

Land at Forest Farm, Chippenham Planning Statement

July 2026



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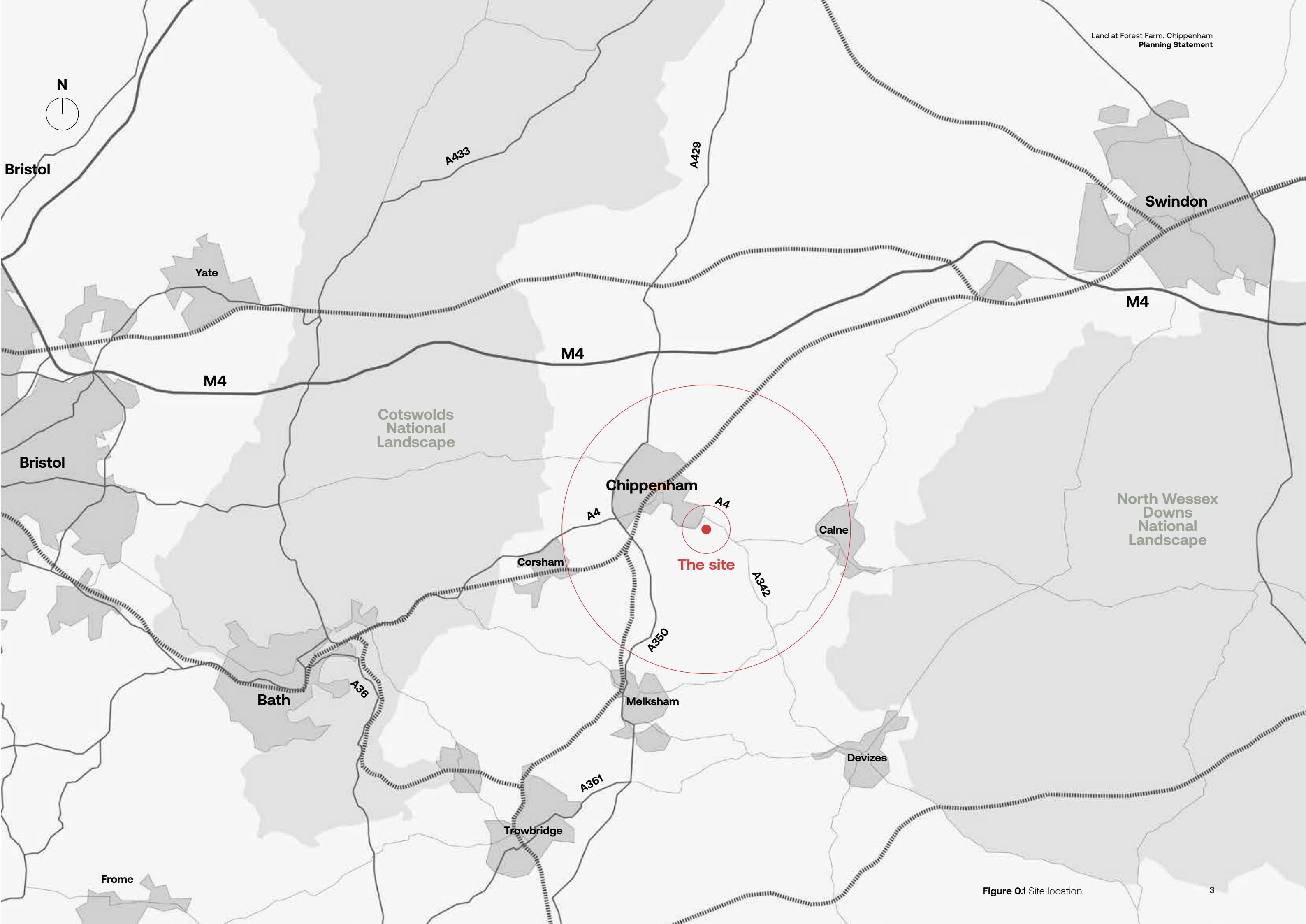


Figure 0.1 Site location

01

Introduction

Introduction

1.1 This Planning Statement has been prepared by tor&co, on behalf of Gleeson Land (Gleeson) (the ‘Applicant’), in support of an outline planning application for a sustainable landscape-led residential development at Land at Forest Farm, Chippenham. It is submitted to Wiltshire Council (WC) as the Local Planning Authority (LPA) and provides a detailed description of the application site and proposed development. It also provides an analysis of the proposals against the Development Plan and other material considerations, including the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). It sets out the clear planning case for granting planning permission. The proposed description of development comprises:

1.2 The description of development is:

Outline planning application 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.

1.3 The application provides an important opportunity to deliver high-quality residential development in a sustainable location, responding directly to acute local and county-wide housing need and affordability pressures.

The Applicant

1.4 Gleeson is committed to realising the development potential of land in sustainable locations to provide high-quality new homes in attractive environments where people want to live and relax. They are passionate about making a difference through the creation of sustainable places and will apply these same core principles to development at Chippenham.

1.5 Established in the 1990s, Gleeson is part of MJ Gleeson plc, which has been creating much-needed new homes, communities, and facilities for local people for almost 120 years. As part of MJ Gleeson plc, Gleeson has the strength to invest for the long term and find the right solutions to unlock even the most complex sites, with a focus on securing residential planning permissions.

Outline of the Planning Case

1.6 Land at Forest Farm presents a highly sustainable location for landscape-led residential development as an extension to Chippenham. Chippenham is defined as a ‘Principal Settlement’ in Wiltshire, where the Council expects to accommodate the majority of new housing and employment development.

1.7 The site is available, suitable and achievable for significant housing development, which can be achieved with limited environmental harm.

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

1.9 WC 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.

1.10 The withdrawal of the draft Local Plan was not attributable to any specific concerns relating to Policy 7 but instead reflected wider issues concerning the overall soundness and deliverability of the plan as a whole.

1.11 The technical work undertaken by the Council to justify the allocation confirms the acceptability of development at Forest Farm and remains a material consideration relevant to this planning application. This outline planning application has been prepared to bring forward development on this part of the site.

1.12 The substantial public benefits that the proposal will bring, as detailed within this statement, clearly outweigh any potential impacts associated with the development of the site. The planning balance therefore falls in favour of granting planning permission in accordance with paragraph 11(d) of the NPPF.

1.13 In the absence of an up-to-date Local Plan, the applicant intends to work proactively with WC to bring forward the development with an outline planning permission.

Application Plans and Documents

1.14 In addition to this statement, the application is supported by a full suite of plans, documents and technical information to meet national and local validation requirements.

1.15 The applicant seeks planning permission for the development as described on the Application Form (accompanied by the requisite Ownership Certificates).

1.16 Outline approval of the following parameter drawings is sought:

- **Parameter Plan Site Location** (drawing no. TOR-PP-001, Rev A);
- **Parameter Plan Land Use and Landscape** (drawing no. TOR-PP-002, Rev C);
- **Parameter Plan Building Heights** (drawing no. TOR-PP-003); and
- **Parameter Plan Access and Movement** (drawing no. TOR-PP-004, Rev A).

1.17 The following plans and drawings relating to access are submitted for detailed approval:

- **Proposed Site Access Arrangements – New A4 London Road Roundabout** (drawing no. ITB19912-GA-102, Rev C);
- **Footway Improvements Along A4 London Road & Proposed Pewhsam Way Pedestrian/Cycle Connection – Sheet 1 of 2** (drawing no. ITB19912-GA-103, Rev B);
- **Footway Improvements Along A4 London Road & Proposed Pewhsam Way Pedestrian/Cycle Connection – Sheet 2 of 2** (drawing no. ITB19912-GA-104, Rev B);
- **Footway Improvements Along A4 London Road & Proposed Pewhsam Way Pedestrian/Cycle Connection – Sheet 2 of 2** (drawing no. ITB19912-GA-105, Rev B);

- **Proposed Pewsham Way Pedestrian/Cycle Connection to Pewsham District Centre – Long & Cross Sections** (drawing no. ITB19912-GA-106);
- **Site Access Arrangements Long Section** (drawing no. ITB19912-GA-107, Rev A); and
- **Primary Street Long Section** (drawing no. ITB19912-GA-108, Rev A).

1.18 The following information is also submitted for illustrative purposes:

- **Illustrative Masterplan** (drawing no. TOR-SK009, Rev C);
- **Illustrative Landscape Strategy** (drawing no. edp7351_d011J); and
- **Indicative Play Strategy** (drawing no. edp7351_d012c).

1.19 The following documents are submitted in support of the Application:

- **Arboricultural Impact Assessment and Tree Removal Plan Sheet 1 of 13** (drawing no. TF1204-FAB-00-XX-DR-G-8301, Rev P03);
- **Arboricultural Impact Assessment and Tree Removal Plan Sheet 2 of 13** (drawing no. TF1204-FAB-00-XX-DR-G-8301, Rev P03);
- **Arboricultural Impact Assessment and Tree Removal Plan Sheet 3 of 13** (drawing no. TF1204-FAB-00-XX-DR-G-8301, Rev P03);
- **Arboricultural Impact Assessment and Tree Removal Plan Sheet 4 of 13** (drawing no. TF1204-FAB-00-XX-DR-G-8301, Rev P03);
- **Arboricultural Impact Assessment and Tree Removal Plan Sheet 5 of 13** (drawing no. TF1204-FAB-00-XX-DR-G-8301, Rev P03);
- **Arboricultural Impact Assessment and Tree Removal Plan Sheet 6 of 13** (drawing no. TF1204-FAB-00-XX-DR-G-8301, Rev P03);

- **Arboricultural Impact Assessment and Tree Removal Plan Sheet 7 of 13** (drawing no. TF1204-FAB-00-XX-DR-G-8301, Rev P03);
- **Arboricultural Impact Assessment and Tree Removal Plan Sheet 8 of 13** (drawing no. TF1204-FAB-00-XX-DR-G-8301, Rev P03);
- **Arboricultural Impact Assessment and Tree Removal Plan Sheet 9 of 13** (drawing no. TF1204-FAB-00-XX-DR-G-8301, Rev P03);
- **Arboricultural Impact Assessment and Tree Removal Plan Sheet 10 of 13** (drawing no. TF1204-FAB-00-XX-DR-G-8301, Rev P03);
- **Arboricultural Impact Assessment and Tree Removal Plan Sheet 11 of 13** (drawing no. TF1204-FAB-00-XX-DR-G-8301, Rev P03);
- **Arboricultural Impact Assessment and Tree Removal Plan Sheet 12 of 13** (drawing no. TF1204-FAB-00-XX-DR-G-8301, Rev P03);
- **Arboricultural Impact Assessment and Tree Removal Plan Sheet 13 of 13** (drawing no. TF1204-FAB-00-XX-DR-G-8301, Rev P03);
- **Design and Access Statement (DAS)**, prepared by tor&co;
- **Planning Supporting Statement (PSS)**, prepared by tor&co;
- **Environment Statement (ES)**, prepared by tor&co;
- **Air Quality Assessment (AQA) – ES Technical Appendix C**, prepared by Quantum Acoustics;
- **Archaeological Desk-Based Assessment (ADBA) – ES Technical Appendix D**, prepared by tor&co;
- **Landscape and Visual Impact Assessment (LVIA) – ES Technical Appendix E**, prepared by EDP;
- **Ecological Impact Assessment (EcIA) – ES**

Technical Appendix F, prepared by EAD;

- **Transport Assessment (TA) – ES Technical Appendix G**, prepared by iTransport;
- **Flood Risk Assessment (FRA) and Drainage Strategy (DS) – ES Technical Appendix H**, prepared by Mayer Brown;
- **Statement of Community Engagement (SCE)**, prepared by Engage;
- **Biodiversity Net Gain Assessment (BNGA)**, prepared by EAD;
- **Framework Travel Plan (FTP)**, prepared by iTransport;
- **Outline Waste Management Strategy and Audit (OWMSA)**, prepared by Celdadon Consulting;
- **Lighting Impact Assessment (LIA)**, prepared by The Lighting Bee;
- **Agricultural Land Classification Assessment (ALCA)**, prepared by ADAS UK;
- **Arboricultural Impact Assessment (AIA)**, prepared by Tree Fabrik;
- **Energy and Sustainability Statement (ESS)**, prepared by Daedalus Environmental;
- **Contamination Assessment Statement (CAS)**, prepared by BRD;
- **Utilities Assessment (UA)**, prepared by Source Design Services; and
- **Noise Assessment (NA)**, prepared by Quantum Acoustics;



Environmental Impact Assessment

1.20 Regulation 3 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (hereafter referred to as the ‘EIA Regulations’) prohibits the grant of planning permission for EIA development unless an EIA has been carried out in respect of that development.

1.21 EIA Regulation 4(1) defines EIA as a process which includes the preparation of an ES. EIA Regulation 4(2) sets out the factors that the EIA must identify, describe and assess the direct and indirect significant effects of the proposed development.

1.22 An ES has been submitted with this application and includes the following chapters:

- Introduction;
- Site description and proposed development;
- Environmental issues and methodology;
- Air quality;
- Community and social effects;
- Cultural heritage;
- Landscape and visual effects;
- Natural heritage;
- Traffic and transport;
- Cumulative effects; and
- Summary tables and glossary.

1.23 Technical appendices are also included in the ES.

1.24 The ES concludes that while the proposed development will lead to changes to the local environment, a range of mitigation measures will be put in place to minimise significant adverse effects and enhance beneficial effects. A detailed summary of these measures and any remaining significant effects after mitigation can be found in Chapter 10 of the ES.

Figure 1.1 Aerial photograph of the site within local context





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Site Context

Application Site Details

2.1 The application site extends to approximately 40.14 hectares and is located on the south-eastern edge of Chippenham, immediately south-west of the A4 London Road. The site comprises seven grassland fields associated with Forest Farm. The existing farmstead, situated centrally within the wider landholding, is excluded from the planning application boundary and will remain in agricultural use.

2.2 Access to the retained farm buildings is provided via an existing access track extending from the A4 London Road through the site. The fields are enclosed by established hedgerows, with additional hedgerow boundaries dividing individual parcels. A network of ditches and a small watercourse run alongside sections of these boundaries. The landform falls from approximately 65 m Above Ordnance Datum (AOD) in the north to around 55 m AOD in the south.

2.3 A line of overhead electricity pylons traverses the northern part of the site on a north-east to south-west alignment. Public footpath CHIP16 runs through the western part of the site and connects to public footpath CALW83 in the south, providing a link between Pewsham and the wider countryside, including the former Pewsham Locks. A buried fuel pipeline and rising sewer main also cross the northern section of the site.

2.4 The site is bounded by residential properties to the north and by the A4 London Road to the north east. Beyond the A4 lie Wedmore Farm, Stanley Park sports ground and further agricultural land. To the north west, an area of grassland and woodland separates the site from the A4 Pewsham Way and the residential neighbourhood of Pewsham. Woodland adjoins the site to the west, whilst agricultural fields extend to the south and south-east.

2.5 An arboricultural survey undertaken by Tree Fabrik assessed the site's trees, hedgerows and woodland in accordance with British Standard guidance. The survey identified 112 individual trees, 16 tree groups, one woodland area and 16 hedgerows, all of which are considered within the submitted AIA.

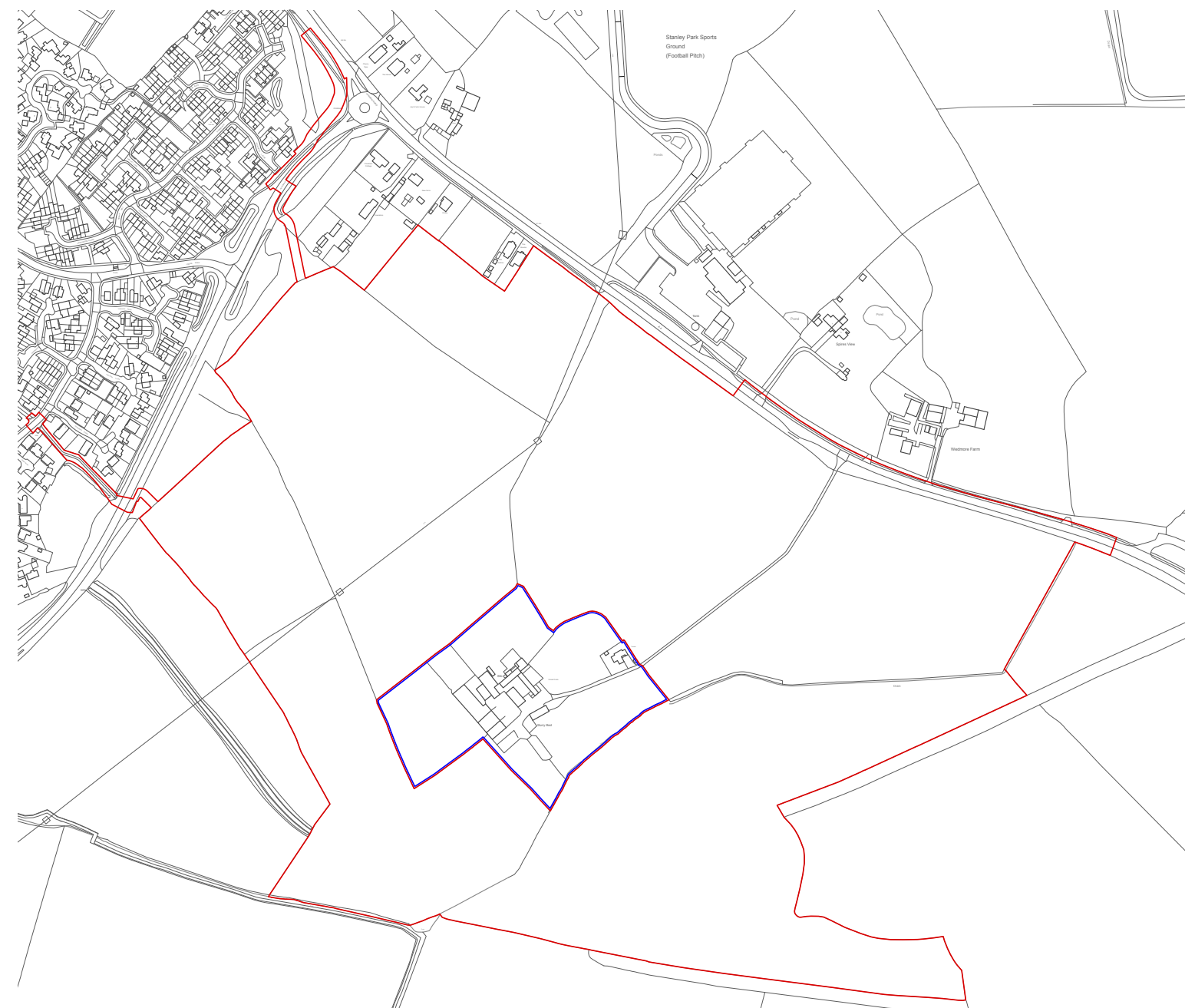


Figure 2.1 Site location plan

Designations

2.6 The site is not subject to any statutory environmental or heritage designations. Several designated heritage assets are located within the surrounding area, including the Grade II listed Gate Farmhouse and adjacent milestone, approximately 260 metres to the north-west, Forest Gate Farmhouse and Barn, approximately 325 metres to the south-east, and Hill View, approximately 410 metres to the south-east.

2.7 The Environment Agency (EA) Flood Map confirms that the site lies entirely within Flood Zone 1, indicating a low probability of flooding from rivers and the sea. The EA's Surface Water Flood Risk Mapping identifies limited areas of medium and high surface water flood risk across parts of the site.

2.8 An ALCA confirms that the majority of the site (79.1%) comprises Grade 3b agricultural land (moderate quality), with the remaining 19.1% classified as Grade 3a agricultural land (good quality). Accordingly, most of the site does not constitute Best and Most Versatile (BMV) agricultural land.

2.9 The site is located within the administrative boundaries of both Chippenham Parish Council and the Chippenham Neighbourhood Plan.

2.10 The site previously formed part of the proposed allocation under draft Policy 7- Land South of Chippenham and East Showell Farm in the now withdrawn Wiltshire Local Plan Review. The draft allocation proposed a comprehensive mixed-use development comprising approximately 2,525 dwellings, 15 hectares of employment land, district and local centres, land for a secondary school, two primary schools with associated nursery provision, and additional standalone nursery facilities.

Surrounding Area

2.11 Chippenham lies immediately to the north and north west of the site and provides a wide range of services, facilities and employment opportunities. The surrounding landscape to the north-east, east, south and west is predominantly agricultural in character, comprising open fields and scattered farmsteads. The village of Derry Hill is located approximately 1.4 km to the south-east of the site.

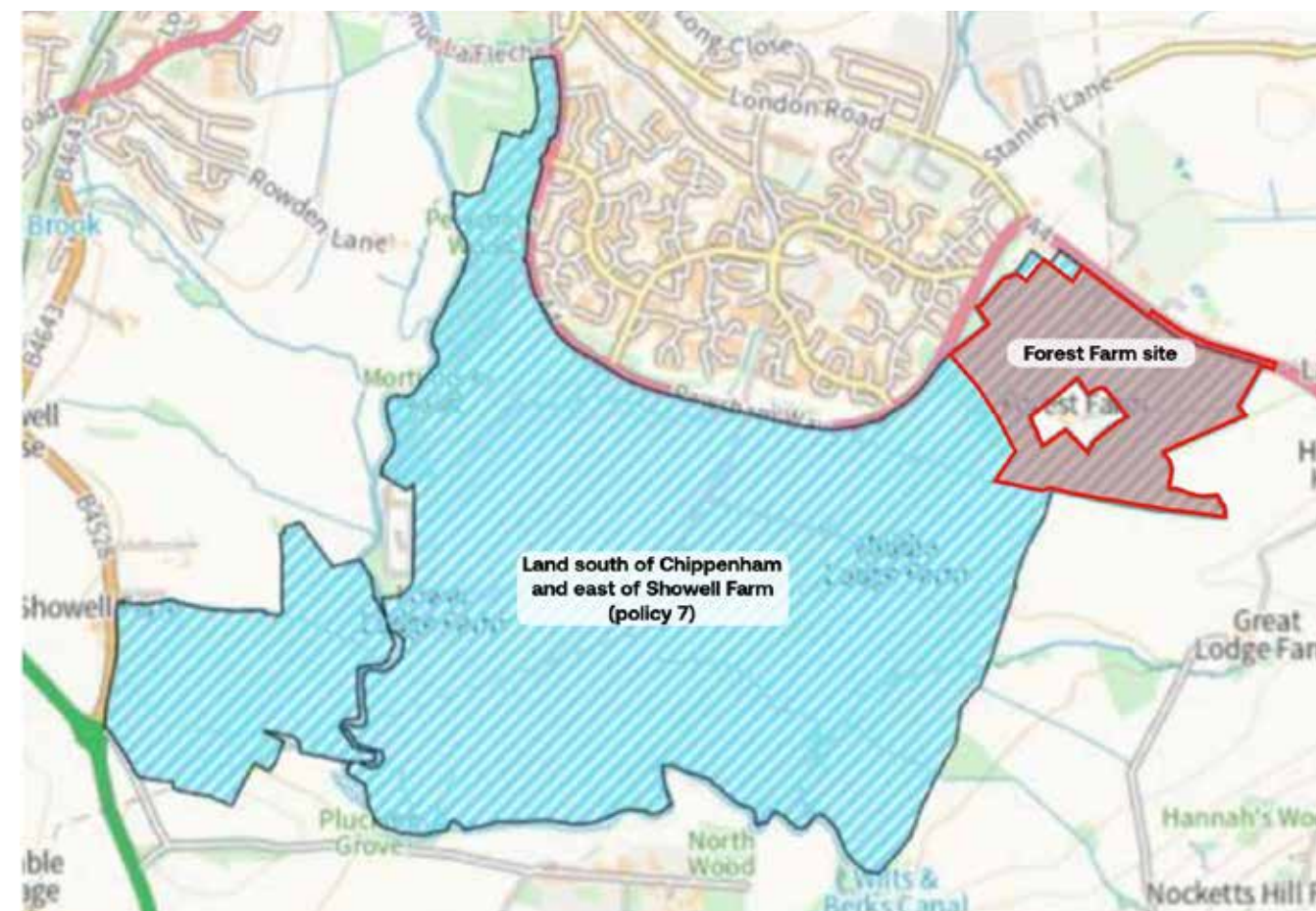


Figure 2.2 Application site in the context of the wider South Chippenham draft allocation (withdrawn Local Plan)



03

Pre-Application Engagement

Introduction

3.1 Gleeson has undertaken a comprehensive programme of pre-application engagement with Wiltshire Council, technical consultees, local representatives and the wider community. Further details of this engagement are provided in the submitted SCE and DAS, with a summary of the key stages below.

3.2 During the evolution of the proposals, the team has maintained ongoing dialogue with the Council and relevant stakeholders. A series of meetings were held between the South Chippenham Development Consortium and the Council throughout 2024, 2025 and early 2026 to discuss the emerging proposals, a comprehensive approach, infrastructure delivery and the potential of various sites within the former allocation.

3.3 Early engagement has also taken place with key technical consultees, including Wiltshire Highways and the Lead Local Flood Authority, to understand their initial considerations and inform the preparation of the submission. This has included allocation-wide and site-specific discussions to agree on the broad approach and key technical matters that would need to be addressed through the planning application process.

3.4 In addition, the project team also held briefing meetings with local elected representatives. A briefing was held with Councillor Clare Cape, the Wiltshire Council division member for Chippenham Pewsham, on 4 June 2026. This included an overview of the masterplan, the planning background and matters relating to access, transport and sustainability.

3.5 A further briefing was held with members of Chippenham Town Council on 17 June 2026, prior to its Full Council meeting. This included representatives from Gleeson Land and Gallagher Developments (who are promoting a neighbouring scheme) alongside their planning and transport consultants. The presentation covered the proposed masterplan, access and transport matters and the planning background, and provided councillors with an opportunity to ask questions and provide feedback on the proposals. A virtual briefing meeting was also held with Councillor Bettina Nonhoff, the Chippenham Town Council member for Pewsham ward, on 9 July 2026.

3.6 A meeting was also held with the Wilts & Berks Canal Trust on 13 July 2026.

3.7 The feedback received through engagement with the Council, technical consultees and local representatives informed the evolution of masterplan, the development parameters and the supporting technical work submitted alongside the application.

Public Consultation

3.8 The site has historically been identified as a potential location for development and has

3.9 been subject to ongoing consideration through the plan-making process. As a result, the principle of development has been publicly recognised for some time, with the site receiving publicity through the Local Plan review and associated consultation processes.

3.10 In advance of the submission of the planning application, Gleeson and Gallagher undertook a joint public consultation exercise to provide the local community and wider stakeholders with an opportunity to review the emerging proposals and provide feedback.

3.11 A consultation letter was sent to 1,628 addresses within the vicinity of the site. An example of the consultation letter is provided in Appendix I of the submitted SCE. The letter provided an overview of the proposals, included a site location plan and directed recipients to the project website, where further information was available and feedback could be submitted.

3.12 The consultation letter was also sent to Chippenham Town Council, Derry Hill and Studley Parish Council, the Wiltshire Council division members representing the site and adjacent areas, and the Chippenham Town Council members representing the relevant ward. The project website can be viewed at: <https://www.pewshamchippenham.co.uk/>. Screenshots from the website are provided at Figure 3.1.

3.13 A feedback webinar will be published on the project website in August 2026 to provide responses to the principal issues raised during the online consultation.

3.14 A total of 537 feedback forms were received during the consultation. All responses were reviewed, thematically coded and analysed to identify the principal matters raised and to inform the continuing evolution of the proposals. The consultation feedback is set out in full within section 3 of the submitted SCE and is summarised below.

• Principle, scale and timing of development

- Concerns that the development is premature in relation to the Local Plan process
- Concerns regarding the scale of the development
- Objections to the principle of development

• Wilts and Berks Canal

- Requests for the canal and Pewsham Locks to be incorporated into and supported by the proposals

• Highways and Transport

- Concerns regarding the effects on the local highway network, including Pewsham Way, London Road, Avenue La Flèche, the A4 corridor, the Bridge Centre roundabout and routes to the A350 and M4.
- Suggestions that a new link road is essential.
- Requests for improvements to public transport services.
- Requests for road-safety improvements.
- Requests for a Transport Assessment addressing junction capacity, cumulative effects, construction traffic and development phasing.
- Requests for a Construction Traffic Management Plan.

• **Community infrastructure and services**

- Concerns regarding capacity within local healthcare services.
- Concerns regarding capacity at local schools
- Question location of school by canal
- Questions regarding the proposed location of the school adjacent to the canal.
- Requests for further information regarding the facilities likely to be provided within the local centre
- Requests for community facilities to be delivered alongside the new housing

• **Landscape and biodiversity**

- Concerns regarding the loss of greenfield land, access to nature and effects on biodiversity
- Requests for further information regarding biodiversity net gain and how it would be achieved

• **Drainage**

- Requests for assurance that the drainage strategy would be robust and would not increase flood risk in the surrounding area
- Concerns regarding foul-drainage capacity

• **Utilities**

- Requests for information regarding the capacity of local utility infrastructure and providers

• **Open space suggestions**

- Requests for larger, high-quality open spaces, natural play areas, spaces for teenagers, sports provision, woodland, community orchards, walking and cycling routes, multi-use games areas, swimming facilities, skate or pump-track

provision, dog-walking routes and shaded, tree-lined paths.

- Questions regarding the future maintenance of open spaces.

• **New homes**

- Requests for affordable homes for local people, including rented affordable housing, smaller homes, bungalows and accessible homes.
- Questions regarding long-term maintenance and management arrangements

3.15 Responses to the main issues raised through the public consultation are provided in section 4 of the submitted SCE. Section 4 also signposts readers, where applicable, to the relevant planning application documents in which further information addressing those issues can be found.

Output

3.16 The application has been developed through an iterative process of engagement with the Local Planning Authority, technical and statutory consultees, local representatives, the local community and other stakeholders. The feedback received informed the continuing evolution of the masterplan, development parameters and supporting technical work.

3.17 Further detail regarding the evolution of the proposals and how engagement has influenced the design process is provided within the submitted Design and Access Statement.



Sustainability and Nature

Integration with Nature

To support ecosystem resilience, nature-based solutions will be essential.

The proposals will include a focus on nature integration of landscape throughout the development, creation of diverse habitats, street tree-planting, and a sustainable drainage, forming a varied and multi-functional landscape.



A Low-Carbon Future

Building energy and heating demand will be met with low and zero carbon sources, including heat pumps and photovoltaic panels. All dwellings will conform to the Government's Future Homes Standards. The development will not be connected to the gas network. A 'Passive first' approach will reduce energy demand through an efficient envelope, high air-tightness, and ventilation.

All dwellings will have electric vehicle charging facilities.

Figure 3.1 Consultation website images

04

Development Proposal

Overview

4.1 The application seeks outline planning permission for a major landscape-led residential development on land south of Chippenham. All matters are reserved for future consideration, except the principal vehicular access from London Road.

4.2 The proposals will represent a sustainable urban extension to Chippenham and will deliver a new, well-connected community incorporating a range of homes, services, green infrastructure and supporting facilities. The development includes:

- Up to 600 high-quality homes, including a range of dwelling sizes, types and tenures;
- A policy-compliant provision of 40% affordable housing;
- Extensive areas of public open space, recreation and children's play provision;
- A flexible local centre accommodating a range of community, commercial and service uses;
- Significant green infrastructure, ecological enhancement and biodiversity net gain;
- A network of pedestrian and cycle routes encouraging active travel;
- Integration with existing and future public transport services;
- Measures to reduce reliance on the private car;
- Sustainable drainage infrastructure and climate-resilient design measures; and
- Opportunities to incorporate low-carbon and energy-efficient technologies.

4.3 The description of development is:

Outline planning application 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.

Parameter Plans

4.4 The application is supported by three parameter plans, which provide a framework for the detailed design of the proposals. These cover:

- Land use and landscape;
- Building heights; and
- Access and movement.

Land Use and Landscape Plan

4.5 The Land Use and Landscape Parameter Plan establishes the broad distribution of development across the site. Residential development represents the principal land use and would deliver up to 600 dwellings, with up to 40% affordable housing. A local centre is proposed within the north-eastern part of the site, occupying approximately 0.11 hectares and providing flexibility for a range of commercial, community and service uses.

4.6 Approximately 19.96 hectares of green infrastructure are proposed throughout the site, comprising natural and semi-natural green space, public open space, recreational areas and children's play facilities. Significant areas of open land south of the proposed safeguarded route for the Southern Distributor Road are proposed for habitat creation, woodland planting, scrub, meadow and wetland habitats. In addition, approximately 0.36 hectares of allotment provision is incorporated within the proposals.

4.7 The masterplan has been designed to retain the majority of existing boundary vegetation, trees and hedgerows. Limited hedgerow removal is required to facilitate access arrangements and connectivity between development parcels. Within the application boundary, the proposals would result in the loss of one tree and the partial removal of sections of eight hedgerows, amounting to approximately 131.5 metres in total.

4.8 Buffer zones are proposed around key landscape and ecological features, including a minimum 5-metre buffer to retained hedgerows, a 10-metre buffer to woodland areas and a 10-metre buffer either side of existing watercourses. The only exception relates to the northern boundary, where development may be positioned closer to existing residential properties to provide an active and well-defined settlement edge.

4.9 An existing fuel pipeline crossing the site will largely be retained within a 12-metre easement in accordance with Health and Safety Executive guidance. A short section, approximately 130 metres in length, will be diverted to accommodate the proposed access arrangements. Any diversion works will be undertaken in accordance with relevant industry standards and safety requirements.

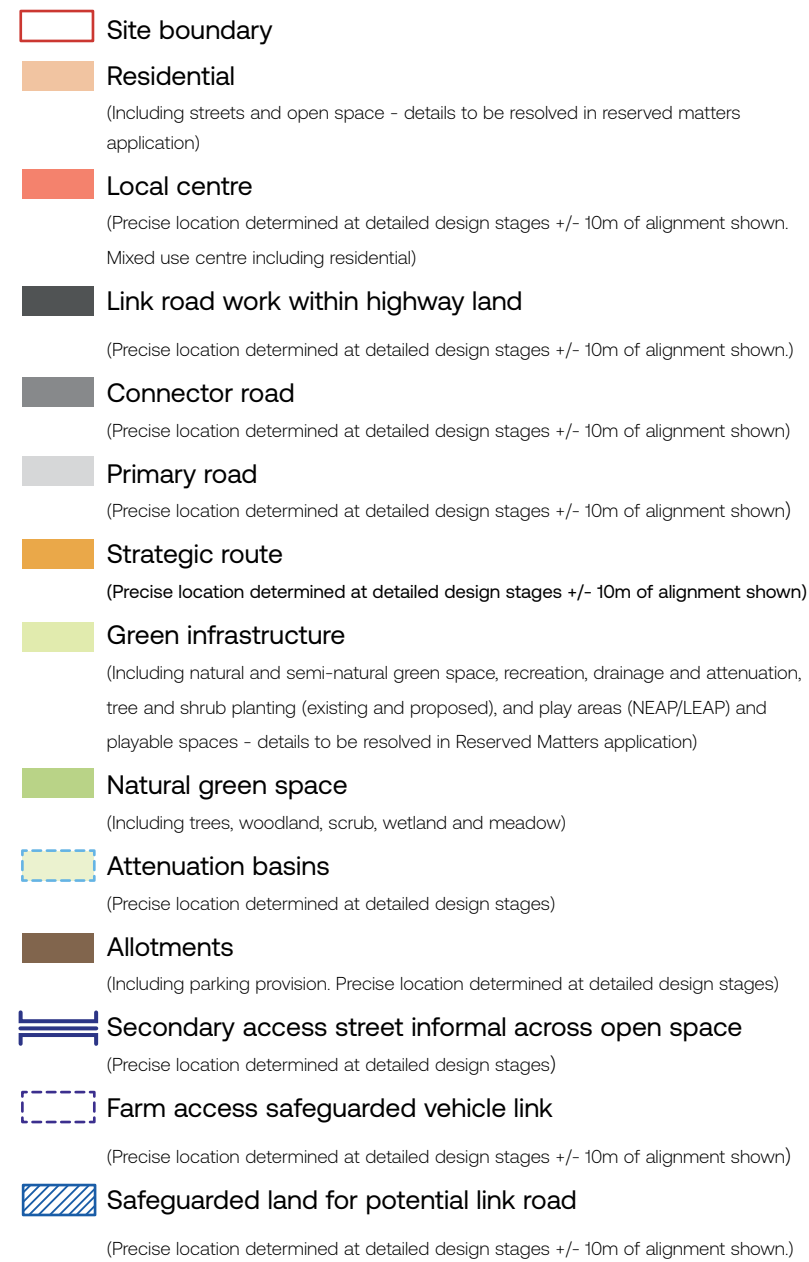


Figure 4.1 Parameter plan: land use and landscape

Building Heights Plan

4.10 The Building Heights Parameter Plan establishes the maximum building heights across the site. The majority of the development will comprise buildings of up to 2.5 storeys with a maximum ridge height of 11.5 metres. Development adjacent to existing residential properties along the A4 London Road will generally be limited to two storeys, with a maximum ridge height of 10.5 metres, ensuring an appropriate relationship with neighbouring properties. Buildings within the local centre and at selected locations along the primary route may extend to three storeys, with a maximum ridge height of 12.5 metres.

- 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

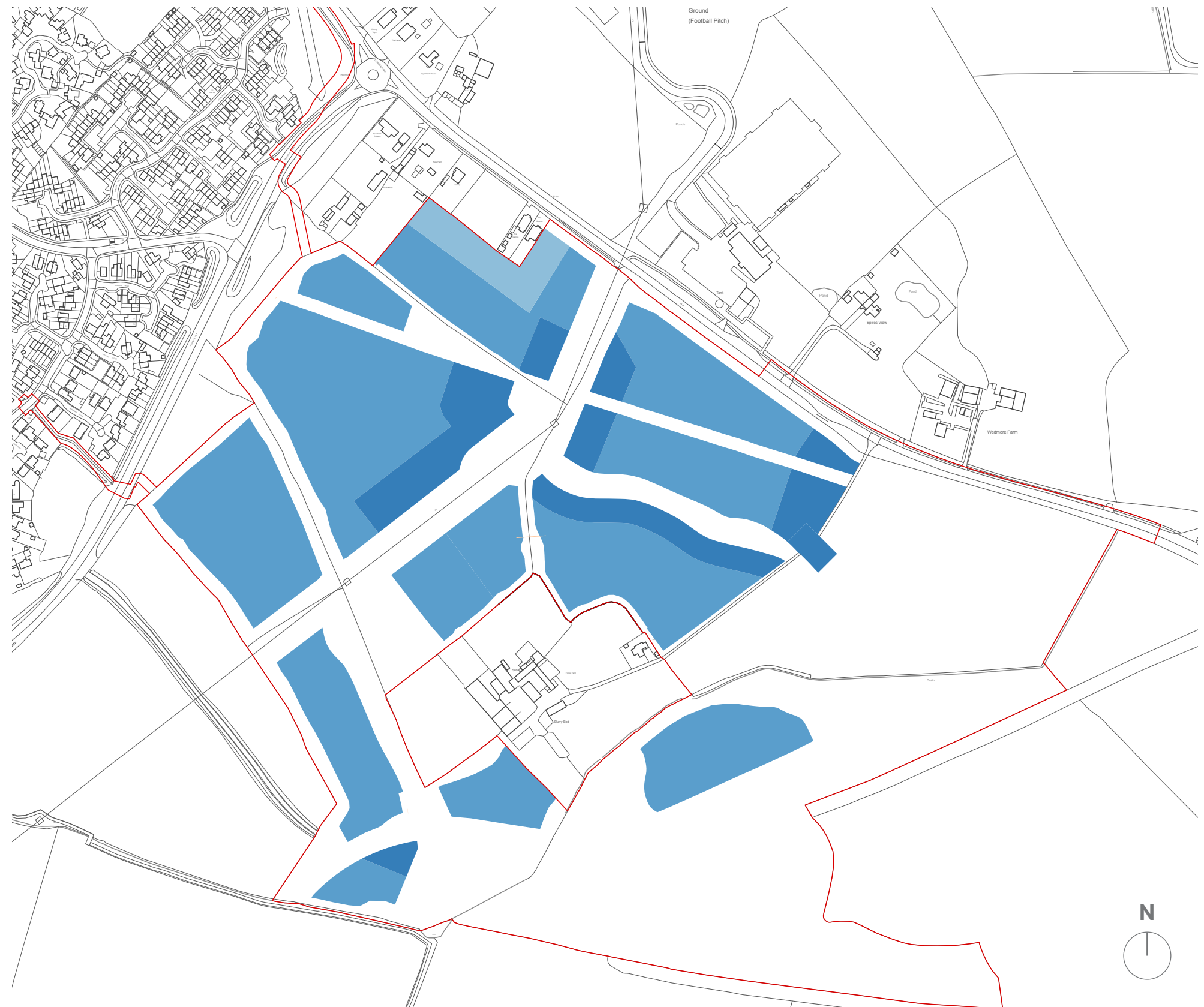


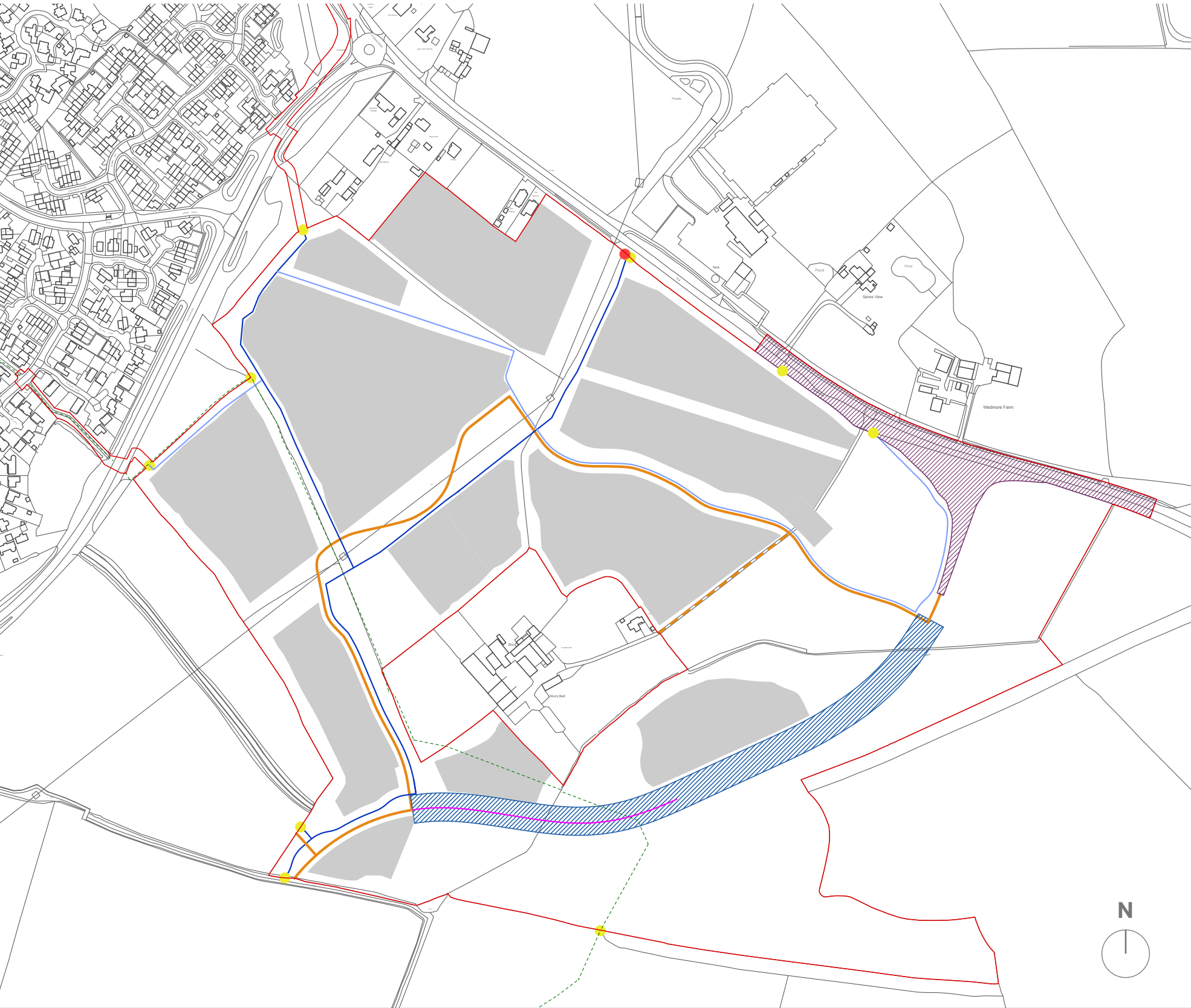
Figure 4.2 Building heights plan

Access and Movement Plan

4.11 The Access and Movement Parameter Plan identifies the principal movement corridors and connectivity framework across the site.

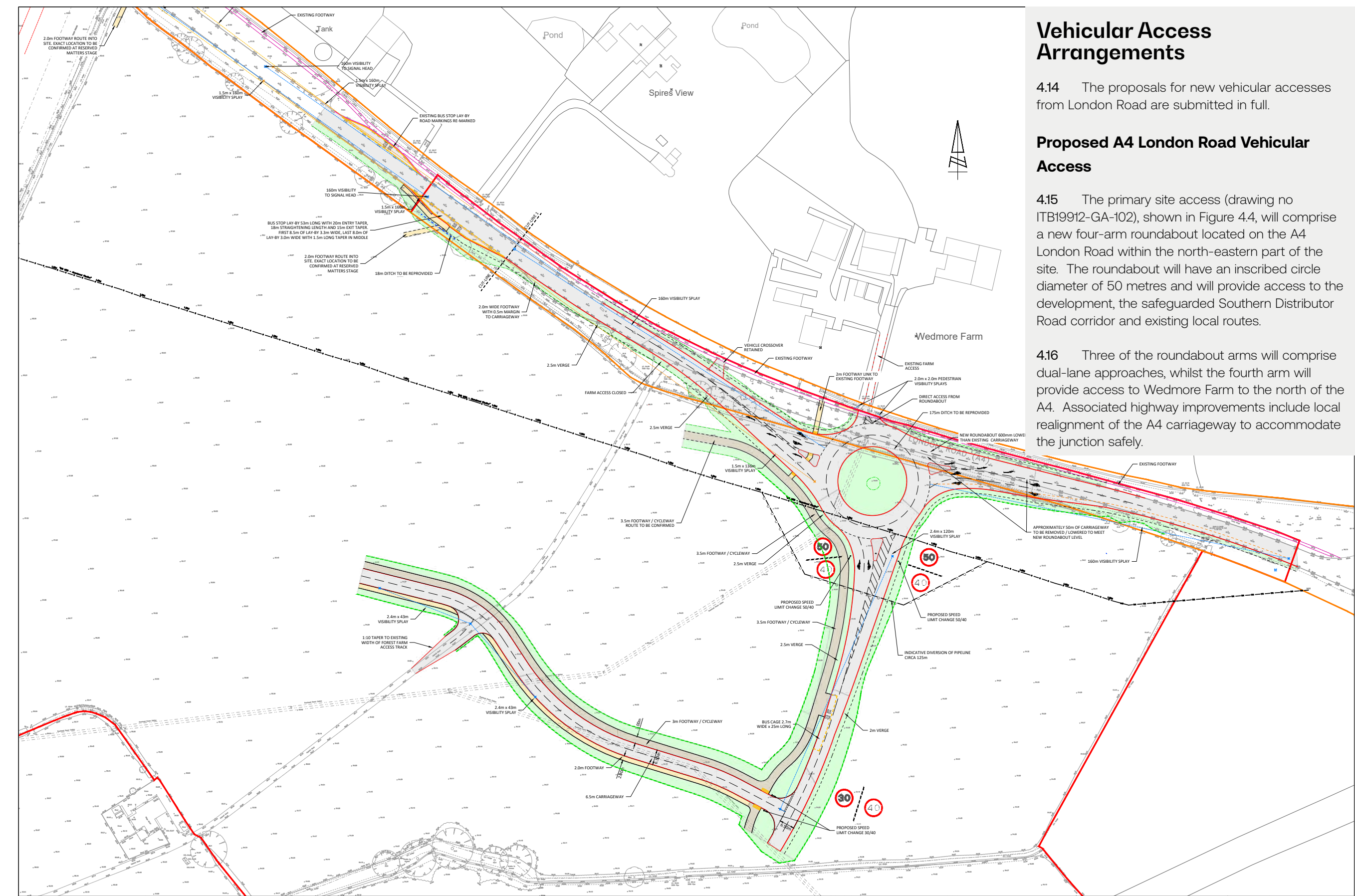
4.12 The proposed network of pedestrian and cycle routes will provide convenient connections to surrounding neighbourhoods, local facilities, public transport services and employment opportunities. The proposals also facilitate connections to the wider strategic development areas south of Chippenham, promoting opportunities for walking and cycling and reducing reliance on private vehicles.

4.13 Full details of the site layout, scale, appearance and landscape treatment will be the subject of future consideration through separate reserved matters (RM) application(s).



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

Figure 4.3 Access and movement plan



Vehicular Access Arrangements

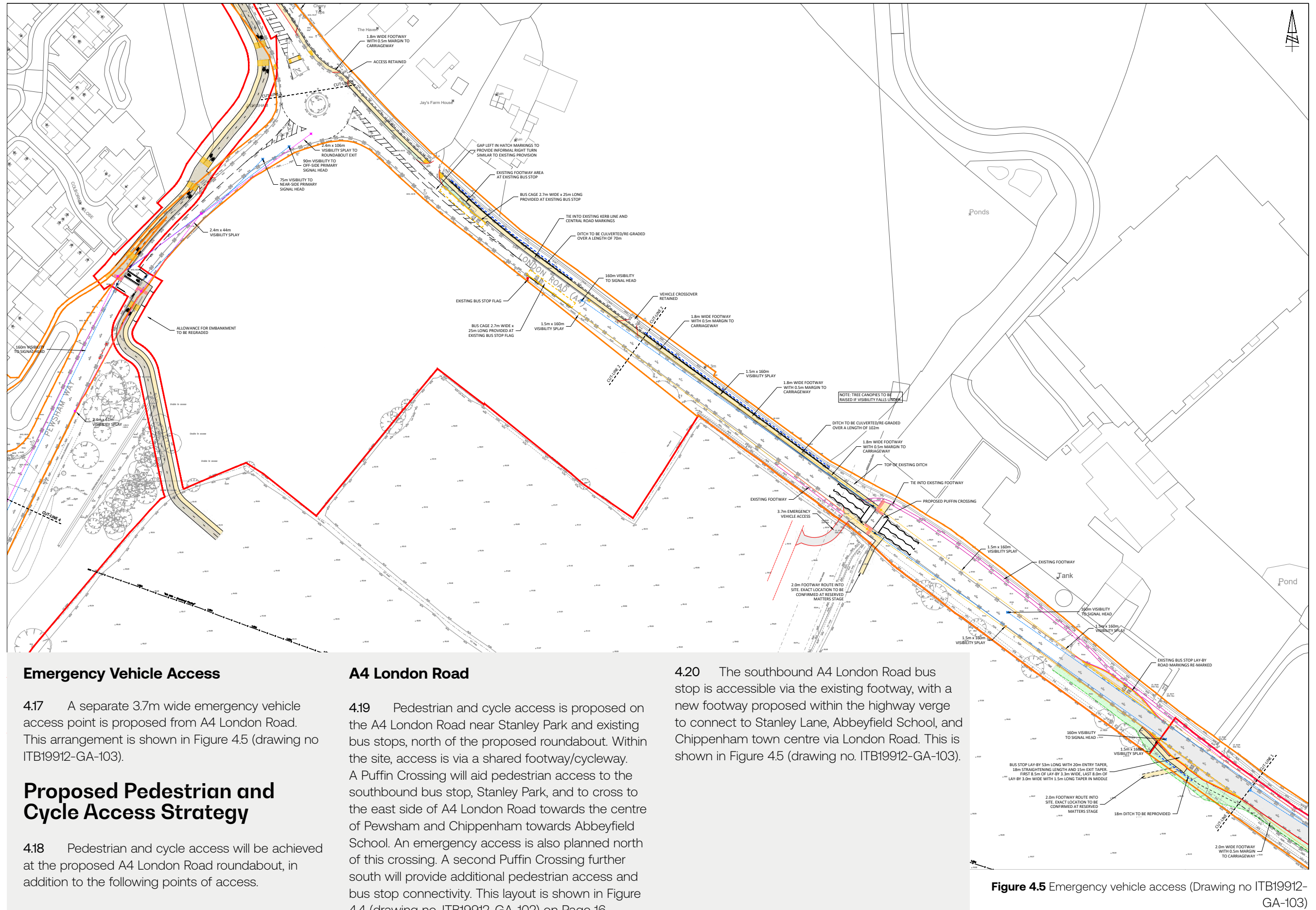
4.14 The proposals for new vehicular accesses from London Road are submitted in full.

Proposed A4 London Road Vehicular Access

4.15 The primary site access (drawing no ITB19912-GA-102), shown in Figure 4.4, will comprise a new four-arm roundabout located on the A4 London Road within the north-eastern part of the site. The roundabout will have an inscribed circle diameter of 50 metres and will provide access to the development, the safeguarded Southern Distributor Road corridor and existing local routes.

4.16 Three of the roundabout arms will comprise dual-lane approaches, whilst the fourth arm will provide access to Wedmore Farm to the north of the A4. Associated highway improvements include local realignment of the A4 carriageway to accommodate the junction safely.

Figure 4.4 A4 London Road vehicular access (Drawing no ITB19912-GA-102)



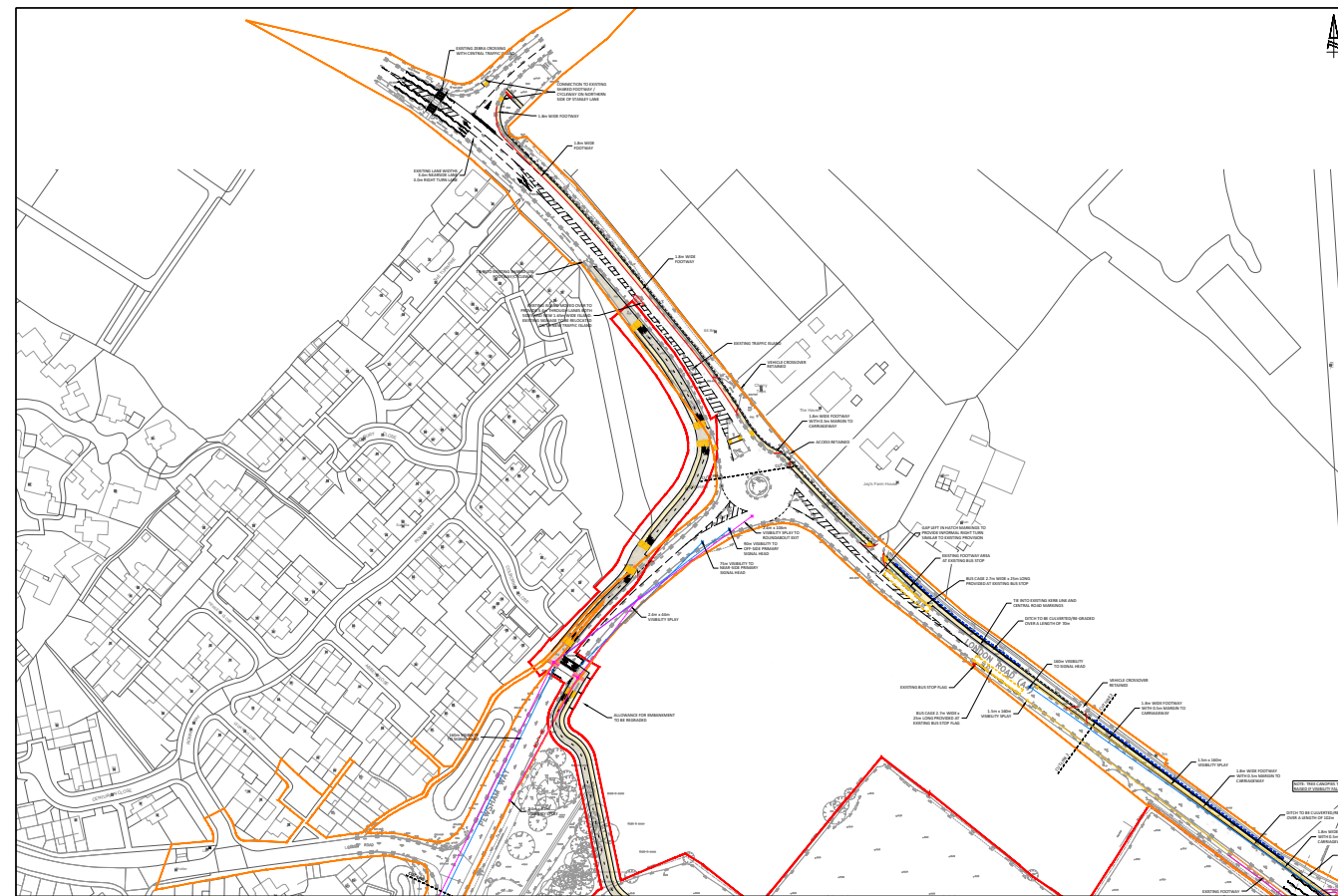


Figure 4.6 A4 Pewsham Way vehicular access (Drawing no ITB19912-GA-104)

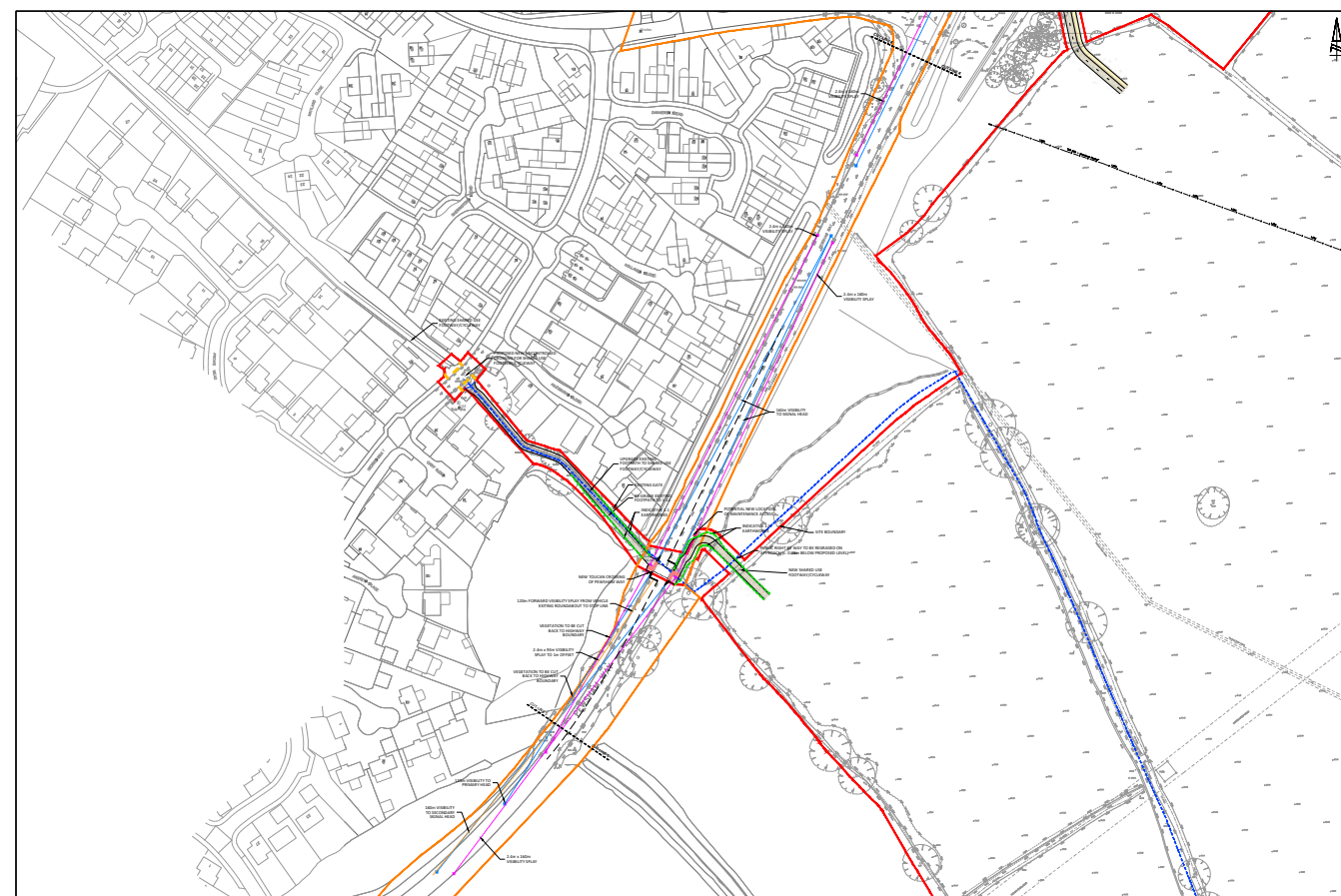


Figure 4.7 A4 London Road vehicular access (Drawing no ITB19912-GA-105)

A4 Pewsham Way

4.21 Two further points of pedestrian and cycle access are proposed from the site to the A4 Pewsham Way which are shown on Figure 4.6 (drawing no. ITB19912-GA-104) and Figure 4.7 (GA-105).

4.22 The eastern connection to A4 Pewsham Way includes segregated footways/cycleways on both sides and a new Controlled Crossing, using WC owned land. This connection routes towards London Road and Abbeyfield School, where further provisions are proposed on London Road (described below).

4.23 The proposed western connection to A4 Pewsham Way comprises a new shared use footway/ cycleway on the southern side of the carriageway and widening of the existing footway / Public Right of Way (PRoW) CHIP16 to form a shared use footway / cycleway. A new Toucan Crossing is proposed to cross A4 Pewsham Way towards Pewsham local centre and the primary school and nursery. This utilises land owned by WC on both sides of the carriageway.

London Road

4.24 A new segregated footway/cycleway is proposed west of the A4 London Road/A4 Pewsham Way roundabout, linking to the existing route 100m north. This connects to a Zebra Crossing and the shared footway/cycleway on Stanley Lane, ensuring a continuous off-road route to Abbeyfield School. A footway on the north side of London Road will also link the new and existing paths. See Figure 4.6 (drawing no. ITB19912-GA-104).

Safeguarded Southern Distributor Road

4.25 Withdrawn Policy 7 required a transport corridor linking the A4 and the A350 (the Southern Distributor Road). Land has been safeguarded within the application site to accommodate a section of the Southern Distributor Road. The safeguarded corridor has been retained to ensure that the proposed development would not prejudice its future provision.

Restoration of the Canal

4.26 While not part of the planning application the proposals have been designed to allow the future restoration of the canal, which runs parallel to the southern boundary of the site.

Technical Considerations

4.27 The technical elements relating to the proposal have been fully considered. Baseline conditions have been identified and impacts assessed, with necessary mitigations identified and integrated into the proposals.

4.28 The outcomes are reported within the supporting documents and plans submitted with the application. The following sections reference those supporting documents to demonstrate that there are no technical obstacles that would prevent the development of the site for development as proposed.

Delivery Timescale

4.29 Once outline planning permission and RM have been permitted, the scheme is readily deliverable.

Key Benefits

4.30 The proposed development would deliver a wide range of significant social, economic and environmental benefits, including:

- Delivery of up to 600 new homes, including up to 240 affordable homes (40%);

- A broad range of dwelling types and tenures to meet identified housing needs;
- Extensive areas of public open space, recreation land and children’s play provision;
- Approximately 19.96 hectares of green infrastructure, significantly exceeding local policy requirements;
- Biodiversity Net Gain substantially above the statutory minimum requirement;
- Extensive new tree, hedgerow and woodland planting;
- A sustainable, energy-efficient and climate-resilient development;
- Provision of a flexible local centre to support day-to-day needs;
- Sustainable drainage infrastructure that manages surface water and reduces flood risk;
- Significant investment in pedestrian, cycle and public transport connectivity;
- Electric vehicle charging infrastructure and opportunities for low-carbon technologies;
- Additional support for local services, facilities and the wider Chippenham economy; and
- Significant construction-related employment, apprenticeship and economic benefits associated with the delivery of up to 600 new homes.

4.31 Collectively, these benefits demonstrate that the proposal would make a substantial contribution towards meeting housing needs, supporting sustainable growth and delivering a high-quality extension to Chippenham.

05

Decision Making Framework

Introduction

5.1 This section sets out the relevant national and local planning policy framework applicable to the proposed development, including provisions of the NPPF, PPG, and the adopted development plan for WC. Section 6 assesses the proposal against this policy framework, whilst Section 9 considers the overall planning balance and other material considerations.

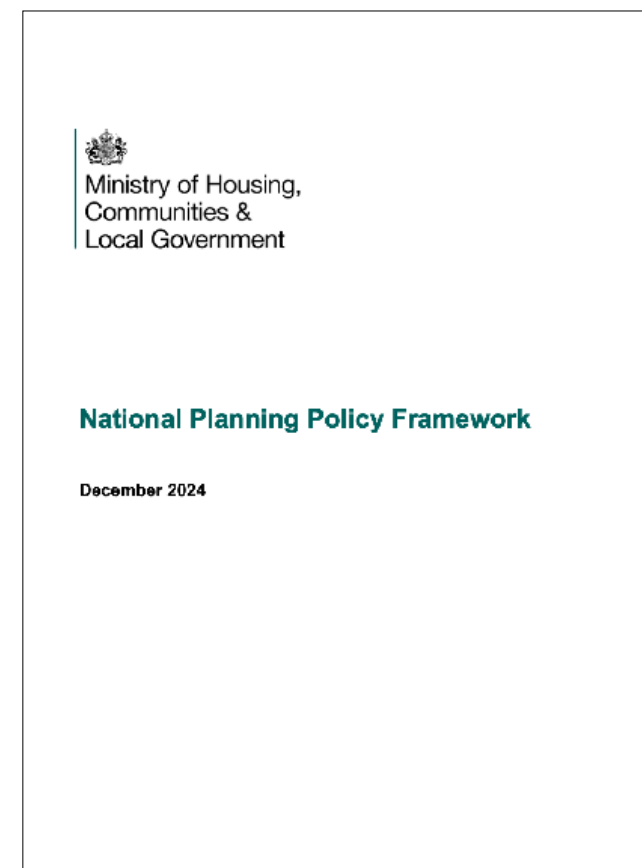
5.2 In accordance with Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning Compulsory Purchase Act 2004, an application must be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations may affect the weight afforded to development plan policies, including the extent to which those particular policies remain consistent with national planning policy and the NPPF's presumption in favour of sustainable development.

5.3 The statutory development plan comprises:

- Wiltshire Core Strategy (WCS) 2006-2026, incorporating saved policies from district Local Plans / DPDs (adopted January 2015);
- The saved policies of the North Wiltshire Local Plan 2011 (adopted June 2006, saving direction June 2009; and
- Chippenham Neighbourhood Plan 2023-2038 (Made May 2024).

5.4 Relevant supplementary planning documents, guidance and evidence-based documents are also material considerations.

National Planning Policy Framework



5.5 The NPPF provides the overarching framework for plan-making and decision-taking. Paragraph 39 confirms that local planning authorities should take a positive and proactive approach to sustainable development and seek to approve sustainable proposals wherever possible.

5.6 Paragraphs 7 and 8 establish that the purpose of the planning system is to contribute to the achievement of sustainable development through the delivery of economic, social and environmental objectives.

5.7 Paragraph 11 sets out the presumption in favour of sustainable development. For decision-taking:

- Paragraph 11c) states that proposals which accord with an up-to-date development plan should be approved without delay.

- Paragraph 11d) planning to be granted where relevant policies are out of date, unless:
- Policies in the Framework provide a clear reason for refusal; or
- The adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole.

5.8 The application of paragraph 11(d) is particularly relevant where local planning authorities cannot demonstrate a five-year housing supply.

5.9 Footnote 9 directs decision-makers to specific NPPF policies relating to affordable housing, sustainable transport, efficient land use and design quality.

5.10 The most relevant of these include:

- **Paragraph 66** – delivery of affordable housing that meets identified needs;
- **Paragraph 110** – focusing significant development in sustainable locations;
- **Paragraph 115** – provision of safe and suitable access and sustainable transport measures;
- **Paragraph 129** – efficient use of land; and
- **Paragraphs 135 and 139** – achieving high-quality design and sustainable development.

Housing Delivery

5.11 Chapter 5 of the NPPF seeks to significantly boost the supply of homes. Paragraph 61 confirms the importance of ensuring a sufficient amount and variety of land comes forward to meet housing needs.

Economic Growth

5.12 Chapter 6 recognises the economic role of planning in supporting growth, investment, innovation and productivity through the provision of sufficient land and infrastructure.

Healthy Communities

5.13 Chapter 8 seeks to create healthy, inclusive and safe communities. Paragraphs 96 and 105 support development that promotes social interaction, healthy lifestyles and enhanced access to public rights of way.

Sustainable Transport

5.14 Chapter 9 requires transport considerations to be integrated into development proposals from the earliest stages. Paragraph 116 confirms that development should only be refused on transport grounds where there would be an unacceptable impact on highway safety or where residual cumulative impacts would be severe.

Design

5.15 Chapter 12 places significant emphasis on design quality. Paragraph 131 states that the creation of beautiful, high-quality and sustainable places is fundamental to achieving sustainable development.

Climate Change

5.16 Chapter 14 highlights the role of planning in supporting the transition to net zero, increasing resilience to climate change and addressing flood risk.

Natural Environment

5.17 Chapter 15 requires development to contribute towards the protection and enhancement of the natural environment, including securing BNG and protecting designated sites.

Historic Environment

5.18 Chapter 16 requires great weight to be given to the conservation of designated heritage assets. Where less than substantial harm is identified, this must be balanced against the public benefits of the proposal.

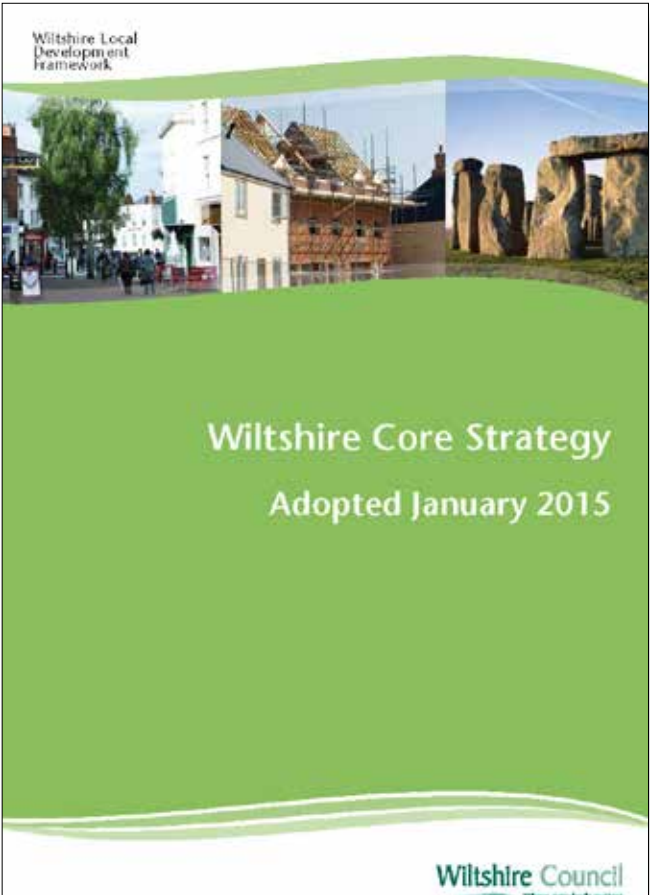
Emerging National Planning Policy Framework

5.19 The Government has consulted on proposed revisions to the NPPF, which continue to emphasise the importance of increasing housing delivery and meeting identified housing needs.

5.20 At the time of writing, the revised NPPF has not been published. Once this happens, its content will be a material consideration of this application.

The Development Plan

Wiltshire Core Strategy



5.21 The principal strategic policies relevant to the application are:

- Core Policy 1 (Settlement Strategy); and

- Core Policy 2 (Delivery Strategy).

5.22 Other relevant ‘development management style’ policies include:

- Core Policy 3 (Infrastructure requirements);
- Core Policy 41 (Sustainable construction);
- Core Policy 43 (Providing Affordable Homes);
- Core Policy 45 (Meeting Wiltshire’s Housing Needs);
- Core Policy 49 (Community Facilities);
- Core Policy 50 (Biodiversity and Geodiversity);
- Core Policy 51 (Landscape);
- Core Policy 52 (Green Infrastructure);
- Core Policy 53 (Air Quality);
- Core Policy 56 (Contaminated Land);
- Core Policy 57 (Ensuring High Quality Design and Place Shaping);
- Core Policy 58 (Ensuring the Conservation of the Historic Environment);
- Core Policy 60 (Sustainable Transport);
- Core Policy 61 (Transport & Development);
- Core Policy 62 (Development Impacts on the Transport Network);
- Core Policy 63 (Transport Strategies);
- Core Policy 64 (Demand Management); and
- Core Policy 67 (Flood Risk).

Chippenham Neighbourhood Plan



5.23 The Chippenham Neighbourhood Plan (CNP) was made in May 2024. Relevant policies include:

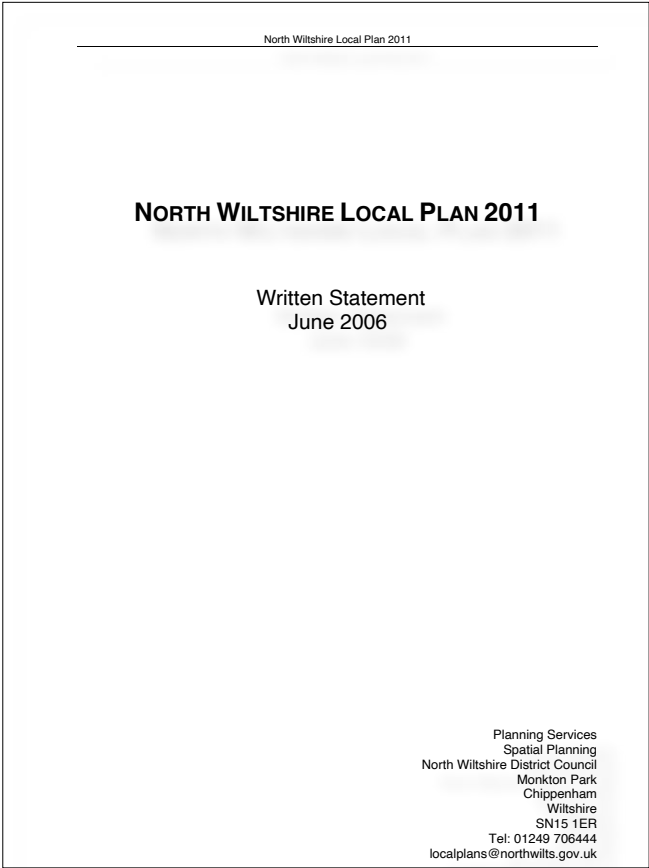
- Policy SCC2 (Sustainable Design and Construction);
- Policy GI1 (Protecting and Enhancing Biodiversity);
- Policy GI4 (Green Corridors);
- Policy GI5 (Trees, Woodlands and Hedgerows); and
- Policy H1 (Housing Mix and Types).

5.24 Paragraph 14 of the NPPF provides additional protection for recently adopted neighbourhood plans where certain criteria are met.

5.25 The proposed development accords with the strategic objectives of the Neighbourhood Plan and

does not conflict with any policy that seeks to restrict residential development adjoining the settlement boundary.

Saved Policies of the North Wiltshire Local Plan 2011



5.26 Although several policies remain saved, the North Wiltshire Local Plan is now significantly dated, predating the NPPF, and does not allocate land to meet current development needs.

5.27 Policy H4, which restricts residential development beyond settlement boundaries, is a housing supply policy and can therefore be afforded limited weight.

5.28 Policy NE14 seeks the retention and integration of trees and hedgerows within development proposals.

5.29 Policy T5 safeguards public rights of way. Existing routes crossing the site will be retained and incorporated into the development.

Supplementary Planning Documents/Guidance

5.30 Relevant material considerations include:

- Wiltshire Design Guide (adopted April 2024);
- LTN1/20 – Cycle Infrastructure Design (July 2020);
- Wiltshire Council Local Transport Plan 2011-2026 (LTP3);
- Local Transport Plan 2025-2038 (LTP4);
- Wiltshire Council Housing Land Supply Statement (using base date April 2025) published in June 2026;
- Wiltshire Council’s Waste Storage and Collection: Guidance for Developers;
- Supplementary Planning Document adopted January 2017;
- Open Space provision in New Housing Developments SPG 2004;
- Leisure and Recreation Development Plan Document, adopted 21 January 2009;
- Art and Design in the Public Realm in Wiltshire – 2024 Guidance – adopted May 2024;
- A Green & Blue Infrastructure Strategy for Wiltshire: Wiltshire’s Natural Environment Plan 2022-2030;
- Wiltshire Local Cycling and Walking Infrastructure Plan (LCWIP); and
- Wiltshire Council’s Playing Pitch Strategy December 2024.

Wiltshire Local Plan Review

5.31 WC submitted its Local Plan Review for examination in November 2024.

5.32 During the examination process, the Inspectors raised significant concerns regarding the soundness of the Plan, including insufficient housing provision, uncertainty regarding delivery and the risk of the Plan becoming out of date shortly after adoption.

5.33 Consequently, the Local Plan Review was formally withdrawn by Full Council on 19 May 2026.

5.34 Prior to its withdrawal, the Plan identified Chippenham as a ‘Principal Settlement’ and primary focus for growth within Wiltshire.

5.35 Draft Policy 6 proposed the delivery of at least 5,580 dwellings and 42 hectares of employment land in Chippenham between 2020 and 2038.

5.36 The application site formed part of the proposed allocation under Draft Policy 7 (Land South of Chippenham and East of Showell Farm).

5.37 Whilst the withdrawn Local Plan attracts limited weight, it remains relevant as evidence that the Council previously considered the site as a suitable and sustainable location for a major landscape-led residential development.

Lack of 5-Year Housing Land Supply

5.38 Wiltshire’s Housing Land Supply Statement (June 2026) confirms that the authority is only able to demonstrate a deliverable housing supply of 2.8 years.

5.39 This substantial shortfall engages the presumption in favour of sustainable development and attracts significant weight in favour of proposals capable of delivering market and affordable housing in sustainable locations. The application site represents such an opportunity and would make a meaningful contribution towards addressing Wiltshire’s housing needs.



Figure 5.1 Example Gleeson Land homes

06

Planning Assessment

Principle of the Development

6.1 This section assesses the principle of the proposed development against relevant national and local planning policies identified in Section 5.

Residential Development

6.2 The application proposes landscape-led residential development on land that previously formed part of the proposed South Chippenham allocation (Draft Policy 7) within the withdrawn Wiltshire Local Plan Review. The application site was intended to deliver approximately 600 homes and a local centre as part of the wider allocation.

6.3 Although the Local Plan Review was formally withdrawn by WC on 19 May 2026, the evidence base underpinning the proposed allocation remains a material planning consideration in assessing the suitability of the site.

6.4 In particular, the Council's Planning for Chippenham (2023) evidence paper represents the most recent comprehensive assessment of development opportunities within and around Chippenham. Whilst it no longer carries policy status, it remains relevant as up-to-date, settlement specific evidence informing the Council's previous spatial strategy and site selection process.

6.5 The application site was assessed through this process and identified as a suitable and sustainable location for growth. It performed strongly against the Council's site assessment criteria owing to its relationship with the existing urban area, accessibility by sustainable modes of transport, and capacity to support housing, employment and community infrastructure.

6.6 It is well established through appeal decisions that planning evidence prepared to inform plan-making can continue to attract material weight, even where the associated plan has not been adopted or has subsequently been withdrawn, provided that the evidence remains relevant and has not been superseded.

Development Plan Context

6.7 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

Wiltshire Core Strategy (WCS)

6.8 Within the WCS, the spatial distribution of development is guided by Core Policy 1 (Settlement Strategy), which identifies Chippenham as a 'Principal Settlement' and the primary focus for growth within the north of the County.

6.9 Core Policy 2 (Delivery Strategy) directs the majority of housing growth towards Principal Settlements, Market Towns and other sustainable settlements, principally within defined settlement boundaries.

6.10 The application site lies immediately adjacent to, but outside, the current settlement boundary of Chippenham. Consequently, whilst the site is located in a highly sustainable position adjoining one of the County's largest settlements, it is not currently allocated for development within the adopted development plan.

6.11 In policy terms, the site is therefore regarded as being within the open countryside. The proposal does not fall within the limited forms of countryside development envisaged by Core Policies 2 and 19 of the WCS and is therefore in conflict with those policies.

6.12 Similarly, saved Policy H4 of the North Wiltshire Local Plan restricts residential development in the countryside to specific circumstances, such as accommodation required for rural enterprises or replacement dwellings. The proposed development does not fall within those categories and therefore conflicts with Policy H4.

6.13 Notwithstanding this conflict, the application accords with the strategic objective of Core Policy 1, which identifies Chippenham as one of the most sustainable locations within Wiltshire for accommodating significant growth. Furthermore, the weight afforded to Core Policies 1, 2 and 19, and Policy

H4 is reduced by virtue of their age and the Council's inability to demonstrate a five-year housing supply of deliverable housing land.

6.14 Chippenham remains one of the most sustainable locations within Wiltshire, benefiting from a comprehensive range of employment opportunities, services, facilities, schools, healthcare provision and public transport connections.

6.15 In this context, and having regard to the acute housing supply shortfall currently facing Wiltshire, substantial weight should be attributed to the delivery of new market and affordable housing in sustainable locations such as the application site.

Chippenham Neighbourhood Plan

6.16 Paragraph 14 of the NPPF provides additional protection for recently adopted neighbourhood plans where certain criteria are met, including where the neighbourhood plan contains policies and allocations to meet identified housing requirements.

6.17 The proposed development does not conflict with the strategic objectives or policies of the Chippenham Neighbourhood Plan. In particular, no policy seeks to prevent appropriately located residential development adjoining the settlement boundary. Consequently, the additional protection afforded by paragraph 14 of the NPPF is not engaged.

6.18 Whilst the proposal conflicts with the adopted settlement boundary policies contained within the development plan, the weight afforded to those policies is materially reduced by the Council's inability to demonstrate a five-year housing land supply.

6.19 The NPPF is clear that where the most important policies for determining an application are out of date, the presumption in favour of sustainable development applies unless there are clear reasons for refusal under paragraph 11(d)(i) or the adverse impacts would significantly and demonstrably outweigh the benefits under paragraph 11(d)(ii).

6.20 The extent of the housing land supply shortfall is an important consideration in determining the

weight to be afforded to housing restraint policies. The greater the shortfall, the greater the need for sustainable housing sites capable of delivering homes in the short term.

The National Planning Policy Framework

6.21 The NPPF strongly supports the delivery of housing, including affordable housing, and seeks to significantly boost the supply of new homes. It also promotes development in sustainable locations with good access to services, facilities and transport choices. Development should contribute towards the creation of sustainable, well-connected and resilient communities.

Five-Year Housing Land Supply and the Presumption in Favour of Sustainable Development

6.22 Wiltshire Council's Housing Land Supply Statement (June 2026) confirms that the authority can only demonstrate 2.8 years of deliverable housing land supply, substantially below the five-year requirement.

6.23 This significant shortfall is a material consideration of considerable weight in the determination of residential planning applications.

6.24 In accordance with paragraph 11(d) of the NPPF, where there is a substantial housing land supply deficit, housing policies that are over five years old should be regarded as out of date.

6.25 The proposal must therefore be assessed against the presumption in favour of sustainable development, having particular regard to the NPPF's objectives relating to housing delivery, sustainable locations, affordable housing provision, effective use of land and good design.

6.26 Paragraph 11(d) states that planning permission should be granted unless:

- i) Policies within the Framework provide a clear reason for refusing the development, or
- ii) The adverse impacts of granting permission would significantly and demonstrably outweigh the

benefits when assessed against the Framework as a whole.

6.27 In relation to paragraph 11(d)(i) and (ii), the site is not subject to any national designation or constraint that would provide a clear reason for refusal. Furthermore, the significant benefits of delivering up to 600 dwellings, including 40% affordable housing, far outweigh any adverse impacts.

Local Centre

6.28 The proposal includes a mixed-use local centre that would provide a focal point for both existing and future residents. Integrated with adjoining public open space and recreational facilities, the centre has the potential to create an accessible and vibrant community hub.

6.29 The local centre extends to approximately 0.3 ha and could accommodate a wide range of uses within Use Classes E and F. It is anticipated that the delivery of the local centre will be secured through the Section 106 agreement.

6.30 Whilst the exact mix of uses will be determined at the RM stage, it is anticipated that these could include a convenience store, café, retail units and community or healthcare facilities.

6.31 The centre is strategically located on key pedestrian and cycle routes and will be readily accessible by foot, bicycle and car. Consistent with Core Policy 49, its scale and function are intended primarily to serve the proposed development and are not expected to adversely affect the vitality or viability of existing centres in Chippenham.

Summary and Conclusion

6.32 The proposal conflicts with Core Policies 1, 2 and 19 of the WCS and saved Policy H4 of the North Wiltshire Local Plan insofar as it lies outside the existing settlement boundary. However, the weight afforded to those policies is substantially reduced by the Council's inability to demonstrate a five-year housing land supply.

6.33 Whilst the withdrawn Local Plan Review attracts

little weight as policy, the evidence base underpinning it remains an important material consideration. The previous identification of the site as part of a strategic allocation demonstrates that the Council has previously assessed the site as a suitable and sustainable location for significant residential growth.

6.34 The proposal is also consistent with the objectives of Core Policies 3 and 49 through the provision of supporting infrastructure, community facilities and associated improvements secured through the development.

6.35 The proposal must also be considered against other material considerations, including national planning policy and the findings of the technical assessments submitted in support of the application.

6.36 Given the Council's significant housing land supply shortfall, paragraph 11(d) of the NPPF is engaged. No policies within the Framework provide a clear reason for refusal under paragraph 11(d)(i).

6.37 The titled balance therefore applies. In these circumstances, planning permission should be granted unless the adverse impacts of the development would significantly and demonstrably outweigh its substantial social, economic and environmental benefits when assessed against the Framework as a whole.

07

Technical and Detailed Development Management Matters

7.1 This section considers the technical evidence submitted in support of the application and assesses the suitability of the site for the proposed development against relevant development plan policies and material considerations. The supporting assessments demonstrate that the site is capable of accommodating the proposed development and that no technical constraints have been identified that would preclude its delivery.

Design, Capacity and Layout

7.2 The application is submitted in outline form, with vehicular access being the only matter for detailed consideration at this stage. Matters relating to appearance, landscaping, layout and scale are reserved for future approval and will be considered through a subsequent RM application.

7.3 Notwithstanding this, the submitted DAS demonstrates that up to 600 dwellings can be successfully accommodated on the site whilst achieving a high-quality and well-integrated form of development.

7.4 The application is supported by an Illustrative Masterplan (Drawing No. TOR-SK009 Rev C), Illustrative Landscape Strategy (Drawing No. edp7351_d011j), Indicative Play Strategy (Drawing No. edp7351_d012c) and Land Use and Landscape Parameter Plan (Drawing No. TOR-PP-02). Together, these documents identify the developable area and illustrate how the site could be developed in accordance with the proposed parameters.

7.5 The DAS establishes a landscape-led vision for the site, comprising a mix of market and affordable housing, supported by a new local centre and extensive green infrastructure.

7.6 Green infrastructure forms a fundamental component of the development strategy. In accordance with the Wiltshire Open Space Assessment Update (2020), Table 7.17 of the DAS demonstrates that the site can provide approximately 19.78 hectares of public open space, significantly exceeding the policy requirement of 6.51 hectares. This represents around three times the minimum

requirement and is secured through the Land Use and Landscape Parameter Plan.

7.7 The development proposes up to 600 dwellings at an average density of approximately 36 dwellings per hectare. This reflects the prevailing character and density of nearby residential areas within Pewsham whilst ensuring the efficient use of land.

7.8 Paragraph 130 of the NPPF requires development to make effective use of land and avoid unnecessarily low-density housing development. In areas where there is an identified housing need, planning decisions should ensure that sites are developed to make optimal use of their potential.

7.9 Detailed matters relating to housing mix, tenure, scale and layout will be determined at the RM stage. However, the submitted parameter plans provide a robust framework for development. The Land Use and Green Infrastructure Parameter Plan will be secured by condition to ensure that future detailed proposals accord with the approved development principles.

7.10 The Building Heights Parameter Plan (Drawing No. TOR-PP-003) indicates that the majority of the development will comprise buildings of up to 2.5 storeys. This scale is considered appropriate in the context of the surrounding area and would integrate successfully with the character of the existing settlement.

7.11 The Access and Movement Parameter Plan (Drawing No. TOR-PP-004) demonstrates how the development could be connected to the wider area through a network of pedestrian and cycle routes, providing access to local facilities, services and existing public rights of way, which are proposed to be retained and incorporated within the scheme.

Housing Mix and Affordable Housing

7.12 Core Policy 43 of the WCS requires residential developments of 10 or more dwellings within the Affordable Housing Zone to provide 40% affordable housing on-site. Core Policy 45 further requires new housing development, including both market

and affordable homes, to respond to identified local housing needs through the provision of an appropriate mix of dwelling types, sizes and tenures, helping to create sustainable, balanced and inclusive communities.

7.13 The proposed development would deliver up to 600 dwellings, including up to 240 affordable homes, representing 40% of the total provision and thereby meeting the requirements of Core Policy 43.

7.14 The precise tenure split, dwelling mix and distribution of affordable housing will be determined through the detailed design process and secured through a Section 106 Agreement. The final housing mix will be informed by the most up-to-date evidence of housing need, including the Strategic Housing Market Assessment (or successor evidence base), together with advice from Wiltshire Council's Housing Enabling Team, in accordance with the requirements of Core Policy 45.

7.15 Through the provision of up to 240 affordable homes across a range of tenures and dwelling types, the development would make a significant contribution towards addressing identified housing needs within Wiltshire and increasing housing choice for future residents.

7.16 Subject to the delivery of the proposed affordable housing provision and the agreement of an appropriate tenure and dwelling mix through the Section 106 Agreement, the proposal is considered to accord with the requirements of Core Policies 43 and 45 of the WCS.

Landscape, Green Infrastructure and Open Space

Landscape and Visual Impact

7.17 Core Policy 51 of the WCS requires development to protect, conserve and, where possible, enhance the character and quality of Wiltshire's landscapes. Core Policy 52 seeks the retention, enhancement and provision of green infrastructure as an integral part of new development. Further guidance is provided by Core Policy 57, the Wiltshire

Design Guide SPD (2024) and the Council's Green and Blue Infrastructure Strategy (2022–2030), all of which promote development that responds positively to landscape character and strengthens green infrastructure networks.

7.18 The landscape strategy for the proposed development has been informed by a comprehensive understanding of the Site's landscape and visual context. The approach seeks to retain and enhance key landscape features, respond sensitively to the surrounding countryside and settlement edge, and ensure that the development is integrated into its setting through a landscape-led design approach.

7.19 A LVIA has been submitted in support of the application. The assessment considers the likely effects of the proposed development on landscape character and visual amenity and identifies appropriate mitigation measures to reduce potential impacts.

7.20 The LVIA acknowledges that development of the site would inevitably result in a change to its existing visual and sensory character as a consequence of the transition from agricultural land to a landscape-led residential development. However, this is an expected outcome of any greenfield development and does not, in itself, indicate poor design. The assessment notes that the site does not form a prominent feature within the wider landscape and has a relatively limited influence beyond its immediate surroundings. Furthermore, the landscape strategy retains and enhances the most valuable existing features, including established hedgerows and trees, whilst directing development away from the most sensitive areas, which are proposed as public open space and green infrastructure.

7.21 The LVIA identifies a range of visual receptors, including users of PRoWs within and around the site, road users on the A4 and Stanley Lane, nearby residential properties, visitors to Stanley Park and workers within the surrounding area. The assessment concludes that significant residual visual effects would be largely limited to users of PRoWs within the site and on the north-facing slopes to the south, together with a limited number of nearby residential receptors located adjacent to the site, around Nocketts Farm and at Bencroft Hill.

7.22 Whilst the proposed woodland, hedgerow and tree planting would soften the appearance of the development and reinforce the wooded character of Chippenham, some residual visual effects would remain for the most sensitive receptors. The significance of these effects reflects the high sensitivity of the receptors rather than any deficiency in the proposed design or mitigation strategy. It is also noted that private views from residential properties are not protected by planning policy, and changes to the quality or composition of private views are not material planning considerations in the determination of planning applications.

7.23 The LVIA also considers the cumulative effects of the development alongside other committed and proposed schemes around Chippenham. The assessment concludes that cumulative landscape and visual effects are likely to arise as a result of the continued expansion of the town to the south and east. Whilst this would alter the character of the urban edge in these locations, the important physical and visual separation between Chippenham and Derry Hill would be maintained. The proposed development would appear as a logical extension to the existing settlement pattern and would integrate with other residential and mixed-use developments in the area. Cumulative visual effects would be experienced primarily by receptors within and immediately adjacent to the site, together with users of routes along Nocketts Hill.

7.24 Having regard to the findings of the LVIA, the Illustrative Masterplan and the proposed parameter plans, it is considered that the landscape and visual effects of the development have been appropriately assessed and that a robust framework for mitigation has been established. Subject to the detailed design and landscaping proposals to be secured through the RM process, the development is considered to accord with the objectives of the NPPF and the requirements of Core Policies 51, 52 and 57 of the WCS.

Green Infrastructure, Trees and Hedgerows

7.25 Green infrastructure forms a fundamental component of the proposed development and has been a key consideration in the evolution of the masterplan. The proposals seek to retain and

enhance existing landscape features, establish new ecological and recreational corridors, and deliver an interconnected network of accessible green spaces for future residents. The extent and distribution of green infrastructure are secured through the approved Land Use and Landscape Parameter Plan.

7.26 Paragraph 136 of the NPPF recognises the important contribution that trees make to the character and quality of urban environments, as well as their role in climate change mitigation and adaptation. The NPPF further states that planning policies and decisions should ensure that new streets are tree-lined wherever possible.



7.27 Core Policy 52 of the WCS requires development to retain, enhance and expand the green infrastructure network and provide appropriate connections to it. Similarly, Policy GI5 of the Chippenham Neighbourhood Plan seeks to protect existing trees, woodlands and hedgerows and supports their retention wherever practicable.

7.28 The application is supported by an AIA. The assessment confirms that the majority of existing trees and hedgerows across the site can be retained and incorporated within the development. Appropriate tree protection measures and construction safeguards are identified to ensure that retained trees are protected throughout the construction process in accordance with BS5837:2012.

7.29 Although a limited amount of tree and hedgerow removal is required to facilitate the development, the principal arboricultural features

of the site will be retained. The proposed removals have been carefully considered and are necessary to accommodate access arrangements, infrastructure and landform changes whilst avoiding undue pressure on retained trees.

7.30 The development incorporates a comprehensive landscape strategy, including substantial new tree and hedgerow planting, habitat creation and wider soft landscaping. This planting will more than compensate for the limited losses and will contribute positively to the character, appearance and environmental quality of the development over the medium to long term.

7.31 Native tree and shrub planting will be integrated throughout the development, including within formal play areas, where it will help create attractive and semi-enclosed spaces. Planting proposals will incorporate a variety of species, colours, textures and seasonal interest, together with opportunities for sensory planting.

7.32 Large specimen trees are proposed throughout the development to soften the built form and break up the roofscape in both local and wider views. Additional tree and hedgerow planting is proposed along the south-eastern edge of the development and adjacent to the proposed road corridor to help filter views and reinforce the landscape framework.

7.33 Further structural planting, including woodland planting within areas of public open space and tree planting along the edges of development parcels, will assist in integrating the development into its surroundings. Street trees and planting within green corridors will contribute to the creation of an attractive and verdant streetscape whilst further reducing the visual prominence of built development.

7.34 Treefabrik concludes that, subject to the implementation of the recommended tree protection measures and replacement planting strategy, the arboricultural impacts of the development can be satisfactorily mitigated. These measures can be secured through appropriately worded planning conditions.

7.35 Overall, the proposals demonstrate a landscape-led approach that successfully balances the retention of important existing trees and hedgerows with significant new planting, habitat creation and green infrastructure enhancements. The development would therefore deliver a net gain in landscape quality and environmental value.

7.36 Accordingly, the proposed development is considered to accord with the objectives of the NPPF, Core Policy 52 of the WCS and Policy GI5 of the Chippenham Neighbourhood Plan.

Public Open Space and Play Provision

7.37 Section 8 of the NPPF recognises the important role of the planning system in creating healthy, inclusive and safe communities. Paragraph 96 states that planning decisions should support opportunities for social interaction, active lifestyles and access to high-quality open spaces and recreation facilities.

7.38 The proposed development adopts a landscape-led approach that places public open space and green infrastructure at the heart of the masterplan. The scheme incorporates a comprehensive network of accessible open spaces, green corridors, recreational routes and play areas designed to promote health and wellbeing, encourage active travel and provide opportunities for informal recreation and community interaction.

7.39 Given the outline nature of the application, the detailed design, layout and landscaping of public open space and play facilities are reserved for future consideration. However, the application is supported by an Indicative Play Strategy (Drawing No. edp7351_d012c), which demonstrates how a range of play opportunities could be distributed throughout the development to ensure accessibility for future residents.

7.40 The proposed green infrastructure network includes a variety of multifunctional open spaces, incorporating areas for recreation, biodiversity enhancement, sustainable drainage and landscape mitigation. This approach will ensure that open space contributes not only to the amenity of future residents but also to the wider environmental and ecological objectives of the development.

7.41 Any equipped play provision delivered as part of the development will be designed in accordance with Wiltshire Council's Play Specification. The long-term management and maintenance of all public open space, equipped play areas and associated infrastructure will be secured through appropriate planning obligations and management arrangements to ensure their ongoing availability and stewardship in perpetuity.

7.42 In accordance with the Wiltshire Open Space Assessment Update (2020), the Design and Access Statement demonstrates that the site is capable of providing approximately 19.78 hectares of public open space. This substantially exceeds the identified requirement of 6.51 hectares and represents around three times the minimum policy requirement. The extent and distribution of this provision are secured through the Land Use and Landscape Parameter Plan.



7.43 The level of open space provision proposed represents a significant benefit of the scheme and will provide future residents with access to a diverse range of recreational, ecological and amenity spaces. The proposals will support the creation of a healthy, attractive and sustainable community whilst delivering substantial green infrastructure and recreational benefits.

7.44 Having regard to the quantity, distribution and multifunctional nature of the proposed open space network, the development is considered to accord with the objectives of the NPPF and the relevant policies of the WCS relating to green infrastructure, recreation and healthy communities.

Heritage and Archaeology

7.45 Section 16 of the NPPF requires planning decisions to conserve and enhance the historic environment, having regard to the significance of designated and non-designated heritage assets and the potential impact of development upon them.

7.46 The application is supported by an ADBA, which considers the archaeological potential of the site and its surrounding area. The assessment reviews available archaeological, historical and environmental evidence and concludes that there is a high potential for archaeological remains to be present within the site.

7.47 The assessment identifies a number of archaeological features of interest, including evidence of Romano-British activity and a previously recorded cremation burial. Consultation with the Wiltshire County Assistant Archaeologist (WCAA) has indicated that further archaeological investigation and mitigation are likely to be required, particularly in relation to the Romano-British farmstead located in the north-western part of the site and the area associated with the cremation burial to the south. The precise scope of any archaeological works will be determined following the WCAA's formal review of the submitted documentation. Any necessary programme of archaeological investigation, recording and mitigation can be secured through appropriately worded planning conditions, with the methodology and extent of works to be agreed in consultation with the WCAA.

7.48 Subject to the implementation of any archaeological mitigation measures required through the planning process, it is considered that the development can proceed without unacceptable harm to archaeological interests. The proposals therefore accord with the requirements of the NPPF, including paragraph 207, and Core Policy 58 of the WCS.

Flood Risk and Drainage

7.49 Section 14 of the NPPF highlights the important role of the planning system in addressing climate change and supporting the transition to net zero. Paragraph 161 requires planning decisions to take full account of climate-related impacts, including flooding, water scarcity and increased storm events.

7.50 Core Policy 67 of the WCS requires new development to incorporate measures that reduce surface water run-off and promote sustainable drainage solutions, unless site-specific constraints demonstrate that such measures are not feasible.

7.51 The application is supported by a Flood Risk Assessment (FRA) and Drainage Strategy (DS) which assess the flood risk characteristics of the site and identify an appropriate drainage strategy to serve the proposed development.

Surface Water

7.52 The FRA confirms that the site lies wholly within Flood Zone 1 and is therefore at low risk of flooding from rivers and the sea. The assessment demonstrates that the proposed development can be delivered without increasing flood risk either on-site or elsewhere, including when allowance is made for future climate change.

7.53 Surface water will be managed through a comprehensive Sustainable Drainage System (SuDS) designed to replicate and improve upon the existing greenfield drainage regime. The proposed strategy includes five attenuation basins located adjacent to the existing watercourse, which will regulate surface water discharge from the site at a controlled rate equivalent to 70% of the existing greenfield run-off rate.

7.54 In addition to the attenuation basins, the drainage strategy incorporates a range of sustainable drainage features, including:

- Permeable paving;
- Roof water management measures;
- Swales; and
- Highway drainage and road run-off collection systems.

7.55 Collectively, these measures will provide effective attenuation and water quality treatment, whilst also delivering wider benefits in terms of biodiversity enhancement, landscape integration and climate resilience. The proposed SuDS network has been

designed to form part of the wider green infrastructure strategy, creating multifunctional spaces that contribute positively to the character and environmental quality of the development.

7.56 The proposed surface water drainage infrastructure is intended to be offered for adoption by Wessex Water, ensuring that appropriate arrangements are in place for its long-term operation, maintenance and management.

7.57 In addition to serving the development, the proposed attenuation features will provide wider benefits by reducing the rate of surface water discharge from the site. As a result, the scheme has the potential to improve downstream drainage conditions and contribute to a reduction in flood risk for existing communities located downstream of the site.

7.58 Having regard to the findings of the submitted FRA and Drainage Strategy, it is considered that the proposed development incorporates an appropriate and sustainable drainage solution and would not give rise to an unacceptable risk of flooding. The proposal therefore accords with the objectives of the NPPF and the requirements of Core Policy 67 of the WCS.

Foul Drainage

7.59 The FRA and DS confirm that the existing foul rising main, which crosses the northern part of the site, will be diverted through a Section 185 Agreement with Wessex Water to facilitate the proposed development.

7.60 Foul water generated by the development will discharge to the existing Wessex Water foul sewer network located within Pewsham Way. The proposed foul drainage system will operate primarily by gravity, conveying flows to an on-site pumping station. From there, foul effluent will be pumped to a demarcation chamber before discharging into the existing Wessex Water sewer network.

7.61 A capacity enquiry has been submitted to Wessex Water to establish whether sufficient capacity exists within the receiving network to accommodate the proposed development. Correspondence from Wessex Water is included within Appendix O of the FRA and DS and confirms the position regarding

network capacity and connection requirements.

7.62 The proposed foul drainage infrastructure will be designed in accordance with the relevant industry standards and guidance, including the Design and Construction Guidance (DCG), BS EN 752: Drain and Sewer Systems Outside Buildings, and Part H of the Building Regulations.

7.63 The foul sewer network is intended to be offered for adoption by Wessex Water, ensuring that appropriate arrangements are in place for its long-term management, operation and maintenance.

Conclusion

7.64 The submitted FRA and DA demonstrate that both surface water and foul drainage can be appropriately accommodated as part of the proposed development. The assessment confirms that the site can be developed without increasing flood risk on-site or elsewhere and that suitable drainage infrastructure can be provided to serve the development.

7.65 Subject to the detailed design and implementation of the proposed drainage measures, the development is considered to represent a sustainable approach to flood risk and water management. The proposals therefore accord with the objectives of the NPPF and the requirements of Core Policy 67 of the WCS.

Transport and Accessibility

7.66 Transport and accessibility considerations have informed the development proposals from the outset, with the masterplan designed to maximise opportunities for walking, cycling and public transport use whilst ensuring that the transport impacts of the development are appropriately assessed and mitigated.

7.67 A TA has been submitted in support of the application. The assessment demonstrates that the proposed access arrangements and highway design accord with relevant technical standards and road safety requirements, and that the surrounding highway network is capable of accommodating the traffic generated by the development.

7.68 The development has been designed to encourage sustainable travel patterns through the provision of direct pedestrian and cycle connections, integration with the existing settlement, and improved access to local facilities, services and public transport. A FTP accompanies the application and sets out measures to promote sustainable travel choices



amongst future residents and reduce reliance on private car use.

7.69 Car and cycle parking provision will be designed to accord with Wiltshire Council's Local Transport Plan 3 (LTP3) parking standards. Given the outline nature of the application, detailed parking arrangements will be considered at the RM stage. Electric vehicle charging infrastructure will be incorporated within the development in accordance with the requirements of Part S of the Building Regulations.

7.70 A swept path analysis has been undertaken which demonstrates that the proposed access from the A4 London Road can safely accommodate refuse collection vehicles, servicing vehicles and emergency vehicles, ensuring that the development can operate safely and effectively.

7.71 The site occupies a sustainable location on the edge of Chippenham and is capable of being well connected to the surrounding area by a range of transport modes. The TA concludes that the development would not result in an unacceptable impact on highway safety and would not give rise to severe residual cumulative impacts on the highway

network, having regard to forecast traffic growth and other committed development.

7.72 Having regard to the findings of the TA and FTP, the proposed development is considered to accord with the transport and accessibility objectives of the NPPF, including paragraphs 110 and 115, and the relevant provisions of Core Policies 60 to 64 of the WCS.

Sustainability and Energy

7.73 Chapter 14 of the NPPF places significant emphasis on addressing climate change through the planning system. Paragraphs 163 and 164 require development proposals to take account of the full range of climate change impacts, minimise vulnerability to future risks and support the reduction of greenhouse gas emissions. Paragraph 169 further requires new development to comply with relevant development plan policies relating to energy and sustainability and to minimise energy demand through the design and layout of buildings.

7.74 Core Policy 41 of the WCS encourages the incorporation of sustainable construction techniques and measures to reduce energy demand and carbon emissions. The policy seeks to ensure that new development contributes towards the transition to a low-carbon future.

7.75 In addition, any non-residential elements of the development will be expected to achieve the relevant BREEAM standards, reflecting best practice in sustainable design and construction.

7.76 An ESS has been submitted in support of the application. The Statement outlines the sustainability principles that will underpin the development and demonstrates how the scheme will respond to the challenges of climate change through a combination of energy efficiency measures, sustainable construction techniques and climate resilience measures.

7.77 Given the outline nature of the application, the statement provides an appropriate level of detail at this stage and demonstrates that the development is capable of meeting the Future Homes Standard and complying with, and in a number of respects

exceeding, the requirements of the WCS and the Chippenham Neighbourhood Plan.

7.78 As the design process progresses and the regulatory framework continues to evolve, the sustainability strategy will be refined through the RM process. Detailed information relating to building fabric performance, energy systems, renewable technologies and carbon reduction measures will be provided at that stage.

7.79 The ESS includes a series of recommendations and commitments, summarised within Appendices A and B, which establish a clear framework for delivering a highly sustainable development.

7.80 Based on the submitted evidence, the proposed development demonstrates a commitment to sustainable design, energy efficiency and climate resilience. The proposals are therefore considered to accord with the objectives of the NPPF and the requirements of Core Policy 41 of the WCS.

Ecology and Biodiversity

7.81 Section 15 of the NPPF requires planning decisions to contribute to and enhance the natural environment, including through the protection of designated sites and the delivery of measurable BNG. In addition, the Environment Act 2021 requires major developments submitted from February 2024 onwards to achieve a minimum BNG of 10%.

7.82 Core Policy 50 of the WCS seeks to ensure that development protects and, where possible, enhances biodiversity and geodiversity assets. Development proposals are required to demonstrate how ecological features have been considered as part of the design process and to identify opportunities to secure biodiversity enhancements.

7.83 The Council's Green and Blue Infrastructure Strategy (2022–2030) provides a strategic framework for the protection and enhancement of Wiltshire's natural capital. The Strategy promotes habitat connectivity, ecological resilience, nature recovery and the delivery of multifunctional green infrastructure that contributes positively to biodiversity objectives.

7.84 The application is supported by an EclA and BNGA. The assessments conclude that the proposed development would not result in any significant residual adverse effects on designated sites of nature conservation importance, either alone or in combination with other committed or proposed developments.



7.85 The EclA identifies the potential for limited long-term adverse effects on certain species, including badger, brown hare, otter and foraging and commuting bats. However, these effects are assessed as being of no more than local significance and are not considered significant in ecological terms. Subject to the implementation of the recommended avoidance, mitigation, compensation and enhancement measures, all other effects on habitats and species are assessed as neutral or beneficial.

7.86 The development has been designed to retain and enhance existing ecological assets and to deliver substantial biodiversity improvements across the site. The proposed ecological strategy includes the retention and enhancement of existing hedgerows and trees, the creation of new habitats and wildlife corridors, extensive native planting, the provision of multifunctional green infrastructure, and the

incorporation of biodiversity-rich Sustainable Drainage Systems (SuDS).

7.87 The submitted BNGA demonstrates that the development would significantly exceed the statutory requirement for a 10% net gain. The proposals are forecast to deliver a BNG of 37.35% in Habitat Units, 22.59% in Hedgerow Units, and 8.68% in Watercourse Units, representing a substantial enhancement of the ecological value of the site.

7.88 Overall, the proposed development has been informed by ecological considerations throughout the design process and incorporates a comprehensive package of avoidance, mitigation and enhancement measures. The scheme would avoid significant ecological harm, deliver meaningful BNG and contribute positively to local nature recovery objectives.

7.89 Accordingly, the proposed development is considered to accord with the requirements of the NPPF, the Environment Act 2021 and Core Policy 50 of the WCS.

Environmental Considerations (Noise, Air Quality and Land Contamination)

7.90 The NPPF and PPG require planning decisions to ensure that new development is appropriate for its location, taking account of the effects of pollution on health, living conditions and the natural environment. Development should not contribute to unacceptable levels of pollution, nor should it place future occupants at undue risk from existing environmental conditions.

7.91 Core Policies 55 and 56 of the WCS to safeguard environmental quality and protect the health and amenity of existing and future residents. The Council's Air Quality Supplementary Planning Document (SPD) provides additional guidance on the assessment and mitigation of air quality impacts, particularly in relation to Air Quality Management Areas (AQMAs).

7.92 Core Policy 57 further requires development to provide a high standard of amenity and to ensure that issues such as noise, air quality, vibration, odour and

land contamination are appropriately considered and addressed through the design process.

Noise

7.93 The application is supported by a NA, which establishes the existing acoustic environment across the site and assesses the potential effects of the proposed development. The assessment concludes that, subject to the implementation of appropriate mitigation measures where necessary, the site is capable of accommodating residential development without giving rise to unacceptable impacts on the amenity of future occupants.

7.94 Any detailed noise mitigation measures required, including building design and acoustic attenuation measures, can be secured through planning conditions and addressed as part of the RM process once the final layout and dwelling design have been determined.

Air Quality

7.95 An AQA has been submitted in support of the application. The assessment concludes that the proposed development would not result in significant adverse effects on local air quality during either the construction or operational phases of the development.

7.96 Appropriate mitigation measures have been identified for the construction phase, including dust suppression and site management procedures. These measures can be secured through a Construction Environmental Management Plan (CEMP) or a Construction Management Plan and will ensure that potential air quality impacts are appropriately controlled during the construction period.

Land Contamination

7.97 The application is supported by a CAS, which summarises the findings of site investigations undertaken across the site. The assessment concludes that the Site presents a generally low risk from land contamination.

7.98 The principal mitigation measure identified relates to the incorporation of appropriate gas

protection measures within future dwellings and buildings. Further investigation is recommended to confirm the absence of contamination associated with former fuel pipelines and, where necessary, to refine the extent of gas protection measures required across the site.

7.99 Following the grant of planning permission and once the detailed layout has been confirmed, a remediation strategy will be prepared setting out the proposed gas protection measures, verification procedures and any additional remediation works identified through further investigation. These requirements can be secured through appropriately worded planning conditions.

7.100 The proposals therefore accord with the objectives of the NPPF and the requirements of Core Policies 55, 56 and 57 of the WCS.

Agricultural Land

7.101 The NPPF seeks to protect agricultural land from unnecessary development and recognises the economic and environmental value of Best and Most Versatile (BMV) agricultural land. Paragraph 187(b) of the NPPF requires planning decisions to take account of the benefits of such land, whilst PPG confirms that BMV land comprises Grades 1, 2 and 3a within the Agricultural Land Classification (ALC) system.

7.102 The application is supported by an ALCA. The assessment confirms that the majority of the site (79.1%) comprises Grade 3b agricultural land, with a smaller proportion (19.1%) classified as Grade 3a. The remaining 1.8% is identified as non-agricultural or urban land. No areas of Grade 1 or Grade 2 agricultural land are present within the site.

7.103 The proposed development would result in the loss of approximately 8 hectares of Grade 3a land. Natural England classifies this as a 'smaller loss' of Best and Most Versatile agricultural land.

7.104 The loss of BMV agricultural land is a material consideration and attracts weight in accordance with paragraph 187 of the NPPF. However, the extent of Grade 3a land within the site is relatively limited and

must be considered in the context of the wider site composition, which is predominantly Grade 3b land.

7.105 In assessing the proposal, the loss of agricultural land must be balanced against the benefits arising from the development, including the delivery of up to 600 new homes, 40% affordable housing, extensive public open space, biodiversity enhancements and associated infrastructure at a time when there is an identified need for additional housing.

7.106 Whilst the permanent loss of approximately 8 hectares of Grade 3a agricultural land represents a degree of harm and is afforded moderate negative weight in the planning balance, it is not considered determinative. The significance of this harm must be weighed alongside the substantial social, economic and environmental benefits associated with the proposed development.

External Lighting

7.107 The application is supported by a LIA, which considers the potential effects of external lighting associated with the proposed development on nearby receptors, the wider environment and ecological interests.

7.108 The development will require external lighting to support safety, security and accessibility during the hours of darkness. The principal sources of lighting are anticipated to include:

- Street lighting associated with the southern distributor road and site access junction;
- Lighting along pedestrian, cycle and vehicular routes throughout the development;
- Lighting serving car parking areas;
- Lighting associated with building entrances and exits; and
- Lighting within the proposed local centre.

7.109 The detailed lighting design will be developed in accordance with relevant industry standards and

best practice guidance to provide appropriate levels of illumination whilst minimising light spill, glare, energy consumption and impacts on ecological receptors and neighbouring land uses.

7.110 Reflecting the site's edge-of-settlement location, the lighting strategy will be designed to meet the criteria applicable to an E2 Environmental Zone. This will help minimise obtrusive light and reduce the potential for light pollution within the surrounding landscape.

7.111 The LIA concludes that, through the implementation of an appropriately designed lighting scheme and sensitive site planning, the effects of the development on surrounding receptors would not be significant. Detailed lighting proposals can be secured and assessed through the RM process and any necessary planning conditions.

Servicing and Waste Management

7.112 An OWMSA has been submitted in support of the application. The document establishes the waste management principles for both the construction and operational phases of the development and demonstrates how waste considerations have been integrated into the design process.

7.113 The strategy adopts a 'designing out waste' approach, seeking to minimise waste generation at source and ensure that appropriate recycling and waste management facilities are incorporated within the development from the outset.

7.114 During the construction phase, a Site Waste Management Plan (SWMP) will be prepared and implemented in accordance with Policy WCS6. The SWMP will form part of the wider Construction Management Plan and will establish clear responsibilities and procedures for waste management throughout the construction process.

7.115 Key measures will include:

- Establishing project-specific waste reduction and recycling targets;

- Procedures for the classification and management of inert, non-inert and hazardous waste materials;
- Provision of dedicated storage and collection areas for waste requiring off-site disposal;
- Careful construction programming and material management to minimise waste generation; and
- Ongoing monitoring and reporting of waste management performance.

7.116 A Materials Management Plan will also be prepared and submitted to the Environment Agency, where required, before the commencement of development.

7.117 The OWMSA further identifies the operational waste management requirements of the development and establishes a framework for the preparation of a Detailed Operational Waste Management Plan at the RM stage, in accordance with the requirements of Policy WCS6.

7.118 Subject to the implementation of the measures identified within the submitted strategy and the preparation of detailed waste management plans at subsequent stages, the development is considered capable of achieving sustainable waste management throughout both its construction and operational life.

7.119 The proposals therefore accord with the relevant objectives of the Wiltshire and Swindon Waste Core Strategy and the wider sustainability objectives of the development plan.

08

Planning Balance

8.1 At the heart of the NPPF is the presumption in favour of sustainable development. Paragraph 11 states that where the policies most important for determining an application are out of date, planning permission should be granted unless:

- i. The application of policies within the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development, or
- ii. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole, having particular regard to those policies relating to sustainable locations, the efficient use of land, high-quality design and the provision of affordable housing.

8.2 This section considers the overall planning balance by weighing the identified harms of the proposal against its social, economic and environmental benefits, and determining whether material considerations justify the grant of planning permission.

8.3 The following weighting scale has been applied throughout this assessment:

- Substantial (equivalent to NPPF ‘great weight’);
- Significant;
- Moderate;
- Limited; and
- Limited Harm.

Identified Harms

8.4 The following harms have been identified.

Harm	Weight
Conflict with Core Policies 1, 2, and 19 of the WCS, as well as saved Policy H4 of the NWLP	Moderate
Landscape/visual changes arising from loss of countryside at this edge-of-settlement location	Limited
Temporary disturbance during the construction period	Limited
Increased traffic generation	Limited
Loss of BMV agricultural land	Moderate

8.5 The site is located immediately adjoining, but outside, the existing settlement boundary of Chippenham. As a result, the proposal conflicts with the spatial strategy set out in Core Policies 1, 2 and 19 of the WCS and saved Policy H4 of the North Wiltshire Local Plan. Whilst this conflict weighs against the proposal, the significance of that harm is reduced by the Council’s inability to demonstrate a five-year supply of deliverable housing land, which limits the weight that can be attributed to these housing restraint policies.

8.6 The development would result in the permanent loss of a parcel of agricultural land on the edge of Chippenham, giving rise to some landscape and visual change. However, the submitted Landscape and Visual Impact Assessment demonstrates that the effects would be localised and capable of being effectively mitigated through the comprehensive

landscape framework, structural planting and green infrastructure proposed. Accordingly, this harm attracts limited weight.

8.7 As with any development of this scale, there would be temporary impacts during the construction phase, including noise, dust and general disturbance. These effects would be short-term in nature and can be appropriately controlled through a Construction Environmental Management Plan secured by condition. Consequently, only limited weight should be attributed to this harm.

8.8 The proposal would generate additional vehicular movements on the surrounding highway network. However, the TA confirms that the network has the capacity to accommodate the development, subject to the delivery of identified mitigation measures and highway improvements. The residual transport impacts are therefore limited and attract only limited weight in the planning balance.

8.9 The development would result in the loss of a proportion of ‘Best and Most Versatile’ agricultural land. Whilst this is recognised as a negative effect of the proposal, the majority of the site comprises lower quality Grade 3b land, and the loss of the Grade 3a land must be considered in the context of the site’s sustainable location and ability to deliver significant housing and community benefits. Nevertheless, this harm is afforded moderate weight.

8.10 Set against these identified harms is a range of significant social, economic and environmental benefits arising from the proposed development, which are considered below.

Substantial Benefits

8.11 Balanced against these harms is a range of substantial public benefits.

Benefits	Weight
Social:	
Provision of up to 600 new dwellings	Substantial
Provision of up to 40% affordable housing units	Substantial
Highways improvements, PRow enhancements, improved cycle connectivity and contributions towards the wider transport strategy	Significant
Environmental:	
Provision of public open space, green infrastructure, allotments and BNG exceeding statutory requirements	Moderate
Surface water drainage improvements delivering betterment on and in the vicinity of the site	Limited
Economic:	
Economic benefits through construction, employment, increased local expenditure and provision of land for a local centre	Significant

8.12 The delivery of up to 600 new homes should be afforded substantial weight. This benefit is particularly important given the Council’s significant housing land supply shortfall. The provision of up to 240 affordable homes (40% of the development) also attracts substantial weight, representing a significant contribution towards identified affordable housing needs.

8.13 The proposal would generate significant economic benefits through construction employment, expenditure by future residents, Community Infrastructure Levy and Section 106 contributions, together with the provision of land for a local centre capable of supporting future employment opportunities. These benefits should be afforded significant weight.

8.14 The provision of extensive public open space, green infrastructure, children’s play areas, community allotments, biodiversity enhancements exceeding mandatory BNG requirements, and improved pedestrian and cycle connections would deliver lasting environmental and social benefits. These should be afforded moderate weight.

8.15 The proposed surface water drainage strategy incorporates attenuation and sustainable drainage measures that will improve the existing drainage on and in the vicinity of the site. Whilst these measures are primarily required to mitigate the development itself, they also deliver wider betterment and should therefore be afforded limited weight.

8.16 Significant highway improvements, enhancements to the Public Rights of Way network, improved cycle connectivity and contributions towards the wider transport strategy will benefit not only future residents but the wider community. These benefits should be afforded significant weight.

Overall Planning Balance

8.17 The Council is unable to demonstrate a five-year supply of deliverable housing sites and as a result, the presumption in favour of sustainable development under Paragraph 11(d) of the NPPF is engaged. This is a significant material consideration weighing strongly in favour of granting planning permission.

8.18 In respect of paragraph 11(d)(i) of the NPPF, it is considered that the application of policies within the Framework that protect areas or assets of particular importance does not provide a strong reason for refusing the proposed development. Accordingly, paragraph 11(d)(ii) applies and the tilted balance is engaged.

8.19 Applying the tilted balance, it is necessary to determine whether the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies of the Framework taken as a whole. It is considered that they would not. Whilst the proposal gives rise to identified harms, principally through conflict with the adopted spatial strategy and the loss of agricultural land, these are clearly outweighed by the substantial public benefits arising from the development. In particular, the delivery of up to 600 dwellings, including up to 40% affordable housing, together with associated infrastructure improvements, environmental enhancements and economic benefits, weighs decisively in favour of the proposal.

8.20 Although the proposal conflicts with elements of the adopted development plan, those conflicts are outweighed by the substantial public benefits of the scheme, particularly in the context of the Council’s inability to demonstrate a five-year supply of deliverable housing sites. The proposal represents a sustainable urban extension immediately adjoining the Principal Settlement of Chippenham, supported by appropriate infrastructure and capable of delivering a high-quality, sustainable development.

8.21 For these reasons, and having regard to paragraph 11(d) of the NPPF, the adverse impacts of granting planning permission do not significantly and

demonstrably outweigh the benefits of the proposal. The presumption in favour of sustainable development therefore applies, and planning permission should be granted,

09

Draft Heads of Terms

Anticipated S.106 Heads of Terms

9.1 The applicant anticipates entering into a Section 106 Agreement and, where required, a Section 278 Agreement with WC to secure the delivery of infrastructure, mitigation measures and community benefits arising from the development. These agreements are expected to include the following items:

- The proportion, tenure mix, phasing and transfer arrangements for affordable housing provision;
- The delivery, management and long-term maintenance of public open space;
- The delivery, management and maintenance of the surface water drainage and attenuation features;
- Financial contributions, if required, towards primary and secondary education provision, with payment triggers linked to the phasing of development;
- Financial contributions towards waste and recycling containers for each dwelling;
- Measures necessary to secure, implement and monitor the FTP;
- The transfer of land to WC, or its nominated body, where required to facilitate the delivery of infrastructure or community facilities, including the Local Centre; and
- Any other planning obligations reasonably required to mitigate the impacts of the development, having regard to Wiltshire Council's Community Infrastructure Levy (CIL) Charging Schedule and associated guidance.

9.2 The detailed terms of the legal agreements, including the level of contributions, payment triggers and drafting of obligations, will be agreed through the determination of the application. Any planning obligations must satisfy the statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended), namely that they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the proposed development.

10

Conclusion

10.1 This application seeks outline planning permission for the delivery of up to 600 dwellings, together with land for a local centre (Use Classes E and F), public open space, landscaping, sustainable drainage infrastructure and associated works.

10.2 The application is supported by a comprehensive suite of technical assessments and an ES, which have informed the evolution of the proposals and demonstrate that the site is suitable for residential development. The proposals have been carefully prepared having regard to relevant planning policy considerations, the characteristics of the site and its surroundings. The submitted evidence confirms that the development can be accommodated without giving rise to unacceptable environmental, technical or infrastructure constraints, including in relation to heritage assets, ecology, landscape character, highway safety, flood risk, residential amenity or other environmental interests.

10.3 Whilst the Wiltshire Local Plan Review has been withdrawn, the application site previously formed part of the proposed Land South of Chippenham and East of Showell Farm allocation (Draft Policy 7). This provides important evidence that the Council has previously identified the site as a suitable and sustainable location for residential growth.

10.4 The proposed development would deliver substantial social, economic and environmental benefits, including:

- The delivery of up to 600 high-quality homes, including up to 240 affordable dwellings (40%);
- A broad range of dwelling types and sizes to meet identified housing needs and support the creation of a balanced and inclusive community;
- Significant areas of public open space, green infrastructure and private amenity space;
- A high-quality, energy-efficient development in an attractive and sustainable environment;
- A design-led scheme that responds positively to the site's context and landscape setting;

- The effective use of a sustainable and accessible site adjacent to Chippenham, contributing significantly towards meeting identified housing needs;
- BNG in excess of the statutory 10% requirement;
- Approximately 19.96 hectares of Green Infrastructure, exceeding Wiltshire Council's open space standards and providing extensive natural and semi-natural greenspace;
- Extensive new tree and hedgerow planting throughout the development;
- A comprehensive sustainable drainage strategy designed to manage surface water and avoid increasing flood risk elsewhere;
- Enhanced opportunities for walking, cycling and sustainable travel, including new pedestrian and cycle connections through the site and to surrounding communities;
- The incorporation of measures to support climate change mitigation and adaptation, including electric vehicle charging infrastructure;
- Additional expenditure within the local economy, supporting existing services, facilities and businesses in Chippenham; and
- Significant economic benefits during both the construction and occupation phases of the development.

10.5 Home Builders Federation data indicates that a development of this scale has the potential to support substantial economic activity, including employment generation, apprenticeship and training opportunities, increased expenditure on community, leisure and recreational facilities, and additional tax revenues.

10.6 The proposal represents sustainable development when assessed against the economic, social and environmental objectives of the NPPF. The site occupies a highly sustainable location adjoining Chippenham, a Principal Settlement, with excellent

access to employment opportunities, education, healthcare, public transport and other essential services.

10.7 Whilst the development conflicts with certain settlement boundary policies within the adopted development plan, limited weight should be attributed to those policies as WC is unable to demonstrate a five-year supply of deliverable housing land. The Council's latest Housing Land Supply Statement confirms a supply of only 2.8 years, engaging the presumption in favour of sustainable development under paragraph 11(d) of the NPPF.

10.8 No policies within the Framework provide a clear reason for refusal, and the technical evidence demonstrates that any impacts arising from the development can be appropriately mitigated. The substantial benefits of the proposal, particularly the delivery of much-needed market and affordable housing, significantly outweigh any limited policy conflict.

Conclusion

10.9 For these reasons and having regard to the development plan and all other material considerations, it is concluded that the proposal constitutes sustainable development and that planning permission should be granted.

gleeson^{land}



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

0203 664 6755
enquiries@torandco.com
torandco.com

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