouring development and the existing urban edge of Pewsham and Chippenham.
- Eastern edge: A hedgerow and tree belt mark the interface with existing arable fields to the east
- Southern and western edges: The site is bounded by a continuous hedgerow and tree belt along both the southern and western sides, which border the existing fields and the wider countryside
- Central edge: A hedgerow marks the boundary between the site and Forest Farm, located centrally within the site.

4.45 Ensuring these edges are appropriately responded to will be a key consideration of the masterplan.

- Site boundary
- Fenced hedgerow and tree edge bounding London Road
- Hedgerow and tree edge bounding existing fields
- Tree belt edge bounding existing fields
- Hedgerow edge bounding neighbouring development
- Hedgerow edge bounding Forest Farm
- 1 Photo locations

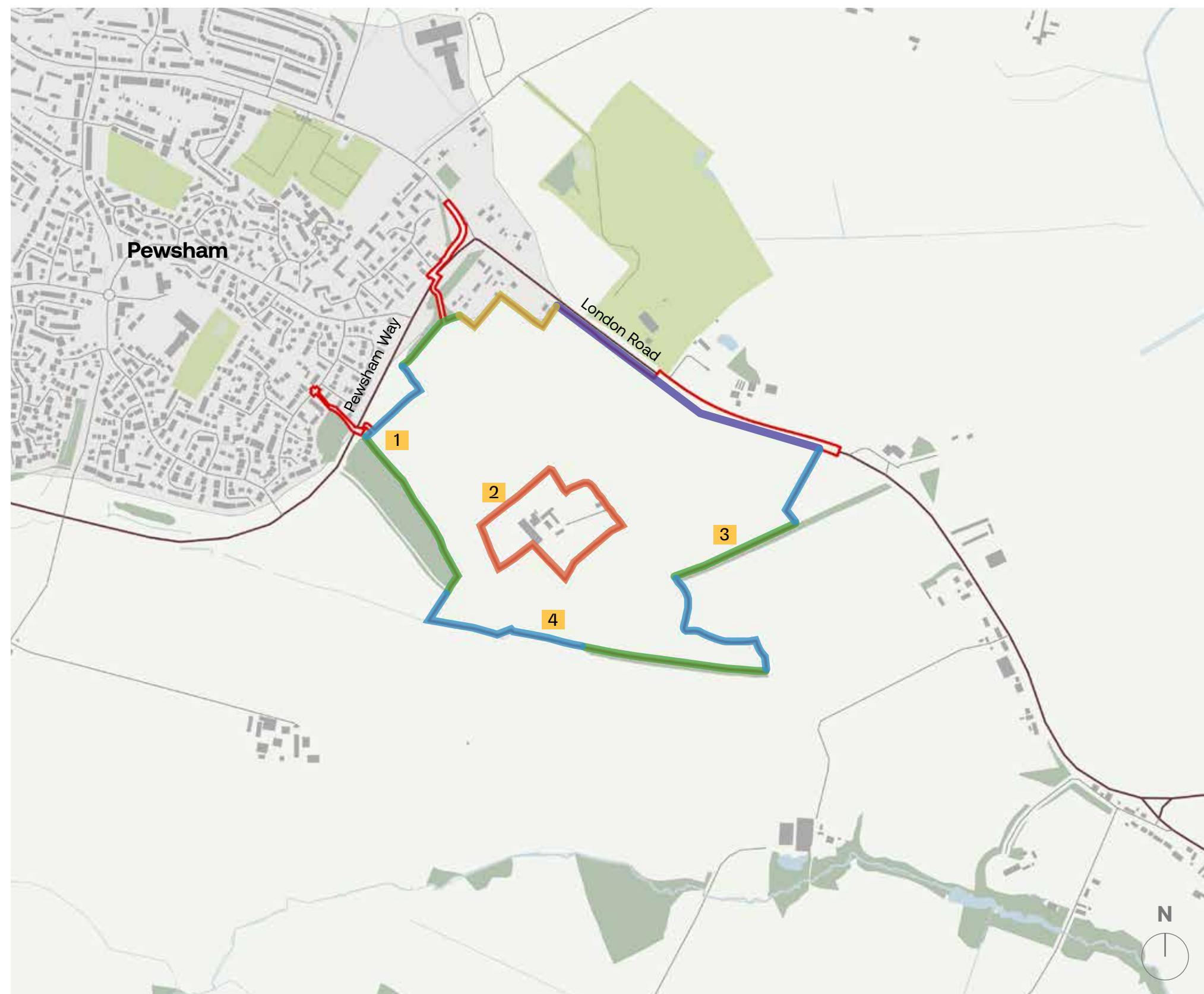


Figure 4.21 Site edges



Figure 4.22 Views within the site showing the different boundary edges

05

Site analysis

Site analysis

5.6 As stated, the site covers an area of around 40.1 hectares (99.1 acres). The site comprises of a number of agricultural fields divided and/or bounded by hedgerows..

5.7 The following section sets out some the site specific features and culminates in a combined constraints and opportunities plan that inform the design principles and concept plan.



Figure 5.1 Viewpoint locations



Site panorama 1

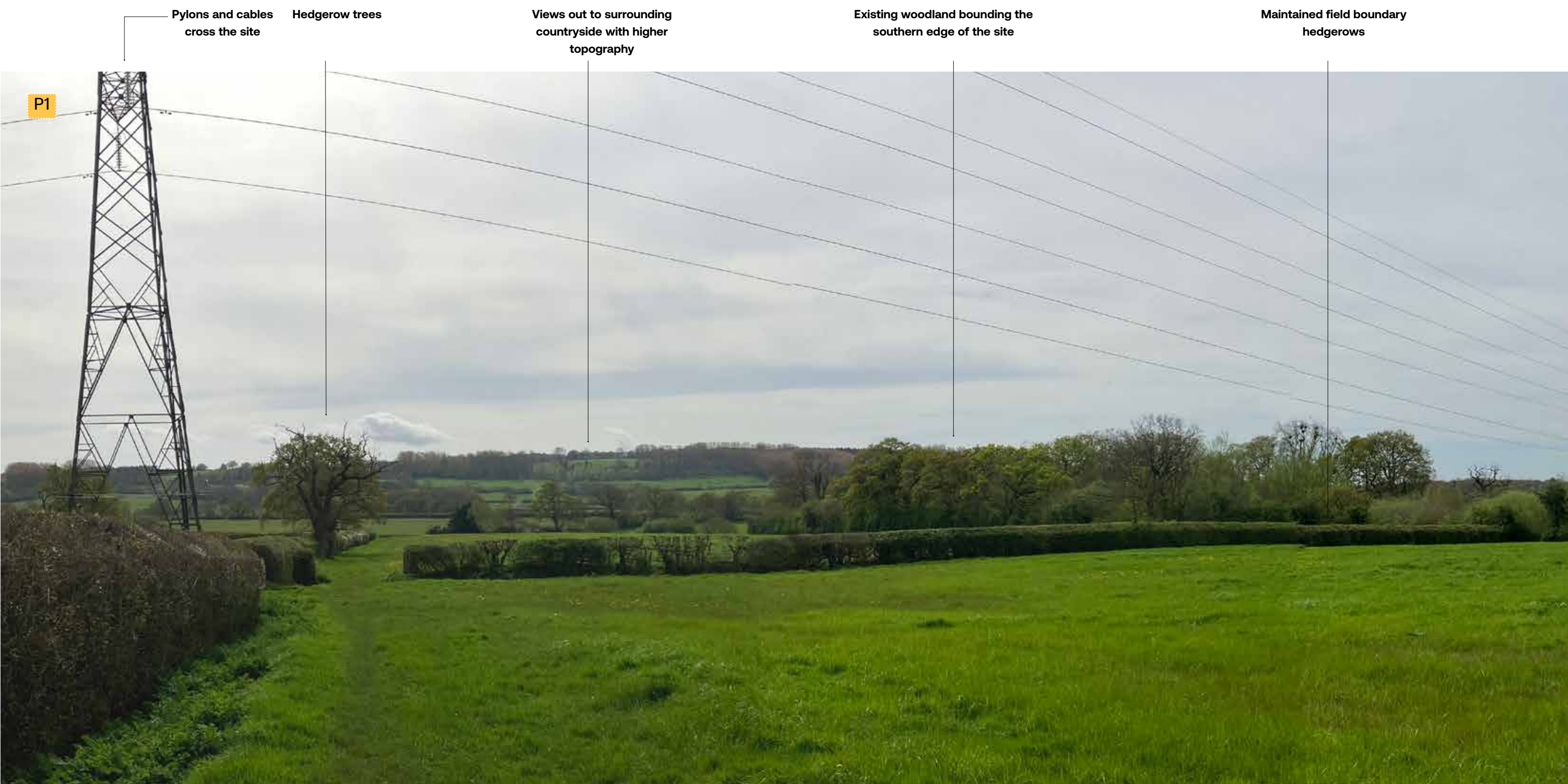


Figure 5.2 View to the south from Forest Farm. Panoramic location indicated on the previous page

Grassed fields used for
agricultural purposes

Existing woodland bounding the
southern edge of the site



Site panorama 2

hedgerows mixed with trees
form the southern site boundary

The southern part of the site
has a slightly flatter profile than
the northern part of the site



Figure 5.3 View from north east of the site adjacent to London Road, A4 looking north. Panoramic location indicated on page 35

Forest Farm (outside application
boundary)

Pylons and cables
cross the site

Existing hedgerows across
the site

London Road, A4 (northern
edge of the site)



Ecology

Designated sites

5.8 There are no designated sites within or immediately adjacent to the site. One European-designated site was identified within 10km of the site; Bath and Bradford on Avon Bats SAC, which is designated for its greater horseshoe bat and Bechstein's bat hibernation roosts, and is located 9.4km to the southwest at its nearest point. The site is not located within any associated 'Bat Consultation Zones' for the SAC.

Habitats

5.9 The site was dominated by fields containing improved grassland; fields were bordered by fences and hedgerows which were mostly species-rich and many of which had associated ditches. Mature trees were scattered throughout the site and a small stream was present. The hedgerows, watercourse and broadleaved trees were considered to be the key habitats of moderate ecological importance within the site.

5.10 A complex of farm buildings and associated habitats, including standing water, amenity grassland, orchard and tall ruderal, was surrounded on all sides by the site area, although lies outside of the site area.

5.11 The site was bordered to the west by new residential estates, and to the north, east and south by agricultural land; predominantly modified grassland bordered by hedgerows. London Road bordered the northern boundary of the site and a defunct section of the Wiltshire and Berkshire Canal, lined with broadleaved woodland and scattered trees, also ran adjacent to a portion of the eastern site boundary. Semi-natural broadleaved woodland also partly borders the site to the southwest and south.

Protected / notable species

5.12 The baseline surveys identified that the site was suitable for common amphibians (but no breeding habitat on site) and low numbers of grass snake. The site provided nesting habitat for widespread bird

species, including notable species. Barn owl was assumed to nest/roost in a mature tree onsite and red kite 'probably bred' within the offsite woodland located immediately adjacent to the southwestern site boundary. Outlier badger setts were recorded on site, with main setts and an annexe sett recorded immediately adjacent to, but outside of, the site boundary.

5.13 Transitional bat roosts for low numbers of soprano pipistrelle bat and day roosts of low numbers of common pipistrelle bats were recorded within buildings located in the farm complex in the centre of the survey area, but outside of the site application boundary; these could potentially be indirectly impacted by the development. Two trees were confirmed as day roosts for low numbers of pipistrelle bats; these would be retained but potentially indirectly impacted by development. The site was suitable for foraging and commuting bats, including light-averse species such as lesser and greater horseshoe bat, barbastelle and Myotis and long-eared species. Otter was assumed to periodically utilise the watercourse on site. The site provided suitable habitat for hedgehog and brown hare. No evidence was found of hazel dormouse or water vole and their presence was considered unlikely.

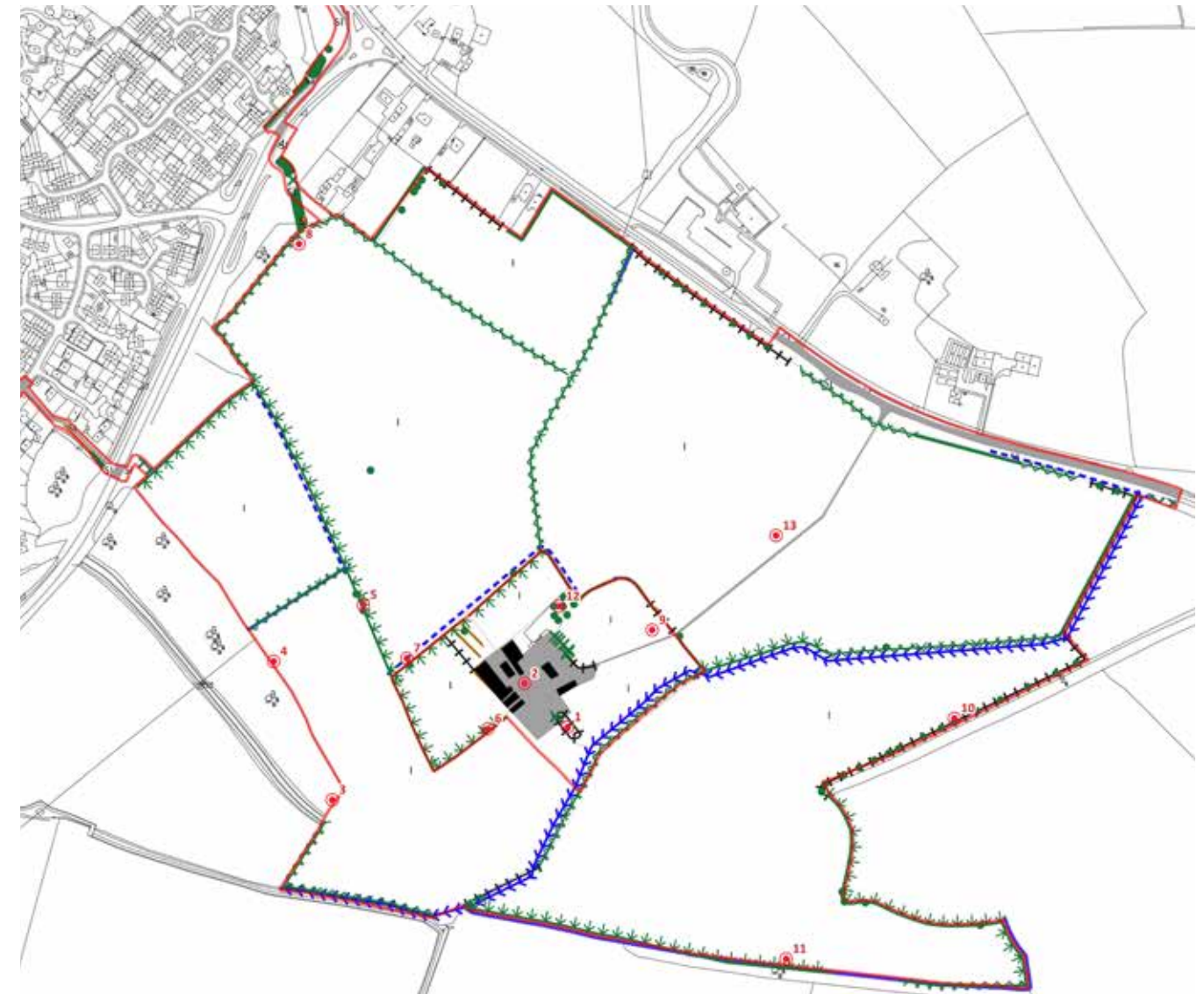
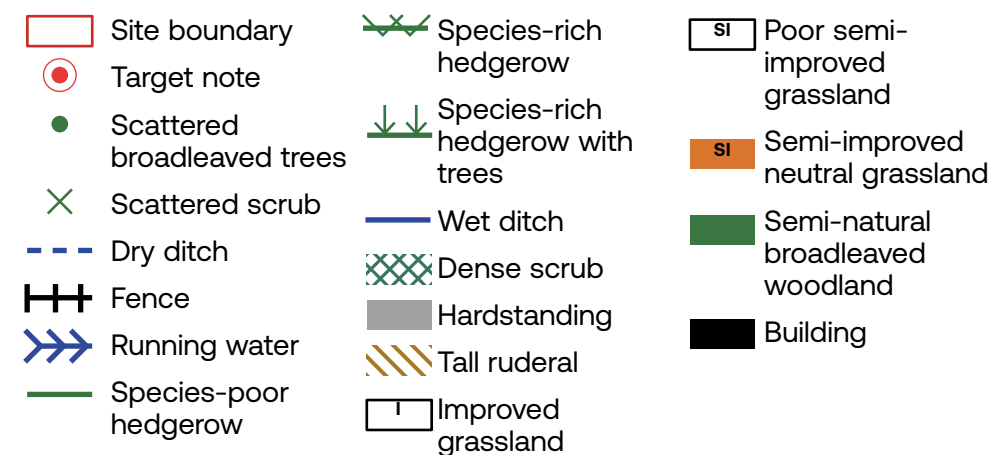


Figure 5.4 Phase 1 habitat survey plan



Tree survey

5.14 A tree survey was undertaken to assess the quality, condition, and value of trees within the site. A total of 112 individual trees, 16 groups, one woodland, and 16 hedgerows were assessed. This includes:

- 25 Category 'A' trees and woodland of high quality.
- 47 Category 'B' trees and groups of moderate quality.
- 46 Category 'C' trees and groups of low quality.
- 12 Category 'U' trees deemed unsuitable for retention due to their condition.

5.15 The principal arboricultural features include mature Ash and Oak trees located along field boundaries, many of which are prominent in the landscape. While some display decay and deadwood, these characteristics are typical for their species and age. Three of these trees (T30, T52, and T97) meet the criteria for veteran status, contributing biological, cultural and aesthetic value.

5.16 In addition to boundary trees, the site includes an isolated mature Ash (T29) within a western field, though its condition indicates limited life expectancy. Hedgerows, primarily stock-proof and regularly maintained, provide structure to the site, with gaps for field access.

5.17 Collectively, the site's trees and hedgerows form cohesive features that contribute to the character of the local and wider landscape. Further details can be found in the arboricultural report that accompanies this planning application.

5.18 The design proposals will seek to work with, enhance and retain trees and hedgerows, where possible. This will be supported by new planting.

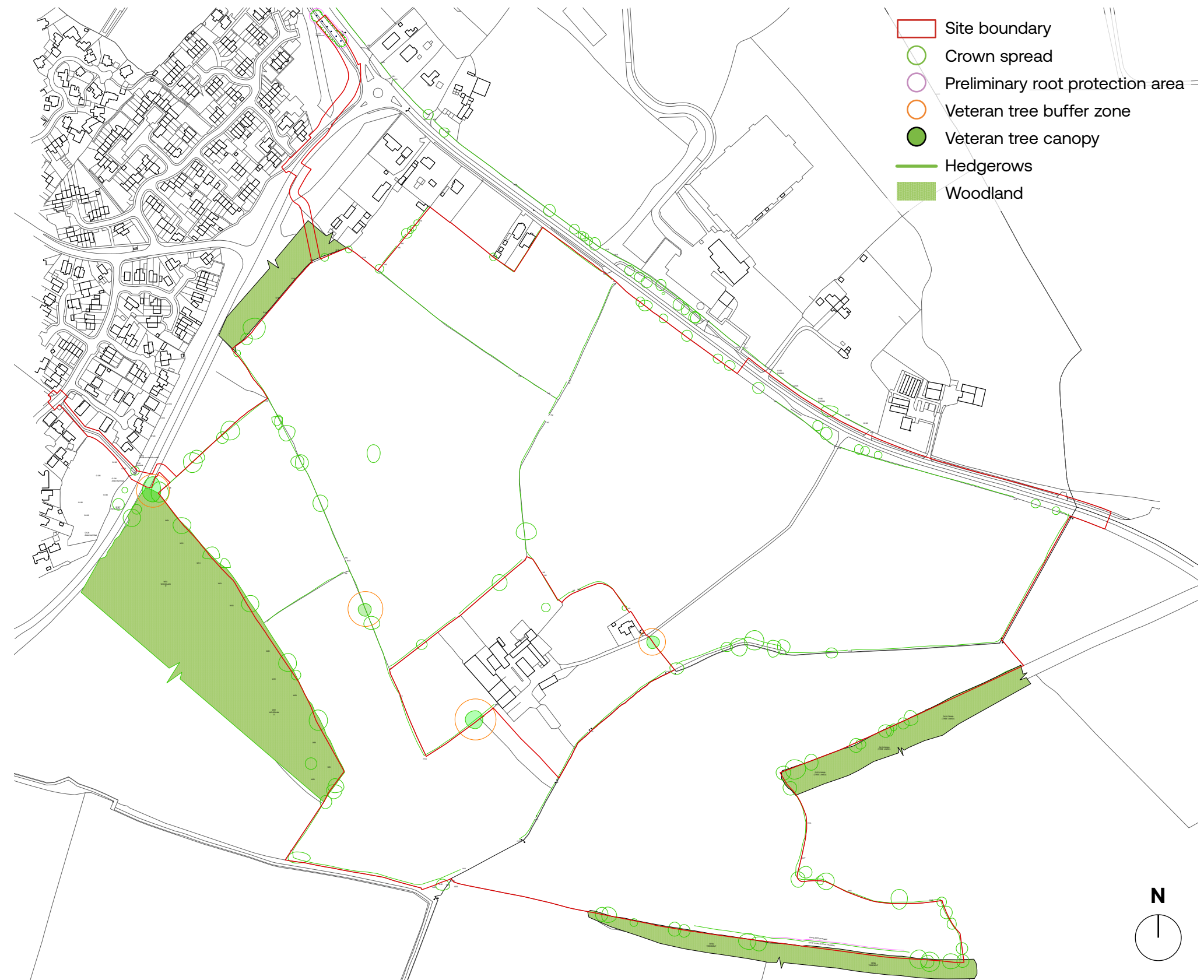


Figure 5.5 Tree survey

Archaeology

5.19 The immediate surrounds of the proposed development site have seen human activity from at least the Neolithic period, however the archaeological record throughout the study area indicates more defined settlement activity from Romano-British (AD 43-410), medieval (AD1066 -1550) and post-medieval (AD1540-1901) periods.

5.20 There are a total of 11 Historic Environment Record points and seven past archaeology events recorded within the site, most of which relate to the previous phases of archaeological works undertaken (figure 5.6). Overall, there have been five geophysical surveys undertaken within the site which identified the presence of probable and possible archaeological features. A total of three phases of archaeological trial trench evaluations have been undertaken, targeting identified anomalies from the geophysical surveys (figure 5.7).

5.21 The initial stage of evaluation trenching was undertaken within the northern area of the site, supporting the previous application in 2015 (Archaeology South-East 2016). The evaluation recorded evidence of a small Romano-British rural settlement site predominately focused to the northwest of Forest Farm. Features dating to the post-medieval period were also recorded during the works but were far less extensive. The second phase of trial trenching evaluation was undertaken to the south of the site (Wessex Archaeology 2022). The evaluation recorded features of Romano-British date, however the concentration of remains were less intense than those recorded at the north of the site. Evidence of post-medieval agricultural activity was also recorded.

5.22 The Wiltshire Council Archaeology Service were consulted to agree the appropriate archaeological mitigation for the remainder of the site which had yet to undergo evaluation trenching. The latest phase of archaeological trial trenching was undertaken by Pre-Construct Archaeology between the 14th of November 2024 and the 5th of February 2025. The evaluation identified an intensive area of archaeological activity to the northwest of Forest Farm, with some remains in the south of the site but to a lesser intensity. The

recorded remains were of a Late Iron Age/Roman origin and corroborate the findings of the earlier phases of archaeological trenching. Evidently, the largest concentration of archaeological remains pertain to a Late Iron Age/Roman rural settlement concentrated in the north and northwest areas of the site. Additionally, a cremation burial dating to the Roman period was recorded at southern extent of the site and this area is now thought to possibly represent an area of funerary activity and has been highlighted to contain possible further burials within the immediate vicinity.

5.23 Consultation with the Wiltshire County Assistant Archaeologist (WCAA) has indicated that it is likely further mitigation will be required, focused on the Romano-British farmstead in the northwest of the site, and the area to the south where the cremation burial was recovered. This has yet to be determined and will be subject to their response upon review of the archaeological desk-based assessment and the accompanying documents in support of the application. It has been confirmed that any such archaeological mitigation can be secured via condition. The methodology, nature and scope of any mitigation scheme will be subject to consultation with the WCAA following their official response.

- Site boundary
- Monument points
- Monument lines
- Monument areas
- 8, Medieval or Post Medieval Ridge and Furrow, Pewsham
- 9, Medieval or Post Medieval Ridge and Furrow, Hither Farm
- 10, Medieval or Post Medieval Ridge and Furrow, Southeast of Pewsham
- 33, Medieval Ridge and Furrow, Forest Gate



Figure 5.6 Phase of trenching by year

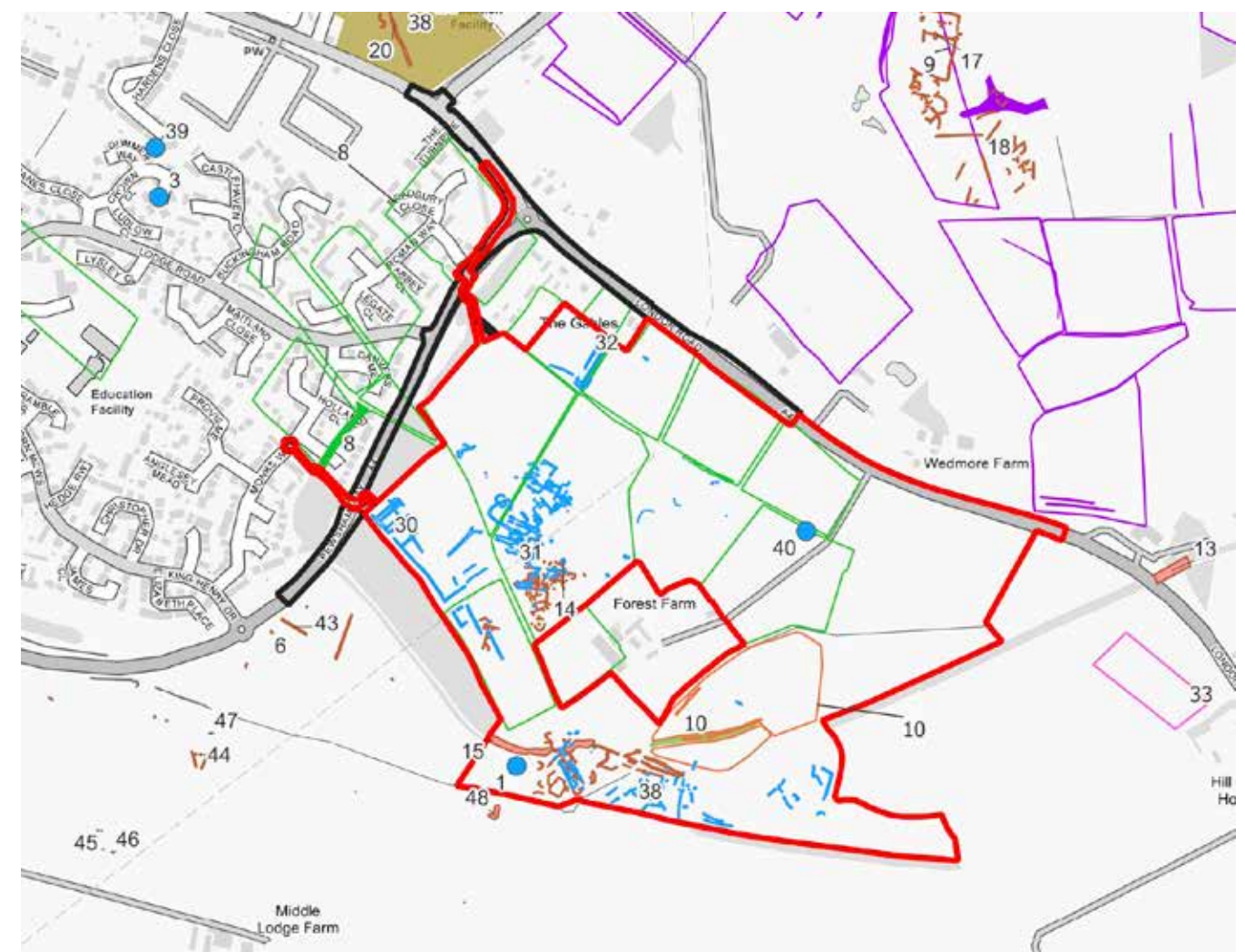


Figure 5.7 Geophysical survey results plan

Utilities

5.24 The site is affected by a range of existing utility infrastructure, including overhead electricity transmission and distribution lines with associated pylons, an underground fuel pipeline crossing the site, and water, gas and telecommunications networks located primarily along the London Road frontage. These assets represent established constraints that have been identified to inform the development proposals and will be appropriately protected, retained or diverted where necessary. Further detail is provided within the Utilities Report prepared by Source Design Services. The overhead electricity cables and pylons require a 15m set off from the outer cable edge on each side. The fuel pipeline has a 12m easement associated, which limits built uses.

Noise

5.25 The site's existing noise environment is influenced primarily by road traffic, with the A4 London Road to the north-east and Pewsham Way to the north-west being the main sources. Noise levels are highest close to these routes and reduce across the site, with generally low background noise levels in the more central and southern areas reflecting the site's rural context. Further detail is provided within the Noise Assessment prepared by Quantum Acoustics.

Air quality

5.26 The site lies within an area of generally good existing air quality, influenced primarily by the surrounding road network, with no Air Quality Management Areas nearby and background pollutant levels below relevant objectives. Further detail is provided within the Air Quality Assessment.

Ground contamination

5.27 On the basis of the investigation works to date, the site offers a low contamination risk and the only remediation requirement is the incorporation of gas protection measures into the new dwellings/buildings.

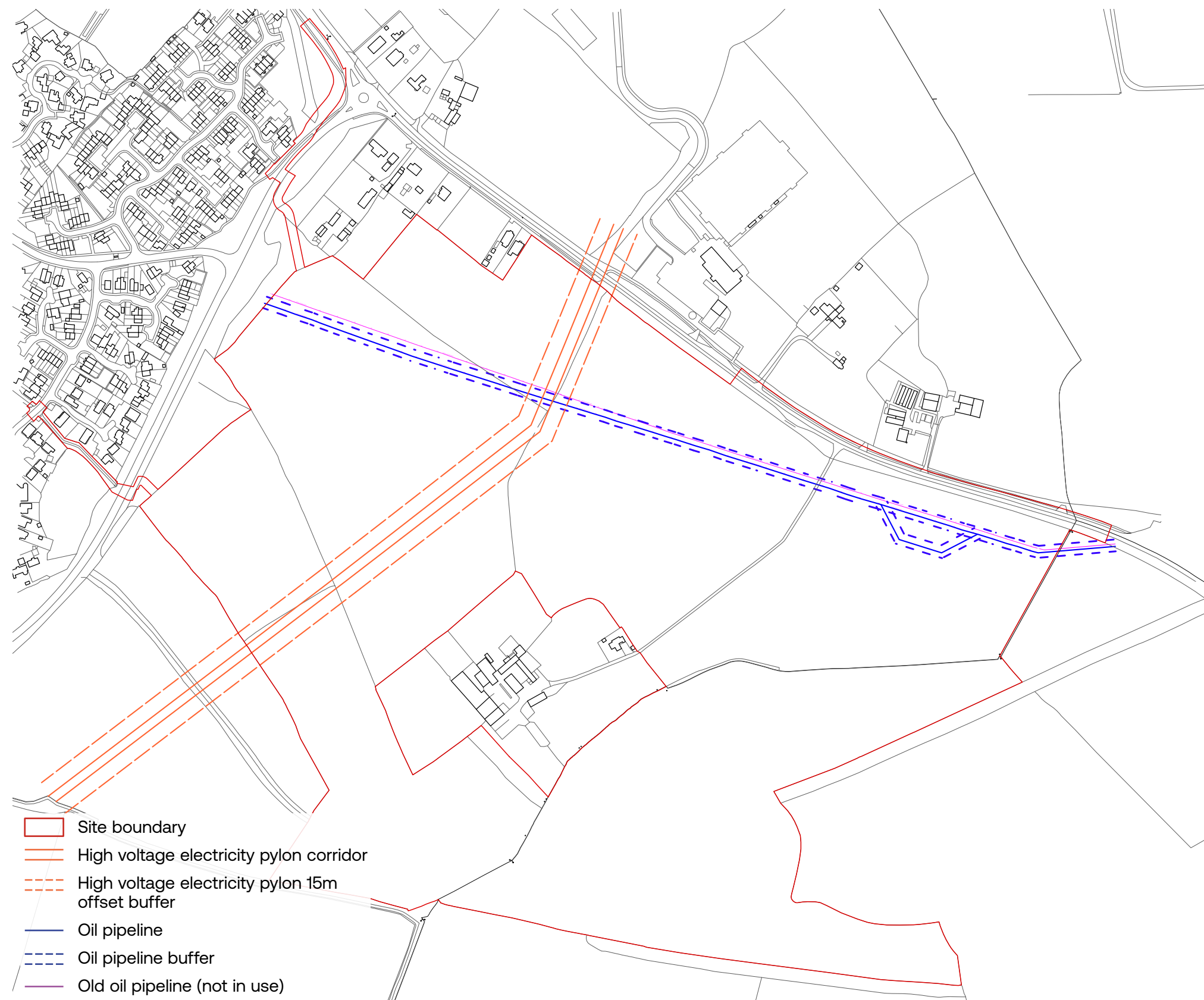


Figure 5.8 Utilities plan

Site features and opportunities

5.28 A thorough understanding of the site's constraints is fundamental to shaping the development proposal. The plan on the adjacent page highlights the site features discussed over the previous pages and a summary of each is provided below:

Vehicle access

5.29 Vehicular access to the site will be taken from London Road, that will serve the site and will be designed to a standard that would not prejudice a future connection to the wider land south of Chippenham as set out in the now withdrawn Local Plan.

Utilities

5.30 An oil pipeline runs along the northeastern part of the site and requires a 12m buffer to accommodate a maintenance easement. Additionally, a high-voltage overhead power line crosses the northwestern portion of the site, necessitating a 15m buffer on either side of the cables, resulting in a c.40m corridor in total.

Existing vegetation

5.31 The site features a network of hedgerows and trees, which will be preserved wherever feasible. These natural features contribute to the ecological and landscape value of the site. Vehicular and pedestrian routes will be carefully designed to minimise disruption to these features. A full tree survey has been undertaken, page 41. Appropriate buffers will be included around existing tree and woodland to avoid root protection zones.

Public rights of way (PRoW)

5.32 A PRoW traverses the site and will be incorporated into the masterplan, ensuring that public access is maintained and enhanced where possible. This provides access to the wider network and countryside beyond the site boundary.

Wider connections

5.33 There are opportunities to provide wider footpath and cycle connections back towards Chippenham and Pewsham, including its local centre and primary school. The design proposals will also ensure that future connections to the wider land south of Chippenham draft allocation are not prejudiced.

Topography

5.34 The low-lying areas of the site, running from the southwest to the northeast, are prone to surface water flooding. This will be addressed through the implementation of a SuDS strategy, integrating sustainable water management practices into the development. The site has a very subtle topography that does not pose any restrictions to residential development.

Ecology

5.35 The site's ecological interest is primarily restricted to the field boundary hedgerows and the water course to the south east of the site. Appropriate mitigation and buffer zones will be included within the proposals, that will deliver biodiversity net gain.

Flooding

5.36 The site is located in flood zone 1 and therefore at low risk of fluvial flooding. There are some areas of surface water flooding identified on site. These can be mitigated through the integration of a SuDS strategy that will influence the design proposals.

Site edges

5.37 The site is generally bounded by vegetated edges and the proposals will seek to positively address these with active frontage. The north western corner of the site is the exception to this where the existing residential properties back on to the site. The design proposal will ensure that this edge creates a secure boundary.



Trees and hedgerows across the site



Public right of way



Pylons and cables



London Road, A4



Existing water course



Forest Farm



Agricultural fields

Figure 5.9 Site photos

Conclusion

5.38 The site review, supported by the technical surveys and assessments that accompany the planning application, demonstrate that the site is largely unconstrained and is suitable for residential development.

5.39 The features of the site have guided the form of the illustrative masterplan and application parameter plans. They have contributed to the shaping of the landscape and movement frameworks that underpin the masterplan's structure and ensure that the proposals are responsive to the site and its surroundings.

-  Site boundary
-  Potential site entrance
-  Existing oil pipework with buffer
-  High voltage power line with buffer
-  PROW
-  Existing vegetation
-  Surface flooding
-  1m contours
-  Wider connections to Pewsham



Figure 5.10 Constraints and opportunities plan

06

Forming a design response

Forming a design response

6.1 The thorough analysis of the site and its surroundings has informed the structure and form of the concept and illustrative masterplan. Responding to this analysis is key to ensuring the proposed development sits comfortably within its setting. The following sequence of diagrams outline how the design concept has developed in response to the site, its surroundings and opportunities available.

6.2 The movement framework seeks to prioritise active travel modes with safe and direct pedestrian and cycle links connecting into the Pewsham and on to Chippenham. Internally the street structure aims to create a highly permeable framework with roads envisaged to have low traffic speeds.

6.3 Green corridors are integrated throughout the site to connect with surrounding ecological networks. The buffer zones created by the overhead power lines and the pipeline are utilised to form greenways, linking development parcels and enhancing biodiversity. In the southeastern portion of the site, a more substantial green corridor is proposed, incorporating woodland planting, natural green spaces and allotments, contributing to the overall landscape framework and creating a transition from the new urban edge with the wider rural hinterland.

6.4 The site's natural gradient results in attenuation basins being located in the southeastern area, taking advantage of the flatter terrain for logical and effective water management solutions as part of a holistic green and blue framework.

6.5 The overhead power line crossing from the northeast to the southwest requires a 15m buffer zone on each side, resulting in development being set back in these areas. Similarly, the existing pipeline running from the northwest to the southeast necessitates a 12m buffer. These constraints have informed the layout, with careful consideration given to how they can be built into the site structure without becoming incongruous features within it.

Access and primary road



Figure 6.1 Site access and primary road creation

6.6 The primary street forms a key aspect of the movement framework through the site. The alignment of this route seeks to work with the site features to create a series of experiences as one move through the new place. The sinuous alignment close to the primary access from London Road will create a contrast to the linear landscape forms of the utility corridors (see page 58), arriving at a nodal point, where its change in direction and alignment utilises the landscape corridor informed by the pylon constraint. Finally linking to the south following the existing hedgerow corridor and providing the potential for future connections to the wider strategic opportunities set out in the now withdrawn Local Plan.

- Site boundary
- Proposed primary road

Connections

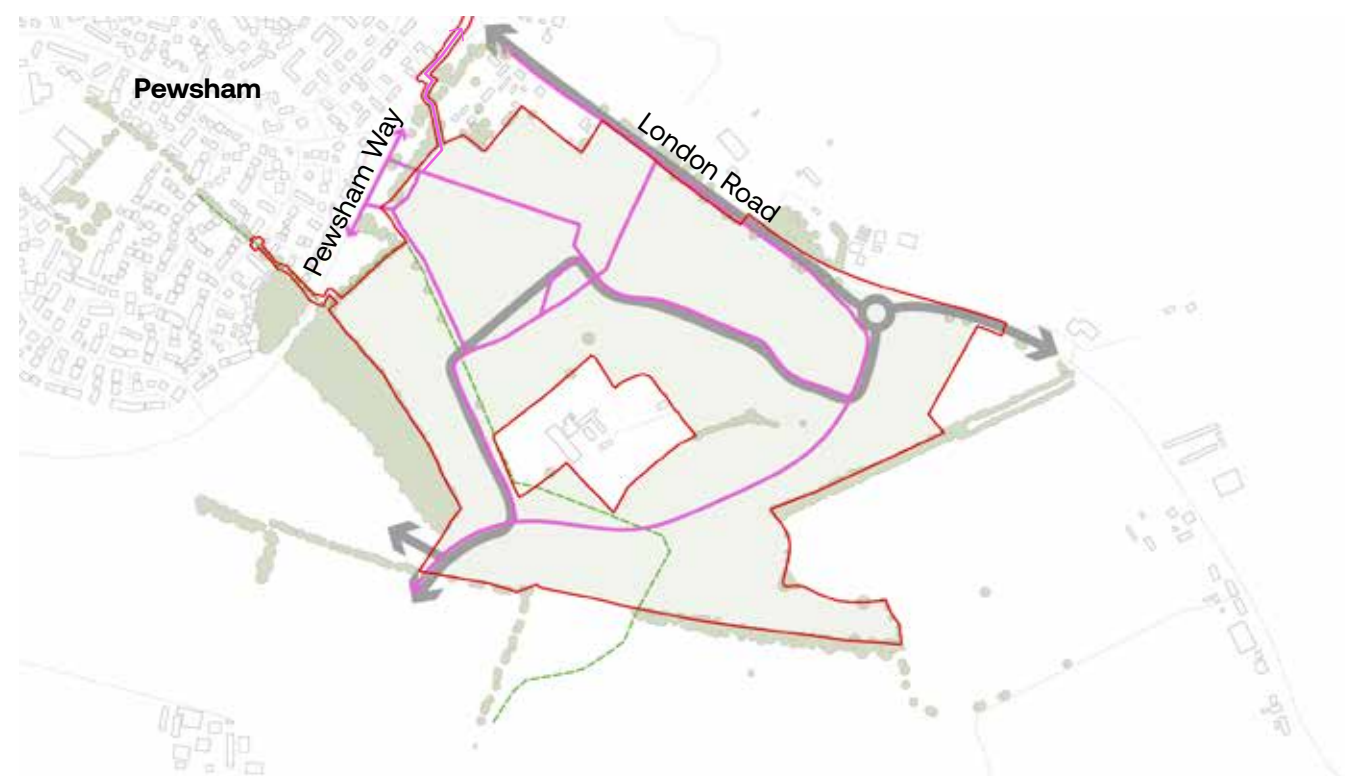


Figure 6.2 Forming an active travel network

6.7 The proposals will seek to create a permeable movement framework that encourages sustainable movement choices. Clear and direct, non-vehicle routes will be on desire lines to existing and proposed facilities. These have a strong focus to the west of the site and connections into Pewsham and the facilities at Pewsham local centre including the primary school.

- Site boundary
- Proposed primary road
- Potential pedestrian and cycle routes through the site
- Existing PROW

Landscape and utility corridors



Figure 6.3 Development set back from overhead power line and pipeline

6.8 The existing site features, including the retention and enhancement of ecological corridors, such as the hedgerows and watercourse, together with the utility corridors establish fixed parameters that the built form responds to. Layering these elements with the movement framework sets potential broad development areas that are refined by the landscape, drainage and townscape strategies.

- Site boundary
- Proposed primary road
- Existing PROW
- Potential development parcels
- Overhead power line
- Pipeline
- Required utilities buffer
- Hedgerows
- Ecological buffer

Landscape



Figure 6.4 Attenuation basins positioned in areas of flatter topography.

6.9 Responding to the site's natural topography the western edge of the site will form a significant landscape corridor to provide flood and drainage mitigation. This area will also create a 'soft' transition on the western edge of Chippenham, from open countryside through to the built urban edge by an increasing formal landscape design. This landscape structure will help to soften the built form from views from the south and east of the site.

- Site boundary
- Proposed primary road
- Existing PROW
- Potential development parcels
- Development parcels within the landscape
- Overhead power line
- Pipeline
- Landscape corridors
- Attenuation basins
- Topography

Urban transition



Figure 6.5 Form and layout response

6.10 As with the landscape structure providing a transition on the eastern edge of the site the built form can respond in a similar manner. To the west of the site the form, materials could be more reflective of Pewsham or more widely Chippenham. The central section of the site will respond to the site features and landscape corridors, with the opportunity for the built form to fragment with a looser grain on the eastern edge of the site.

- Site boundary
- Proposed primary road
- Existing PROW
- Pewsham response
- Site feature response
- Edge response
- Overhead power line
- Pipeline
- Landscape corridors
- Attenuation basins

Townscape



Figure 6.6 Townscape elements emerging

6.11 The townscape structure responds to the features already identified. The gateway at London Road provides an opportunity for marker buildings, that could also include mixed use elements. These in use and form would mark the gateway to the site. Nodal points at the convergence of the movement and landscape corridors provide the opportunities to mark these points through uses and/or the built form.

- Site boundary
- Proposed access
- Existing PROW
- Proposed primary street
- Potential development parcels
- Urbanisation in the landscape corridor
- ✱ Marker buildings
- Nodal point
- Potential pedestrian and cycle routes through the site

Concept plan



Figure 6.7 Concept plan for the site

- | | | |
|--|---|--|
| 1 Primary road | 4 Play areas | 7 Attenuation basins |
| 2 New roundabout | 5 PROW | 8 Allotments |
| 3 Connector road | 6 Open parkland | |

07

The proposals

Design approach

7.1 The illustrative layout seeks to create an attractive development that responds sympathetically to the local context and attributes of the site.

7.2 It seeks to create a new arrival to Chippenham, responding to the surrounding built form and the existing site features as identified through the design development.

7.3 The entrance green off London Road will serve as an arrival feature, creating an attractive approach and gateway to the site. This complements the surrounding landscape and helps soften the transition between the built form and the new settlement edge.

7.4 A central space accommodating a children's play space seeks to create a focal point for new and existing residents and forms part of the wider landscape structure. This is located at a key point at the convergence of the primary street and the central landscape corridor. It is in a highly accessible location allowing easy walking access to all residents.

7.5 The landscape structure has had a considerable bearing on the development structure, with key consideration given to the creation of connected spaces and full integration of sustainable drainage systems.

7.6 The design prioritises a people-focused environment, promoting outdoor activity. Streets are visually enclosed, and pedestrian-friendly spaces are integrated to encourage active travel choices throughout the development.

7.7 Retention of existing landscape features ensures the proposed development reflects its environment. Strengthening the existing and new landscape planting throughout the site will soften the overall visual impact of the development and ensure new homes are set within a verdant and attractive environment.

Appearance and layout

7.8 The illustrative layout demonstrates how the proposals could come forward. The layout aims to create a highly legible urban form, using a mix traditional perimeter blocks and courtyard blocks surrounded by a strong landscape structure with clearly defined accessible green spaces.

7.9 The architectural style will be determined at the detailed design stage, but will reflect the local character, drawing on cues and materials from the surrounding area.



Illustrative masterplan

- 1 Site entrance with proposed new roundabout and highway improvements
- 2 Connector road to parcel in the southern landscape corridor
- 3 Southern access into allocation proposal
- 4 Primary road within the developable area with accompanying cycle lane
- 5 Pedestrian access into the site
- 6 Local centre
- 7 Attenuation basins
- 8 Play areas
- 9 Allotments
- 10 Natural green space
- 11 Proposed woodland planting
- 12 Existing properties 'backed' on with new development to create a secure boundary



Figure 7.1 Example of materials and appearances for the proposal

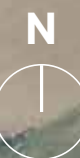


Pewsham

London Road

Forest Farm

Figure 7.2 Illustrative masterplan



Land use plan

7.10 The land use plan (figure 7.3) shows the proposed configuration of land uses within the site. It sets the extent of the developable area within which built development will be delivered. The precise alignment of built development could deviate at the detailed design stage, once the final alignments of streets are fixed through the reserved matters applications.

7.11 The plan also identifies the key infrastructure-related land uses, including the primary street, green infrastructure, and the anticipated location and size of the SuDS attenuation basins.

- Site 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)
- Road work within highway land
(Precise location determined at detailed design stages +/- 10m of alignment shown)
- Connector road
(Precise location determined at detailed design stages +/- 10m of alignment shown)
- Primary road
(Precise location determined at detailed design stages +/- 10m of alignment shown)
- Strategic 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 track retained and improved
- Safeguarded land for potential link road
(Precise location determined at detailed design stages +/- 10m of width and alignment shown. Refer to detailed application plans)



Figure 7.3 Land use plan

Building heights plan

7.12 The building heights plan (figure 7.4) shows the proposed areas and their corresponding height parameters in relation to the land use plan. This approach allows for lower building heights if deemed appropriate at the detailed stage.

7.13 The majority of the site would comprise 2 storey homes. The plan allows up to 2.5 storeys across a large area to allow for variations in eaves and ridge heights and marker buildings to perform townscape functions. The precise location of these buildings will be determined at the detailed design stages. Up to 3 storey that will permit taller buildings at the key, limited, locations, such as the mixed use gateway, primary street corridor and the central landscape corridor.

7.14 The proposed building heights allow for architectural expression in respect of the vertical built form of the proposed development plots, whilst ensuring that the height of buildings is appropriate to the surrounding context.

7.15 The maximum heights should be read as a maximum envelope, within which cuts and setbacks and variations in roof pitch can be incorporated to respond to the context and help ensure that the development is not uniform and has the flexibility to deliver variation in terms of the appearance and type of housing.

- Site boundary
- Up to 10.5m (2 storey)
- Up to 11.5m (2.5 storey)
- Up to 12.5m (3 storey)

All heights are subject to a +/- 1m for any required groundworks

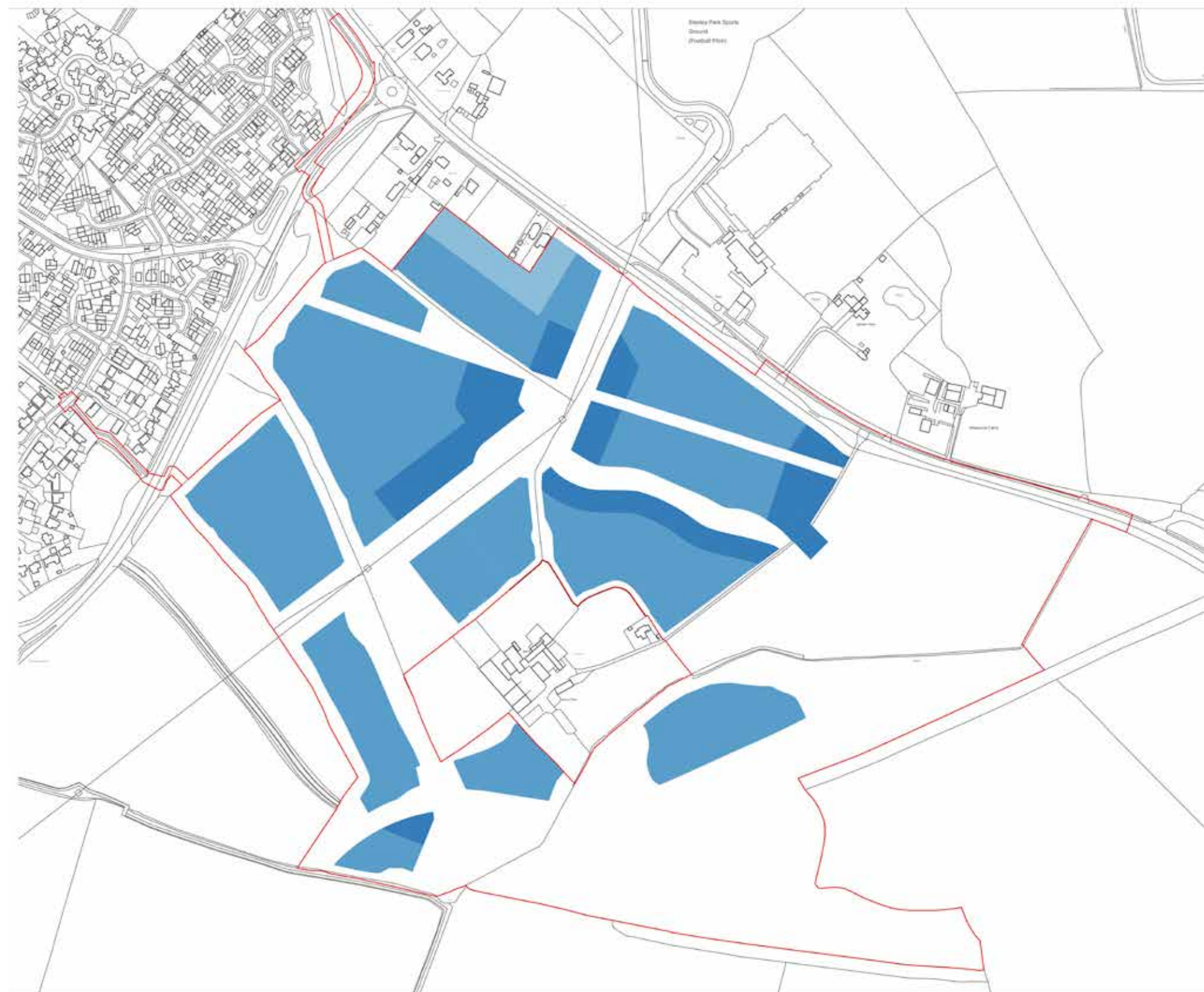


Figure 7.4 Building heights plan

Density plan

7.16 The illustrative density plan (figure 7.5) indicates the overall density proposed across the site. The densities should be read as a maximum, so variations could be applied where appropriate. Variations can be used to respond to the context and help ensure that the development is not uniform and has the flexibility to deliver a varied townscape and range of house types.

7.17 The average density proposed is around 36 dwellings per hectare, responding to the existing densities found in Pewsham whilst making effective use of land, in accordance with the NPPF, resulting in up to 600 homes.

7.18 The average density would allow for a range of housing mix and typology that would be consistent with Core Policy 45 (Meeting Wiltshire's Housing Needs) and provide the flexibility to deliver a variety of housing mix to meet the housing requirements at the point of delivery.

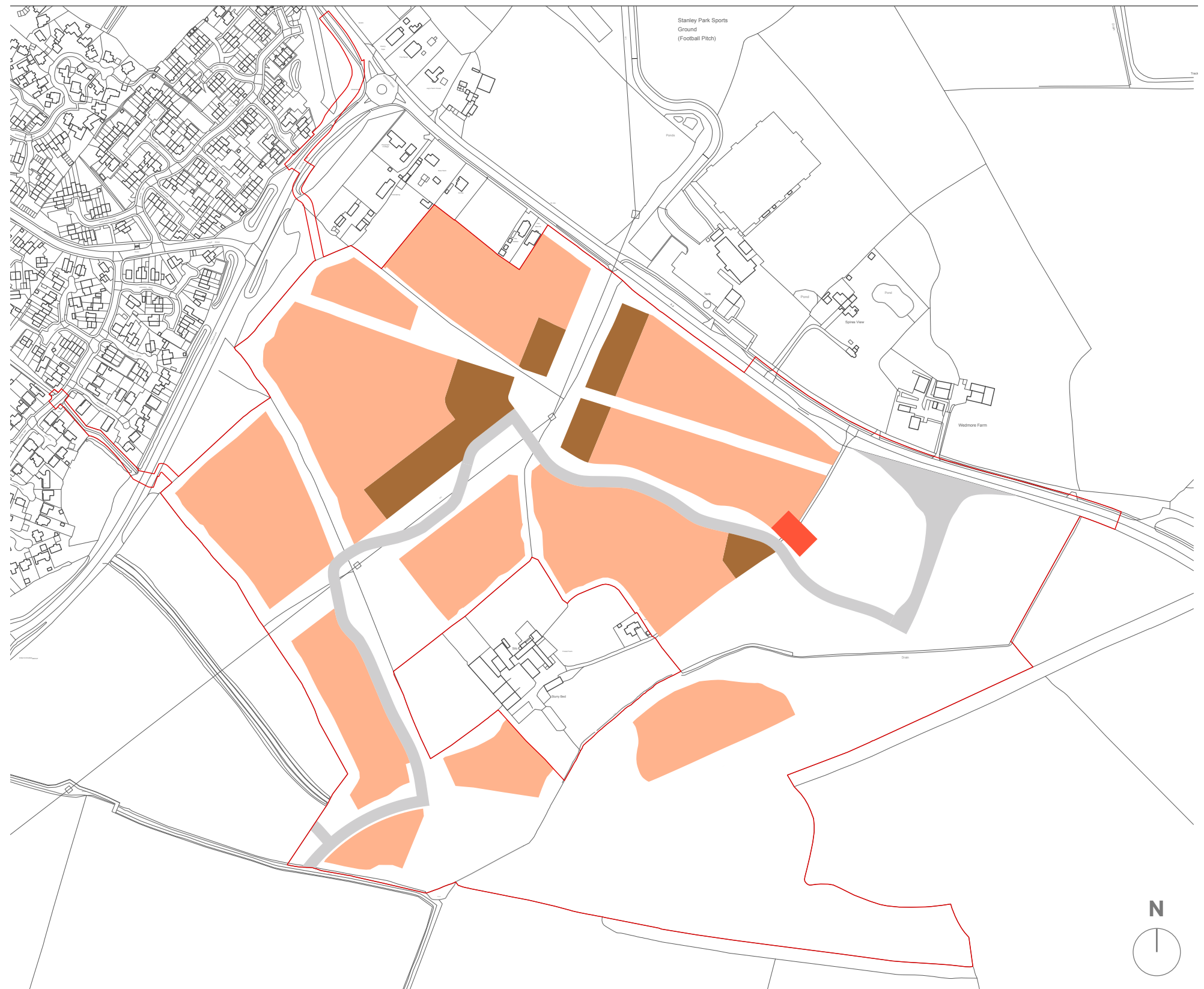
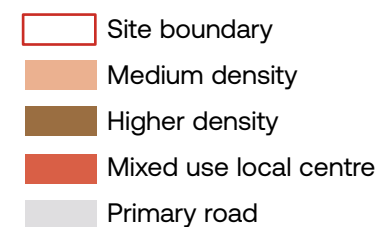


Figure 7.5 Density plan

Access and movement plan

7.19 The access strategy (figure 7.6) beyond the internal street network is based around the promotion of pedestrian and cycle routes through the site encouraging active travel.

7.20 The alignment of these routes is designed to provide informal recreational routes along with direct connections to local destinations, via the existing links to through Pewsham.

7.21 An area of safeguarded land has been included in the parameter plan so as to not prejudice the future delivery of a wider Chippenham southern expansion, as outlined in draft allocation of the now withdrawn Local Plan.

7.22 Further details of the movement framework are outlined from page 70.

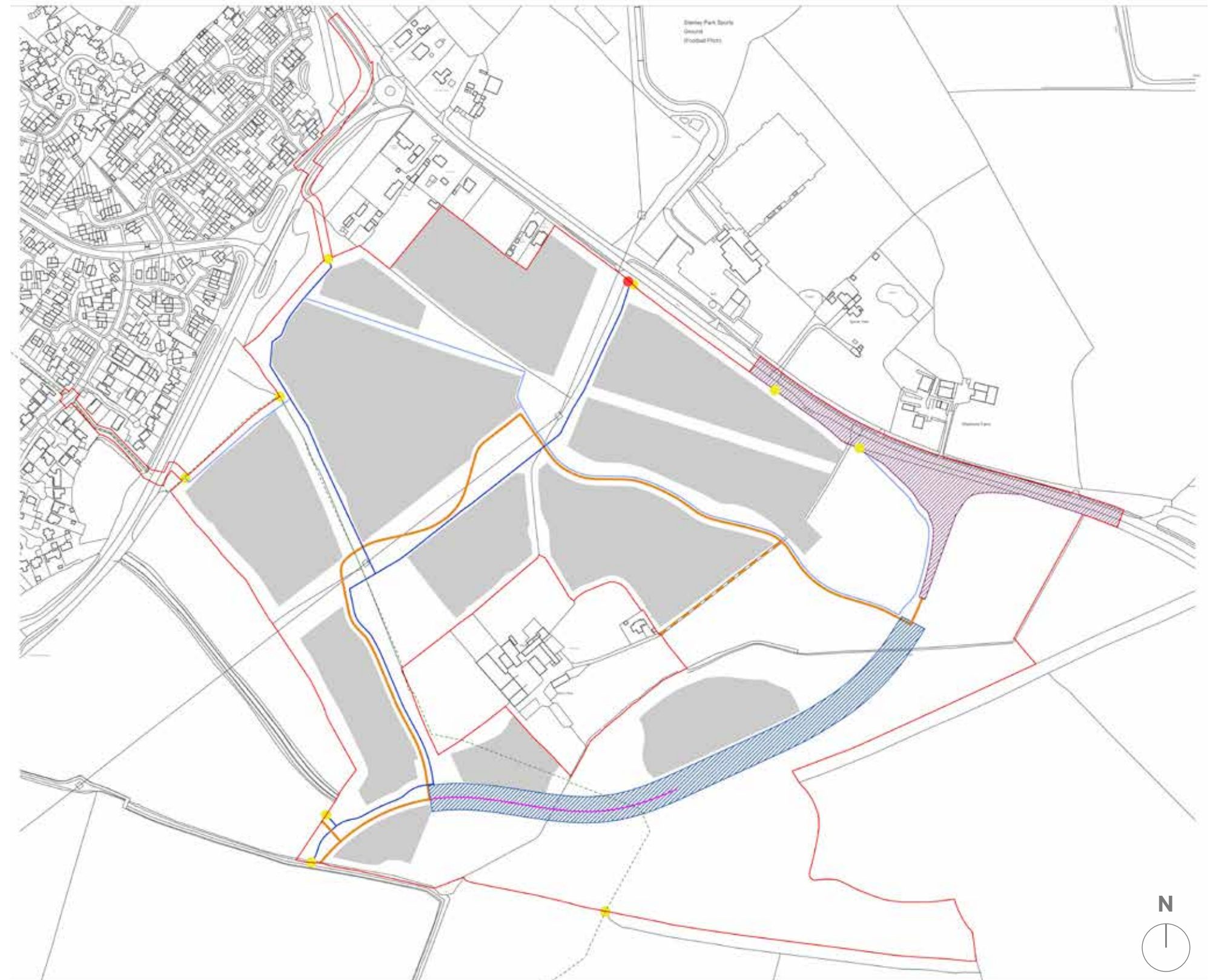


Figure 7.6 Access and movement plan

Townscape features

7.23 The block structure has been designed to maximize the site's attributes and create a high quality development that integrates well with the surrounding settlement and landscape edge.

7.24 The layout provides an opportunity to create a unique and rich townscape experience through the incorporation of internal vistas, visual enclosure at key spaces, a gateway entrance within a strong landscape structure.

- Site boundary
- Landmark buildings
- Gateway buildings
- Marker buildings
- Nodal spaces
- Building frontages
- Pylon corridor
- Open space
- < Internal framed views
- < External landscape views
- Primary road

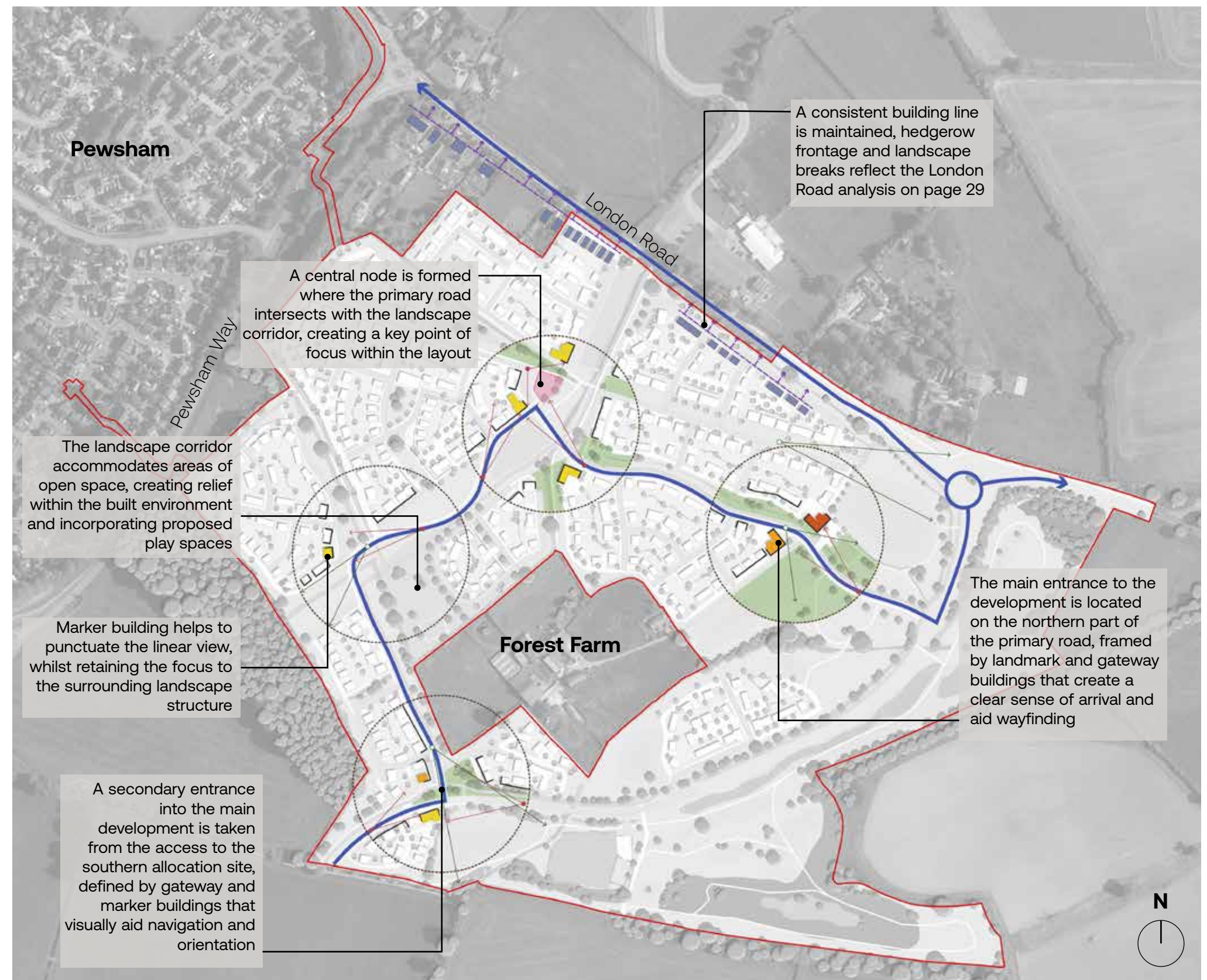


Figure 7.7 Indicative townscape plan

Landmark and marker buildings

7.25 Potential marker buildings, identified on figure 7.7, are strategically positioned to terminate, or punctuate key vistas. These buildings will be used to create local identity and contribute to the overall townscape quality. In combination, marker buildings can be used to emphasise gateways and key spaces and minor internal vistas.

7.26 Marker buildings are defined through an alternative approach to the architectural design, and/or scale and mass, so that the buildings are distinguishable from the prevailing urban form. However, these buildings must still sit comfortably within the surrounding context.

Nodal spaces

7.27 Incidental spaces will be well enclosed by the use of continuous or linked buildings. This will create pockets of interest throughout the scheme and provide character differences to the larger linear spaces along the primary street, utility corridors and landscape corridors. These points of difference will create visual richness and distinguish different parts of the site from one another.

7.28 Appropriate building height to street width ratios reinforce the feeling of comfort throughout the site.

Views out

7.29 The layout has been designed to emphasise the visual links to the surrounding countryside and the significant landscape corridors running through the site, with the use of framed vistas.

Views in

7.30 The street pattern has been arranged to ensure that a number of internal vistas are created. These ensure that the continuity of frontage and enclosure are maintained as streets cross, further aiding visual interest. Internal vistas are punctuated or terminated by marker buildings, or groups of buildings.

London Road edge

7.31 The existing homes adjacent to London Road are set back from the street, behind a hedge line and broadly along a consistent building line. The proposals seek to maintain this building line with an allowance in the illustrative masterplan for a hedge retained adjacent to London Road. The landscape set back, consistent building line, generally 2 storey buildings and the landscape break (central landscape corridor) is consistent with the general form of this corridor as set out on page 29.



Key areas

7.32 The illustrative masterplan demonstrates one way that the parameter plans could be set out to deliver up to 600 homes. As set out on page 49, the illustrative plan seeks to show a cohesive and legible place with visual interest, attractive and usable green spaces and one that responds to the site's features and assets.

7.33 Part of this approach is outlined in the strategic townscape strategy on the previous page and further developed in this section, which identifies key areas of the layout that will shape the character of the new neighbourhood.

7.34 The key areas highlighted include:

- 1) The primary street
- 2) Local green space
- 3) The woodland edge
- 4) Central landscape corridor
- 5) Forest Farm response

7.35 Although the following pages indicate how these spaces could come forward the application is in outline form and therefore the images represent illustrative material. However, the illustrative masterplan does demonstrate that the number of homes, up to 600 homes, can be delivered in a cohesive and comprehensive manner.

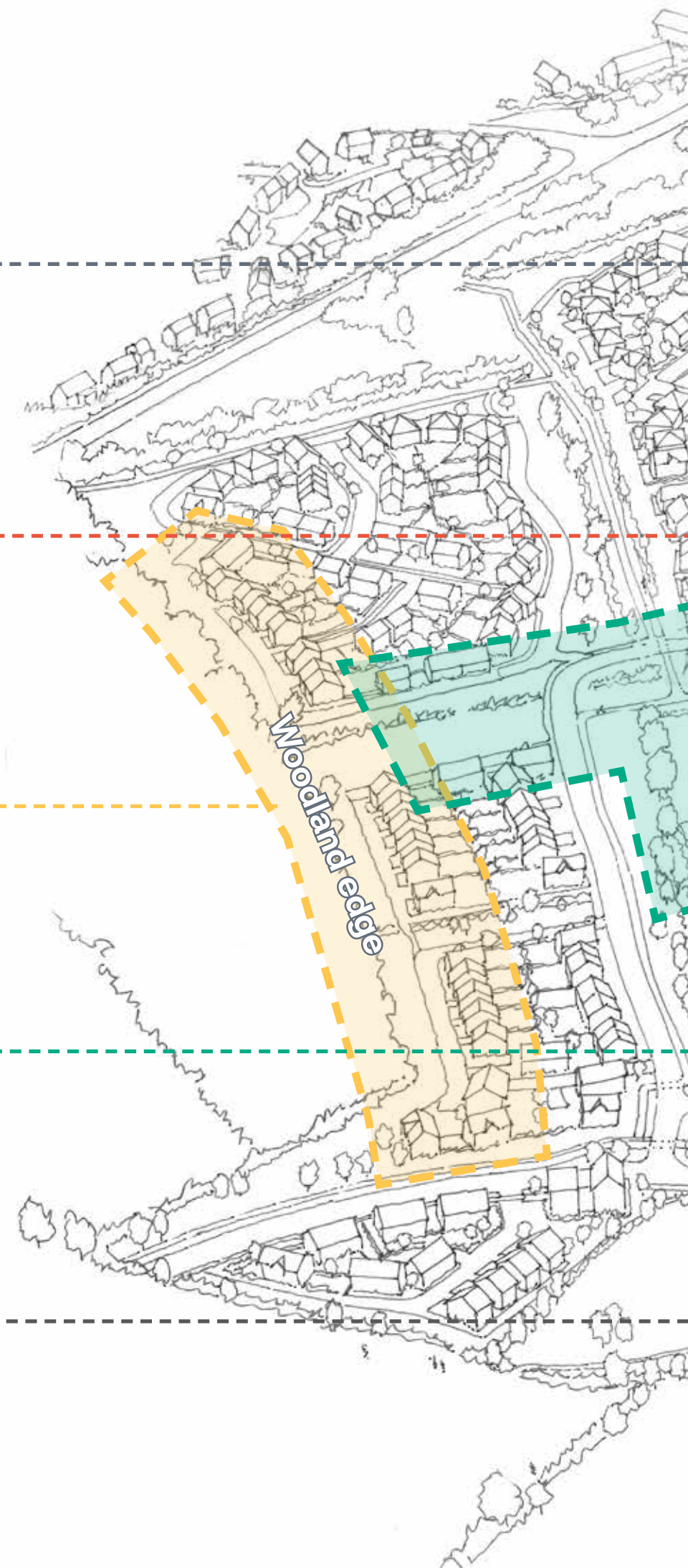


Figure 7.8 Character area map



Eastern gateway and arrival street

7.36 The eastern gateway to the site forms the eastern arrival to both Chippenham and the new neighbourhood at the land south of Chippenham. As discussed on the design principles (page 46) and the landscape section (page 66), this area is primarily a landscape-led gateway, however, the way the built form contributes to this is important.

7.37 The arrival from the main vehicle access point is addressed by the taller (than the surrounding buildings), mixed use, building set forward to the prevailing building line to give this building greater presence. On the opposite side of the primary street another taller building is proposed to add further emphasis to the gateway and create a perception of narrowing, through greater enclosure, increasing the drama in the revealing of the landscape spaces either side of the buildings.

7.38 The primary street, heading west, has a sinuous form that is repeated in the landscape and building line. This form provides a contrast to the linear street to the north, that responds to the utility corridor and the pylon corridor, resulting in a character difference, aiding legibility and place-making.

7.39 The multifunctional landscape corridor adjacent to the street and footway / cycleway will include a swale, amenity green space, habitat creation and the opportunity for door-step and/or informal play.

7.40 The strong and relatively continuous building line will help to enclose the street corridor and frame the space, with the opportunity for turned gables, or other architectural features, at junctions.



Figure 7.9 Eastern gateway and arrival street sketch and section

Incidental green spaces

7.41 Incorporated into the illustrative layout are several incidental green spaces. These small spaces within the housing parcels will help to create areas of local distinctiveness. They will provide opportunities for door-step play and more formal play in the form of LAPs, and allow the provision of tree planting for amenity and support passive solar shading.

7.42 The example in the illustration uses the retained field tree and helps to link, visually and physically, the housing areas to the central landscape corridor and on to the formal recreation area. There is an opportunity to use a marker building, or set piece of buildings, that will frame the space and create a point of difference, again aiding legibility in the new neighbourhood.

Woodland edge

7.43 The woodland edge allows a transition across the landscape edge between the woodland and the built form. A consistent and repeated building line and form will create a distinctive edge. Towards the western edge of the site this form starts to fragment, with less consistent building lines and more irregular buildings gaps, where the built character could change to respond to the hedgerow and strategic cycle corridors.

7.44 Lower order streets will address the landscape edges, with opportunities for pedestrian connected private drives, giving a low key, pedestrian priority environment.



Figure 7.10 Sketch of incidental green spaces

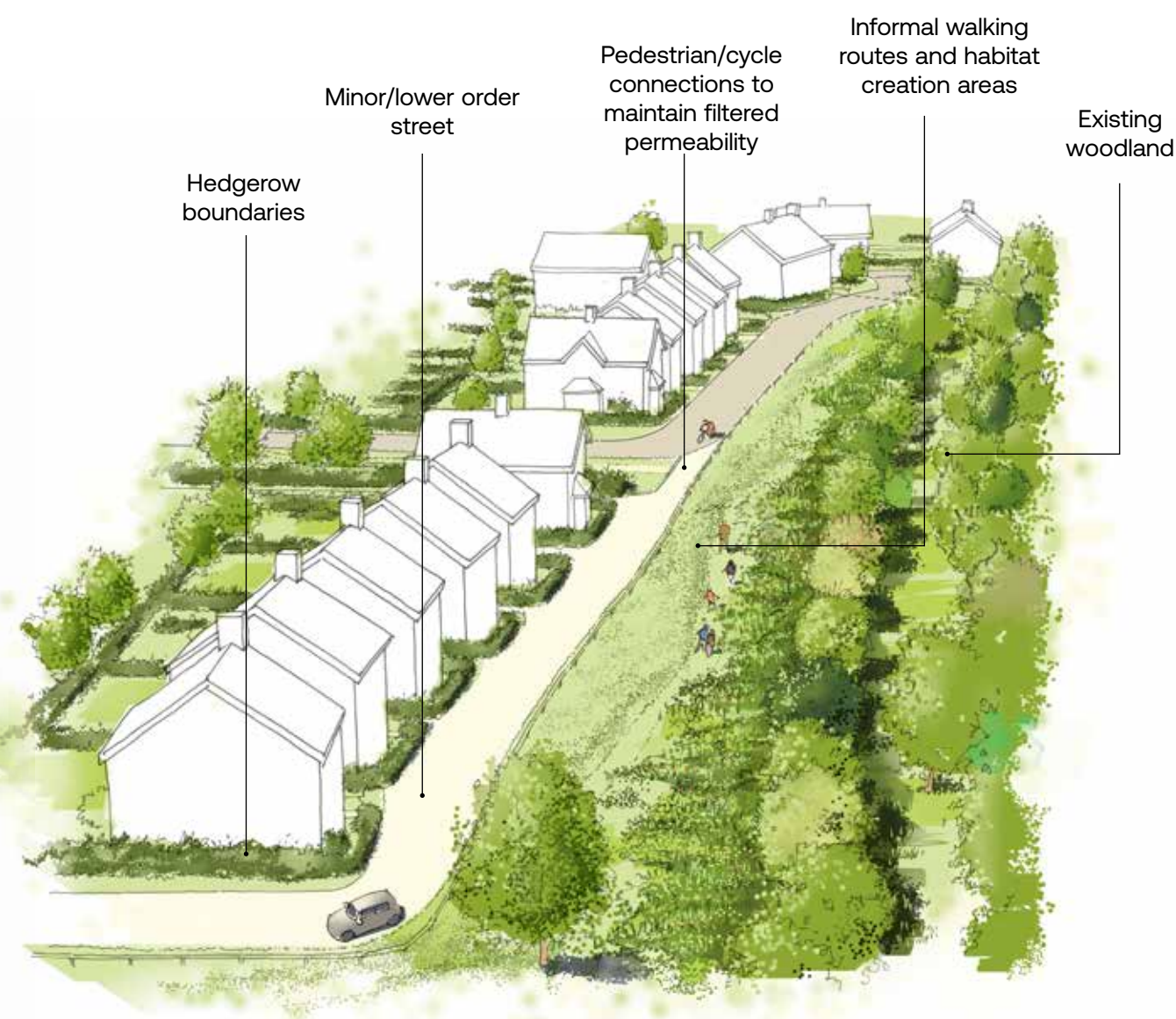


Figure 7.11 Sketch of woodland edge

Central landscape corridor

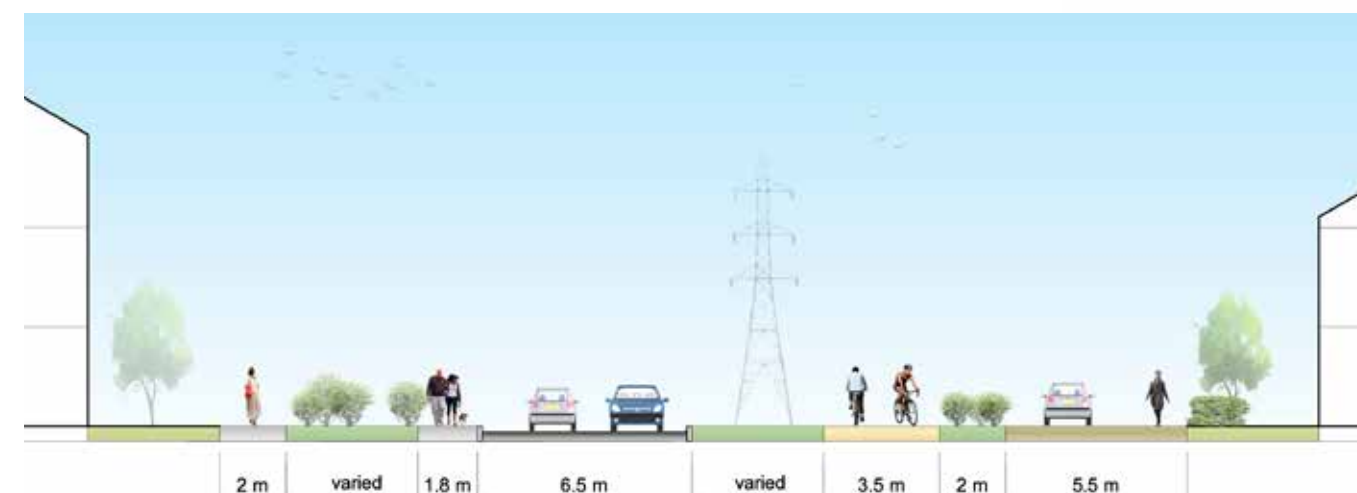
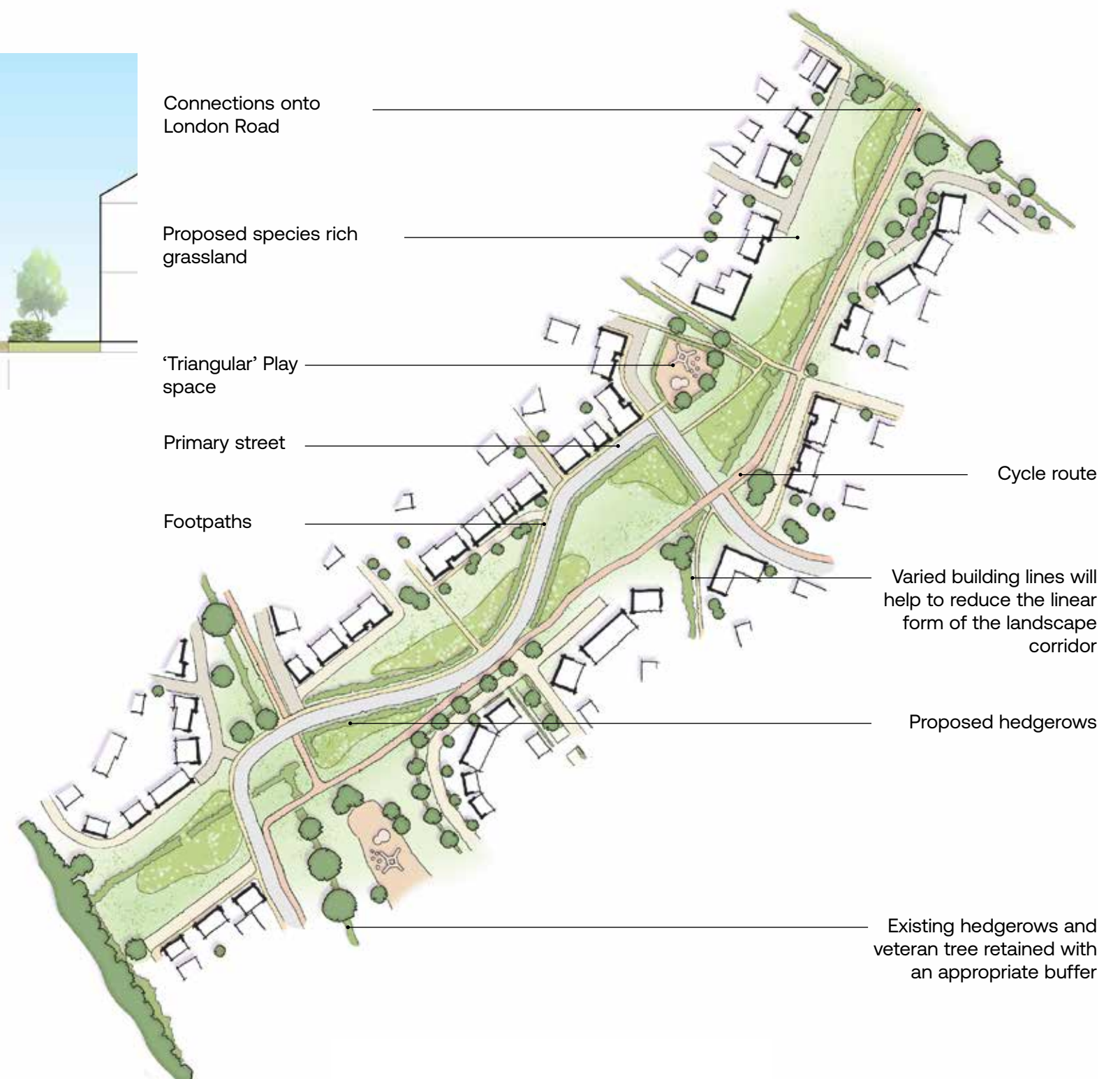


Figure 7.12 Central landscape corridor sketch and section

7.45 The easement required within the pylon corridor creates a linear landscape feature through the site. The illustrative layout and land use parameter plan, seek to reduce the linear form of this corridor. The formal sports provision (LEAP and NEAP) located towards the southern end of the corridor widens the landscape space in this location and the same technique is used to the north of the corridor by the inclusion of the 'triangular' space that accommodates a LEAP at the point the primary street crosses the corridor. These two spaces help to break the linearity of the corridor by expanding the width of the corridor.

7.46 The alignment of the primary street 'weaving' through the space, rather than a direct straight road, again seeks to create a contrast with the linear nature of the easement corridor and create changing view lines when travelling along it.

7.47 Subtle changes in the building line and the angle of buildings addressing the space seek to further soften the linear form and create subtle punctuation points in the building form. These changes and the potential for greater height and/or alterations in the architecture in the form of marker buildings, will create visual interest and character.



Forest Farm response and character

7.48 The development area to the south east of Forest Farm is also crossed by the existing public right of way. The illustrative proposals retain this on its current alignment, providing an opportunity for a distinctive design response. The illustrative masterplan shows a farmstead typology, that breaks away from the prevailing perimeter block form of the wider proposals, and includes courtyards and barn typologies.

7.49 This both responds to Forest Farm and the public right of way, but also creates a varied built form adjacent the open space to the east. This variation in form and design response mimics the changing built form often found towards the edge of settlements.



Figure 7.13 Forest Farm edge

Landscape strategy

The landscape strategy is key component of the proposals and has led the form of the illustrative masterplan.

Key principles

- Create a multifunctional green infrastructure that links across the site and to the wider landscape including existing and proposed settlement within the wider allocation
- Where possible, retain existing vegetation and enhance through gapping-up and widening with native infill planting
- Set out the built form in a manner that is sensitive to the existing landform and settlement pattern, with lower densities towards the new settlement edge, and lower-lying land proposed as public open space along the southeastern boundary that is informal in character to soften the development edge
- Proposed large trees throughout the development to break up and soften the roofscape in views
- Retain the existing PRoW and create new routes within the site that connect to the PRoW, including a mixture of formal surfaced routes and informal routes that are more rural in character, such as mown paths.

Proposed mitigation

- A large area of the site to the southeast will be used as public open space to soften the new settlement
- Development parcels are located following the existing field pattern, to avoid removal of existing vegetation where possible and allow these features to be retained
- Where there is loss of existing hedgerows, these will be compensated for with the provision of new hedgerows
- The existing PRoW will be retained along its definitive alignment;
- Proposed tree planting along the edge of development parcels and proposed woodland within the public open space will filter views of the proposed built form from the south and southeast
- Proposed street trees and tree planting along green corridors will break up the roofscape of the proposed development, softening its appearance in views
- Retention of the existing watercourse within a 10m buffer zone.

Proposed landscape enhancement

- Gapping-up and widening of existing hedgerows with native infill planting to boost connectivity, species diversity, and longevity
- Proposed land along the southeast edge of the site will provide a mosaic of habitats including:
 - Woodland
 - Scrub
 - Hedgerows
 - Scattered trees
 - Species-rich grassland
 - Ponds with marginal and aquatic planting.
- The public open space to the southeast will also provide a transitional space between the suburban public open space to the north and the wider countryside beyond the site boundary. This space will provide public access to a previously inaccessible part of the countryside, creating amenity and recreational value
- The public open space to the southeast of the site also provides future opportunity for reconstruction of the Wilts and Berks Canal, as identified in Core Policy 53 of the Wiltshire Core Strategy
- Enhance the watercourse corridor with riparian planting along the 10m buffer zone including species-rich grassland and tree planting.





Figure 7.14 Illustrative landscape strategy

Key landscape areas

Informal public open space southeast

7.50 The landscape to the southeast of the site will form a wildlife park that creates a transition between the development edge and the countryside, provide opportunity of ecological enhancements and informal public open space for leisure and access to nature. The key character of the space is a semi-natural and wooded parkland with a mosaic of planting typologies and habitats.

7.51 Key features:

- Woodland with woodland glades
- Open grassland with scattered trees
- Wildlife ponds with wetland and marginal planting
- Areas of scrub
- Native hedgerows lined with trees along the edge of the cycle path
- Formal and informal paths providing access across the parkland;
- Connectivity to the wider PRow network beyond the site
- Allotments.



Figure 7.15 Informal public open space southeast

Public open space to the east between development parcels and the access

7.52 The area of public open space to the east between the development and access will create a formal area that provides leisure and recreation opportunities including both formal and informal recreation. The character of the area is urban parkland.

7.53 Key features:

- A mixture of amenity and species-rich grass with spaces for leisure and recreation created by pockets of mown amenity grass cut into the species-rich grassland
- Scattered parkland trees
- Native hedgerows lined with trees along the edge of the cycle path
- Opportunity for play spaces as well as informal kick-a-bout
- Formal paths.

Incidental public open space and green corridors

7.54 Small areas of public open space within the site will provide local pocket parks with an urban character. Use of native trees, hedgerows, scrub and ornamental planting will create semi-enclosed spaces that act as pockets of green space within and adjacent to development parcels.

7.55 Along the green corridor that is crossed by the high voltage pylons, hedgerows and scrub are used to break up the space into pockets of public open space for development parcels. The proposed road curves through the space to soften the straight lines of the cable easement, and hedgerows and scrub provides low level planting beneath the cables where trees

are not viable. Where there are no restrictions due to easements, corridors are well treed.

7.56 Swales are to be planted with native shrubs and grasses, and where possible, trees. This allows space to be maximised along roads for cycle paths and footways, as well as provision for large specimen trees.

The watercourse

7.57 The area that follows the existing watercourse through the site aims to create a riparian character with scattered tree planting, marginal and wetland planting and areas of scrub.



Figure 7.16 Eastern public open space

Play strategy

7.58 The Wiltshire Open Space Assessment Update (2020) and the Wiltshire Playing Pitch Strategy (2017) provide standards and recommendations for provision of open space which have informed the overall strategy for play across the site.

7.59 Areas of play will be located centrally within the development and within the appropriate straight line walking distances. A minimum of 0.36ha of play space for children and 0.432ha of play space for older children will be provided, including Neighbourhood Equipped Areas for Play (NEAP) and Local Equipped Areas for Play (LEAP), play on the way, and informal play. Both the LEAPs and NEAPs have been located within the site to ensure it is accessible for all new residents, where all dwellings are within 480m of the LEAP and 600m of the NEAP.

7.60 Native planting including trees will be used within formal play area to create semi-enclosed spaces. Planting will include variety of colour, texture and seasonal interest, and include sensory planting.

7.61 Informal play and ‘play on the way’ will be created across the site using mounding, logs, boulders and balance beams. These spaces will be integrated with native planting and varied textures such as sand, grass and wood chips. Planting will include a variety of colour, texture and seasonal interest, and include sensory planting. Play opportunities should be easily accessible and included along key routes and nodal points, such as at the local centre, as well as within development parcels.

Open space quantum

7.62 In accordance with the Wiltshire Open Space Assessment Update (2020) standards and recommendations, the table sets out the open space requirements based on the delivery of up to 600 new homes. It demonstrates that the site is able to over provide on the minimum open space in accordance with the standards by around three times.

7.63 The exception is formal sport pitch provision. However, provision is proposed as part of the wider land to the south of Chippenham draft strategic allocation. Furthermore, Stanley recreation grounds is located immediately to the north of the site and provides a significant sports resource. The whole site is within 600m walking distance of the facility.

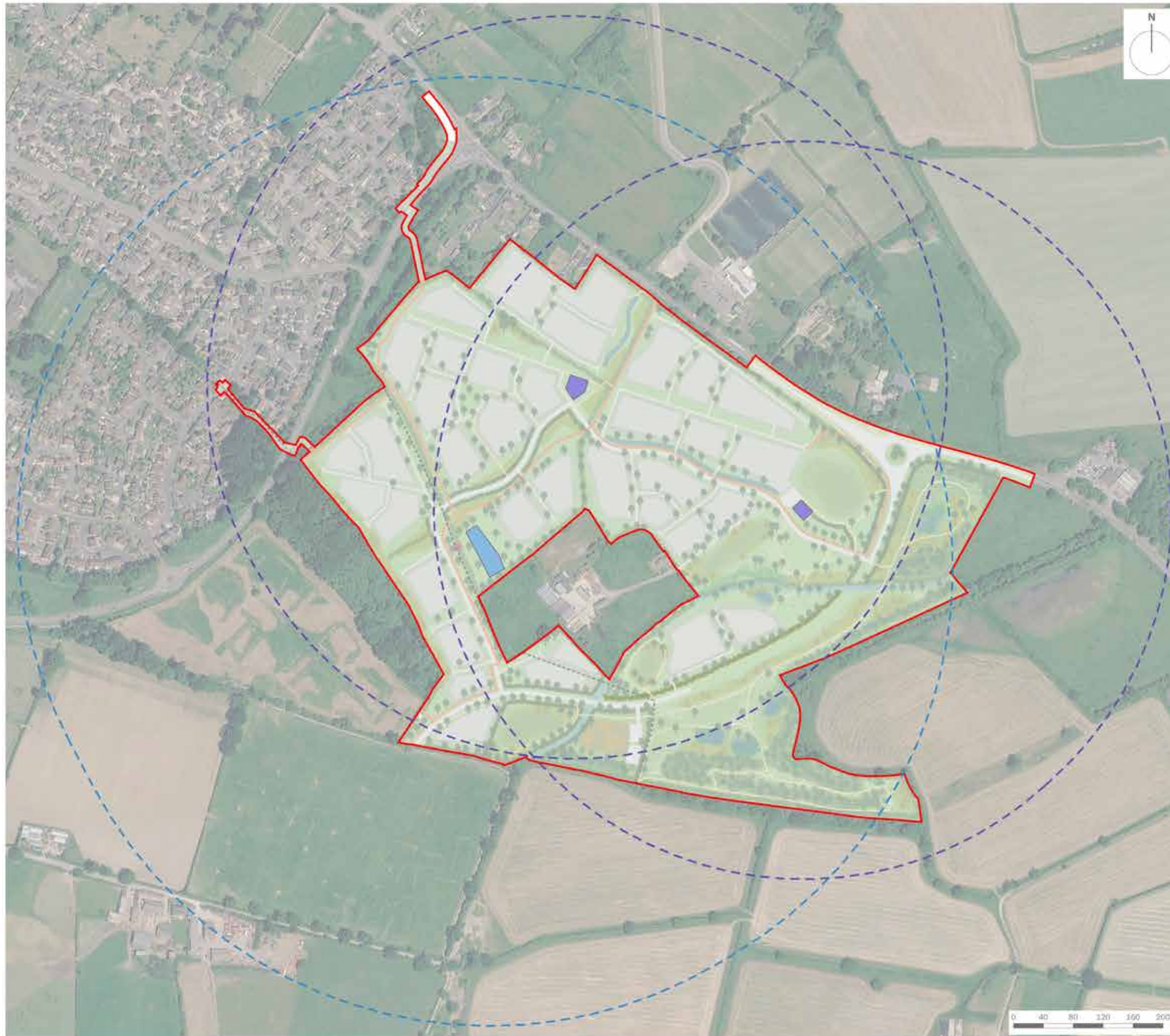
Typology	Policy requirement ha/1000 pop	Policy requirement based on 600 homes* (ha)	Provided (ha)
Amenity green space (incl. play space and youth space)**	1.45	2.05 ha	9.82 ha
Parks and recreation	1.10 ha	1.56 ha	1.46 ha
Natural green space	1.80 ha	2.55 ha	8.14 ha
Allotments	0.25ha	0.35 ha	0.36 ha
TOTAL public open space	4.6/1000	6.51 ha	19.78 ha

*population multiplier of 2.40 people per household

** area includes sustainable drainage systems

Figure 7.17 Planting policy requirement and site provision





- Site Boundary
- Combined Local Equipped Area for Play (LEAP)/Neighbourhood Equipped Area for Play (NEAP)
- Combined LEAP/NEAP 600m Buffer
- Local Equipped Area for Play (LEAP)
- LEAP 480m Buffer

client

Gleeson Land

project title

Land at Forest Farm, Chippenham

drawing title

Indicative Play Strategy

date	25 JUNE 2026	drawn by	CMA
drawing number	edp7351_d012c	checked	TRa
scale	1:5,000 @ A3	QA	GYo

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Figure 7.18 Indicative play strategy

Ecology and biodiversity

7.64 The proposed development follows the ecological hierarchy of avoidance, mitigation, compensation and enhancement. It proposes the creation of new wildlife habitats, including an extensive area of wildflower grassland in the east and south of the site with scattered broadleaved tree planting, native woodland, scrub and hedgerow planting and wildlife ponds with native marginal planting. Further habitat creation throughout the central, northern and western parts of the site includes native broadleaved woodland, scrub, hedgerows and trees, wildflower grassland, SuDs features and swales. Existing boundary hedgerows would be retained and buffered from new development as far as possible, maintaining functional 'habitat corridors' around the site. The watercourse will be protected and buffered, apart from where access is proposed, with enhancement of the riparian habitat through wildflower grassland and scattered native tree and scrub planting. Off-site broadleaved woodland will be buffered with native scrub planting.

7.65 Habitat retention, creation and enhancement proposals would provide habitat for invertebrates, reptiles, amphibians, birds and bats. Bat tubes/boxes, bird boxes, reptile/amphibian hibernacula, hedgehog passes and insect/bee bricks will be also incorporated into the built development.

Biodiversity net gain

7.66 Habitat creation proposals onsite have been assessed using the Statutory Biodiversity Metric. The proposals would deliver a net gain of +31.12 Habitat Units (+37.35%), +17.61 Hedgerow Units (+22.59%) and +0.71 Watercourse Units (8.68%).



Drainage strategy

Proposed surface water drainage

7.67 The proposed surface water drainage design will use sustainable drainage (SuDS) techniques to capture, control and release the water generated on-site back to 70% pre-development (greenfield) rates. Site Investigation works have taken place, which have identified that infiltration drainage is not suitable (with the rates being too low to calculate), so it is proposed to follow the natural drainage catchments and discharge surface water to the existing ditches/watercourses within the red line boundary at greenfield rates.

7.68 The proposed discharge rate will be restricted to 70% pre-development (greenfield) rates. This will be achieved by the inclusion of swales and attenuation basins, and source control measures such as permeable paving to provide storage during rainfall events and provide treatment, amenity and biodiversity benefits.

Proposed foul drainage

7.69 The proposed foul drainage will connect to the existing Wessex Water foul drainage network.

7.70 The foul drainage will flow via gravity to a pump station on-site, where it will be pumped up to a demarcation chamber before discharging into the existing Wessex Water network via gravity.

7.71 Wessex Water have been consulted and have confirmed the nearest connection point with capacity, which is located to the west of the site in Pewsham Way.



Figure 7.19 Drainage strategy

Access and movement

7.72 The development aims to deliver a sustainable, integrated and well-connected community which addresses and facilitates the transport needs of future residents. This will be achieved through:

- Providing a mix of uses on the site to minimise the need for new residents to travel further afield.
- Delivering a high standard of walking and cycling infrastructure linking new homes provided across the site with the retail, education, leisure and employment facilities to be provided on site. Figure 7.20 shows the strategic walking and cycling infrastructure connectivity to be delivered across the wider new community.
- Connecting the site to key destinations within Pewsham and Chippenham for active travel modes. Figure 7.21 and the drawings on page 74 show the key connections immediately adjacent to the site to be delivered to facilitate travel by active modes to and from the site.
- Providing new residents with access to bus services and facilitating travel to the site by bus. Bus services will predominantly operate along the primary road and new bus stops will be provided at regular intervals.

7.73 The proposals for the site have been developed so they would not prejudice the future strategic delivery on land South of Chippenham, as proposed in the now withdrawn Local Plan.



Pedestrian and cycle connectivity

7.74 The masterplan incorporates a comprehensive pedestrian and cycle connectivity network to promote active travel.

7.75 The proposed strategic walking and cycling routes will provide two points of connection to A4 Pewsham Way and connect to A4 London Road. A new controlled crossing north of the Lodge Road junction will provide access to London Road for pedestrians and cyclists, where the route will continue to the existing off-road cycleway near the Stanley Lane junction. This creates a direct link between the site, the wider strategic development and Abbeyfield School, while also providing an important route for existing residents of Chippenham and Pewsham. This connection forms part of the wider movement strategy for the strategic allocation.

- ▬ Site boundary
- ▬ Strategic pedestrian / cycle route
- ▬ Pedestrian routes
- ▬ PROW
- ▬ Avon Valley Walk



Figure 7.20 Pedestrian and cycle movement framework

1

7.76 A further shared pedestrian and cycle route on the western side of the site will connect the development to the Pewsham District Centre via Monks Way, linking into the existing shared-use footway/cycleway. A new controlled crossing of the A4 Pewsham Way will complete this connection, which also forms part of the wider movement strategy for the strategic allocation.

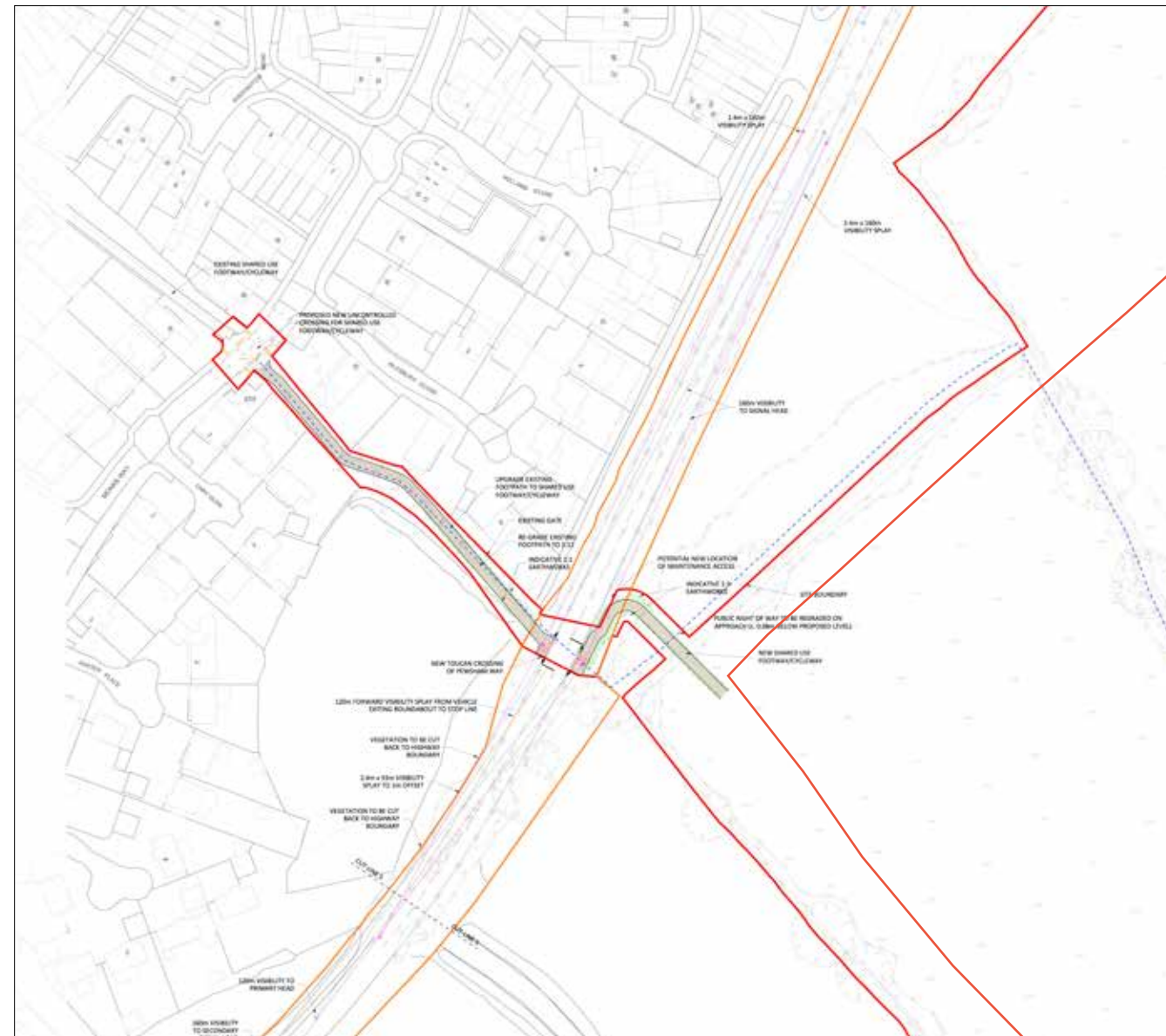


Figure 7.21 Proposed Pewsham Way and PROW crossing

2

7.77 Additional pedestrian connections will be provided onto the A4 London Road, improving access to existing bus stops and a widened footway on the northern side of the road. This enhanced route will provide convenient access to Abbeyfield School and connect to the wider footway network leading towards Chippenham town centre. A controlled pedestrian crossing is proposed along London Road, which will also serve as an emergency vehicle access.

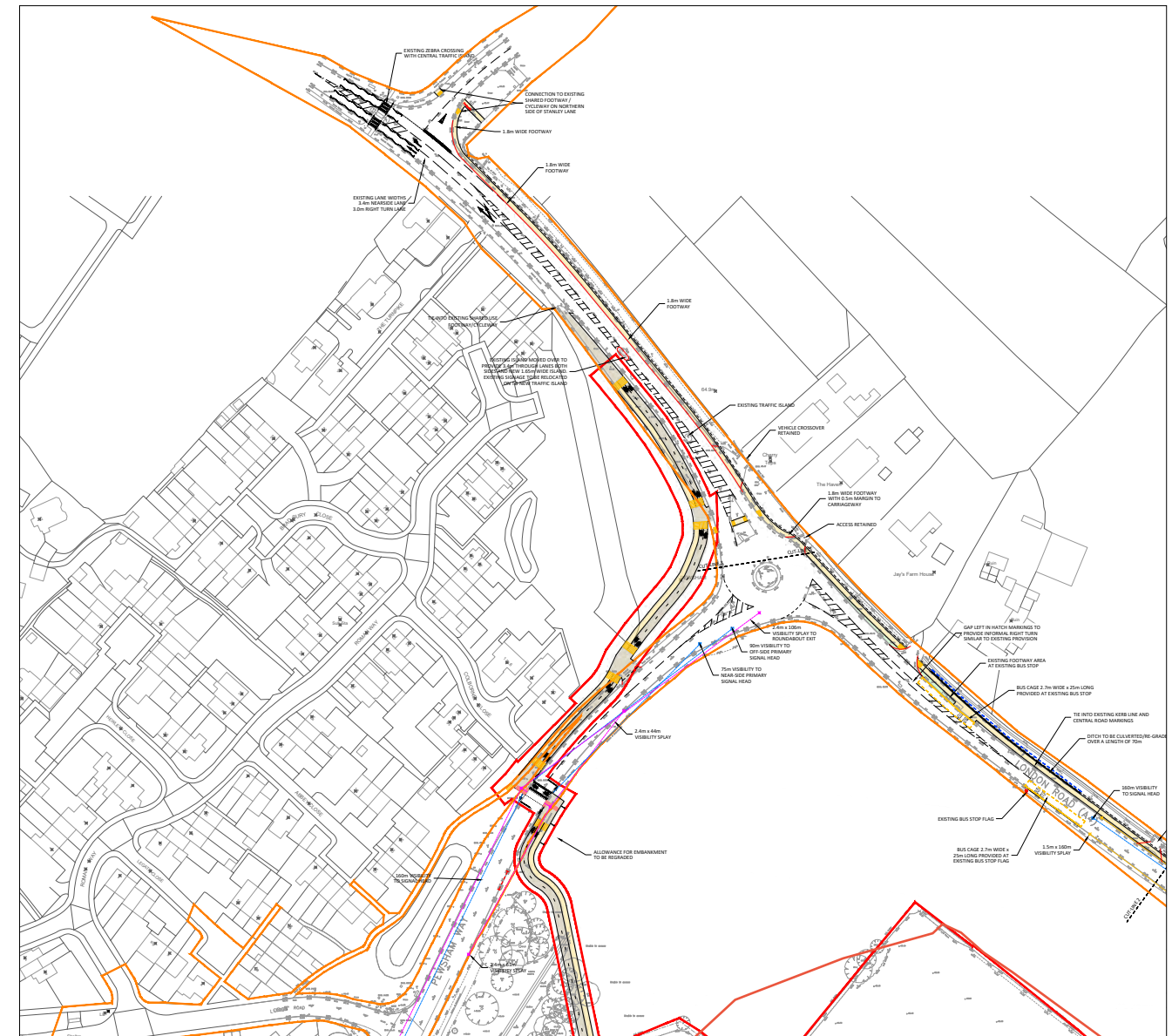


Figure 7.22 Proposed Pewsham Way crossing

Primary road and vehicle access

7.78 Vehicular access to the site will be achieved via a new roundabout onto the A4 London Road Figure 7.24. The application comprises the initial circa 150m of the main internal site road and the initial 200m of the primary street, which will provide access to the new homes proposed as part of this planning application and the retained Forest Farm.

7.79 A 3.5m wide active travel route is provided along the primary road and primary street. Bus stops have also been incorporated into the design of the road, and both the primary road and primary street are sufficiently wide to accommodate buses, should they be required to in the future.

London Road, A4, roundabout

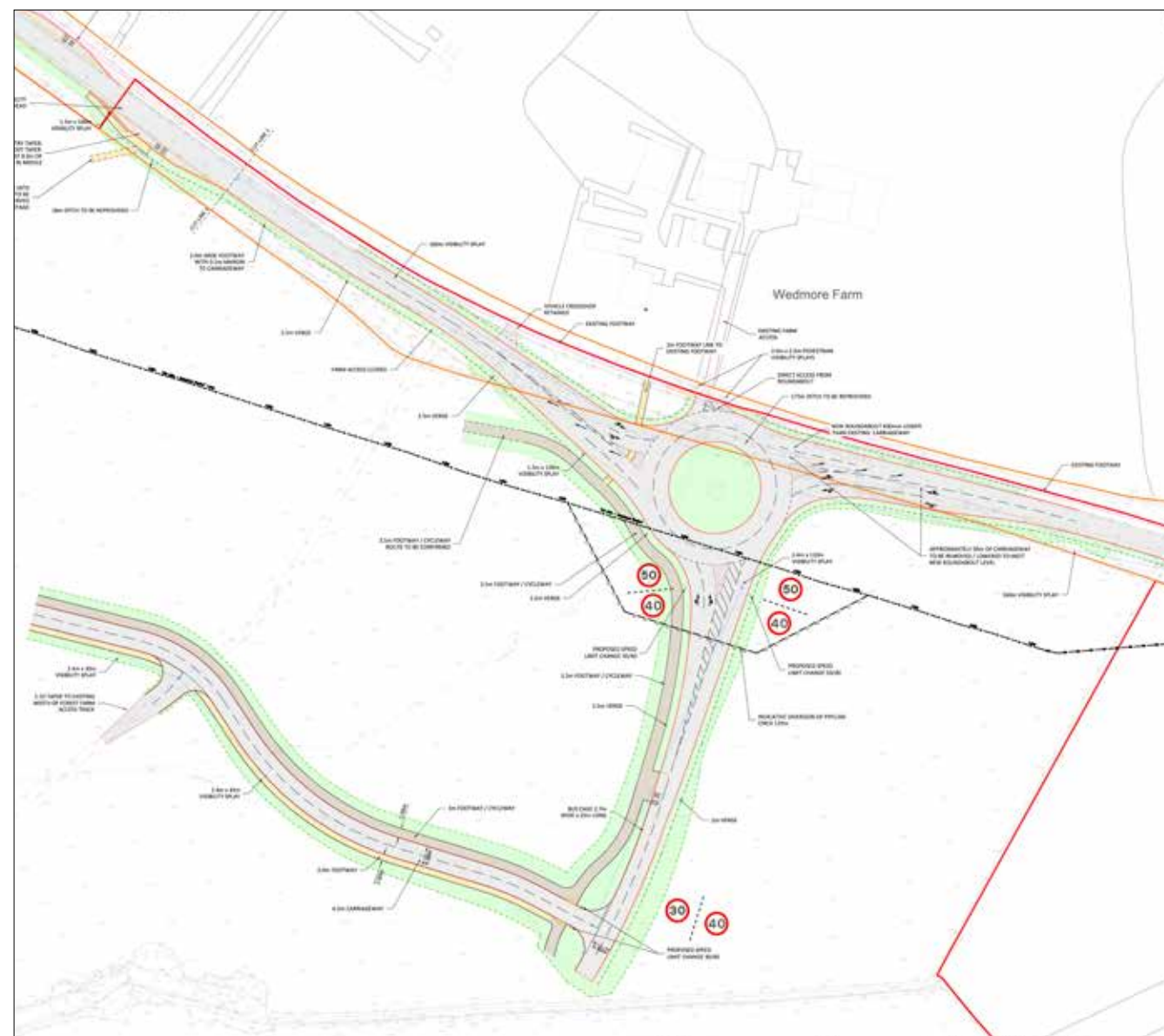


Figure 7.23 Proposed London Road roundabout

Northern primary road access

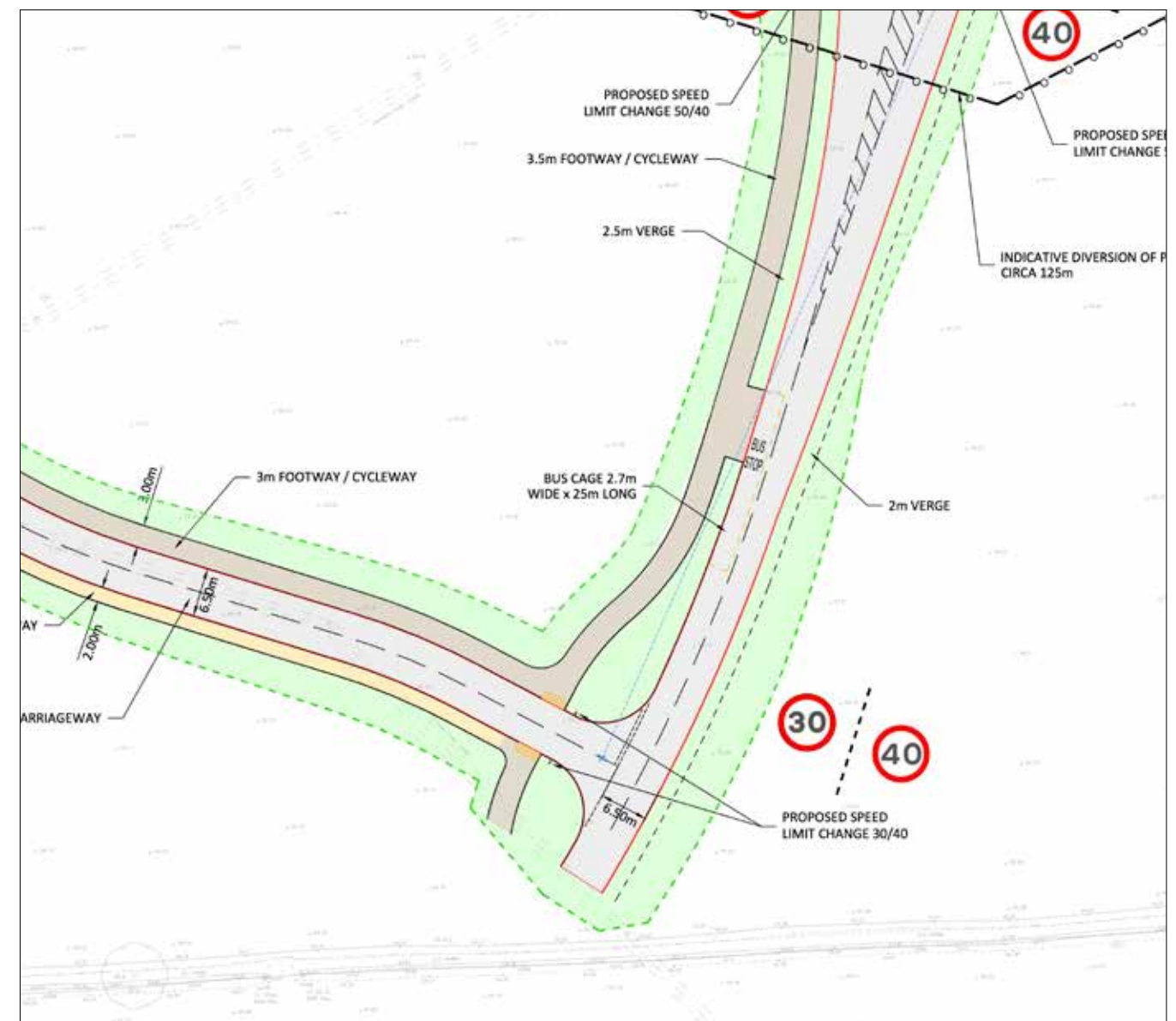


Figure 7.24 Proposed new primary street connection to London Road

Street hierarchy

7.80 The proposed street hierarchy is structured to facilitate efficient movement and access throughout the development, providing clear differentiation in road types and their roles. The hierarchy includes primary roads, secondary roads, and tertiary roads, each serving a specific function within the masterplan.

7.81 The primary road will create a new connection to London Road via a proposed roundabout designed to effectively manage traffic flow and will provide direct access to the development parcels and act as the backbone of the internal movement network, ensuring connectivity across the masterplan. The submitted parameter plan includes a safeguarded corridor whereby the initial length of road could be continued to the south-west that could serve a wider strategic allocation to the south of the site, forming a key arterial route within the development.

7.82 Secondary roads will branch off the primary roads, providing access to individual neighbourhoods within the proposed development. These roads will support internal circulation and connect residential areas to the wider road network.

7.83 Tertiary roads will function as shared spaces, accommodating both vehicles, pedestrians and cyclists. These roads will prioritise active travel movement and create a more intimate, community-focused environment within residential clusters and communal areas.

- Site boundary
- Primary road
- Secondary road
- Tertiary road



Figure 7.25 Indicative street hierarchy

Primary street

7.85 The primary street connects the development to the access points, providing a 6.5m carriageway for vehicles. It includes a 2m footpath on one side and a 3.5m cycle lane on the other, ensuring pedestrian and cycle connectivity within the site. The street adjoins varied landscape corridors throughout its length and will exhibit a differing character throughout the site.



Secondary street

7.84 The secondary street features a 5.5m carriageway with 2m footpaths on both sides. These roads will link the primary roads to the various neighbourhoods within the development, facilitating local traffic movement and access. They provide a safe and direct connection between residential areas and the wider street network, enhancing pedestrian accessibility and supporting the overall movement strategy. They will have a higher degree of enclosure compared to the primary street.



Lower order streets

7.86 Lower order streets feature variable carriageway widths designed as a shared space for both vehicles and pedestrians/cycles. This road will support lower traffic volumes, providing direct access within residential areas and promoting permeability across the site. Where lower order streets terminate, pedestrian and cycle connections between them should be maintained to ensure filtered permeability.



Figure 7.26 Indicative street sections

Energy and sustainability

7.87 The Energy and Sustainability Statement that supports this planning application describes how the development proposals address the issue of sustainability, with a focus on climate change mitigation and adaptation, in line with national and local policies and regulations. In particular, the Statement demonstrates how the proposals respond to Core Policy 41 of the Wiltshire Core Strategy (Adopted January 2015), the Chippenham Neighbourhood Plan 2023-2038 (May 2024) and current Building Regulations, whilst looking ahead to the proposed Future Homes Standard:

Energy Statement

- The buildings will be ‘zero-carbon ready’, and very low carbon from the outset;
- High fabric standards will be specified to meet Future Homes Standard requirements for thermal efficiency as a minimum;
- There will be no natural gas connection to the proposed development;
- Energy demand will instead be met using low and zero carbon sources;
- The option of a community energy hub and heat network is being investigated.

Reducing Carbon Emissions from Transport

- High quality broadband will be provided as set out in Approved Document R;
- Accessibility to local services and sustainable transport options will encourage residents to prioritise active travel and public transport over private car use;
- Comprehensive electric vehicle charging infrastructure will be incorporated in line with the requirements of Approved Document S.

Climate Resilience and Adaptation

- The development designs will anticipate future changes in the climate;
- Overheating risk will be reduced through passive design measures as required by Approved Document O;
- Open space and landscaping will provide multiple benefits;
- Surface water will be managed with the integration of SuDS.

Domestic Water Efficiency

- High water efficiency standards will be achieved through considered design.

Embodied Carbon and Waste Management

- Embodied carbon will be reduced by applying sustainable design principles, including informed material selection and the use of re-used and recycled materials during construction;
- Any waste associated with the Forest Farm development will be managed in accordance with the Gleeson Land Sustainable Waste Management Policy and all pertinent legislation and guidance including those policies and controls set out within Wiltshire’s Core Strategy and developer guides;
- A resource efficient approach will be applied at the design stage which will incorporate the use of sustainable construction technologies and designing for longevity. It is intended that the potential use of local resources,

suppliers and site won materials will be part of the aspiration to ‘design out waste’. In addition, facilitating the ability of residents to manage and recycle waste will also be accommodated within the scheme;

- The construction process will be controlled with the use of a detailed Site Waste Management Plan, based on the principles of the waste hierarchy. All waste streams will be identified and quantified whilst material management and procurement processes will seek to ensure that the minimum of site resources are disposed to landfill..

Highly energy efficient buildings, adopting a 'fabric first' approach

Low carbon heating and hot water

Renewable energy generation via photovoltaic panels

Zero carbon ready

100%
of properties with associated parking to have dedicated EV charging

Adapted to anticipated future changes in the climate

30%
reduction in potable water use against the national average

100%
of properties to have fibre-to-the-home enabled

Future Homes Standard compliant

Forest Farm, Chippenham



Pewsham

Pewsham Way

Fores

Al



Stanley Park
recreation grounds

London Road, A4

Primary road

Local centre

t Farm

Former canal

Connector road

lotments

Parkland

London
Birmingham
Bournemouth
Bristol

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