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Reference: 250236

25th September 2026

Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Submitted via Planning Portal

Dear Sir or Madam,

COLERNE INDUSTRIAL AND STORAGE PARK, BATH ROAD, COLERNE SN14 8HT

Q+A Planning Ltd ('Q+A') on behalf of Kemble Business Park LLP. On behalf of our client, we hereby submit a planning application for the following development:

'Outline application (with all matters reserved except access) for the demolition of existing buildings and structures and the erection of up to 150 dwellings (Use Class C3), with associated vehicular access from Bath Road and associated works including internal estate roads (illustrative), infrastructure, open space, landscaping and other works'.

The application is accompanied by the following drawings:

Drawing Title	Drawing Reference	Rev	For Determination / Illustrative
Location Plan	3746-2-1001	C	Determination
Site Plan – As Existing	3746-2-1002	C	Determination
Illustrative Masterplan	3746-2-1204	F	Illustrative
Built Form Parameters Plan	3746-2-1205	E	Determination
Access, Movement and Connectivity Parameter Plan	3746-2-1206	E	Determination
Illustrative Masterplan 1-5000	3746-2-1207	D	Illustrative
Proposed Site Access and Improvements to Bath Road	2169.14_R1		Determination
Illustrative Landscape and Ecology Plan	NPA 30254 XX XX DR L 1002	P02	Illustrative
Landscape and Ecology Parameters Plan	NPA 30254 XX XX DR L 1003	P01	Determination

The application documents are listed below.

Document	Author
Application Form and Certificates	Q+A Planning
Planning Statement <i>including Affordable Housing Statement, Statement of Community Involvement and draft Heads of Terms</i>	Q+A Planning
Design and Access Statement	BBA Architects and Planners
Landscape and Visual Impact Assessment	Nicholas Pearson Associates
Employment Land Review	Alder King
Transport Assessment	PEP
Travel Plan	PEP
Heritage and Archaeology Statement <i>including a Historic Buildings Assessment and Heritage Impact Assessment</i>	Bristol and Bath Heritage Consultants
Arboricultural Impact Assessment <i>Including Tree Survey</i>	Treework Environmental Practice
Preliminary Ecological Assessment	Nicholas Pearson Associates
Qualitative Obtrusive Light Statement	Light Pad
Flood Risk Assessment and Drainage Assessment	Rappor
Phase 1 Geo-Environmental Desk Study Report	Earth Environmental
Noise Impact Assessment	MACH Acoustics

In addition:

- At Annex 1, we set out a request to the Council to adopt an EIA Screening request on account of the site size.
- At Annex 2, we include a cross reference between the documentation requested at pre-application stage and the planning deliverables.

The planning application fee will be paid directly by the applicant.

We trust this is sufficient to validate the application but if there are any queries, please let me know.

Yours faithfully,



Peter Keenan
Director
For and on behalf of
Q+A Planning Ltd

Colerne Industrial and Storage Park

Annex 1 - Environmental Impact Assessment Screening

1. Under Regulation 6(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (“the EIA Regulations”), this note requests that Wiltshire Council adopt a screening opinion to determine whether the proposed development constitutes EIA development.
2. The requirement for an EIA depends on whether the proposal falls within Schedule 1, in which case an EIA is mandatory, or Schedule 2, where an EIA is only required if the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location.
3. The site falls within category 10(b) of Schedule 2 to the EIA Regulations as an “urban development project which includes the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas”. The relevant thresholds are:
 - (i) *The development includes more than 1 hectare of urban development which is not dwelling house development; or*
 - (ii) *The development includes more than 150 dwellings; or*
 - (iii) *The overall area of the development exceeds 5 hectares.*
4. The proposal is for up to 150 dwellings and therefore does not fall within threshold (ii). However, the gross site area is 7.1 hectares and accordingly meets threshold (iii).
5. Regulation 6(4) requires that when screening Schedule 2 projects, the information provided to the Local Planning Authority must take account of the selection criteria in Schedule 3 of the Regulations as follows.
 - Characteristics of the development
 - Location of development
 - Type and characteristics of the potential impacts.

6. The Planning Practice Guidance states:

‘Only a very small proportion of Schedule 2 development will require an Environmental Impact Assessment. While it is not possible to formulate criteria or thresholds which will provide a universal test of whether or not an assessment is required, it is possible to offer a broad indication of the type or scale of development which is likely to require an assessment. It is also possible to provide an indication of the sort of development for which an assessment is unlikely to be necessary. To aid local planning authorities to determine whether a project is likely to have significant environmental effects, a set of indicative thresholds and criteria have been produced. See the indicative thresholds and criteria. The table also gives an indication of the types of impact that are most likely to be significant for particular types of development.’

7. In the EIA Thresholds Table, the following is stated in respect of indicative criteria and thresholds for urban development projects:

‘Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.

‘Sites which have not previously been intensively developed:

(i) area of the scheme is more than 5 hectares; or

(ii) it would provide a total of more than 10,000 m² of new commercial floorspace; or

(iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).’

8. The first point to note is that the site comprises previously developed land. Existing hardstanding accounts for approximately 25% of the site area, and the hangar footprint adds a further 19%, giving a total of around 44%. These surfaced areas reflect the site's former operational use associated with aircraft movement and servicing.
9. The EIA Thresholds Table also identifies the key issues for urban development projects as the “*physical scale of such developments, potential increase in traffic, emissions and noise.*” The scale of the proposed development is such that these matters can be fully assessed through the supporting documentation to be submitted with the application.
10. Notwithstanding the Planning Practice Guidance, this note addresses each of the three considerations in Schedule 3 of the Regulations in turn, having regard to the information that has accompanied the application.

Characteristics of the development

11. Paragraph 1, Schedule 3 of the Regulations states that:

‘The characteristics of development must be considered with particular regard to—

(a) the size and design of the whole development;

(b) cumulation with other existing development and/or approved development;

(c) the use of natural resources, in particular land, soil, water and biodiversity;

(d) the production of waste;

(e) pollution and nuisances;

(f) the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge;

(g) the risks to human health (for example, due to water contamination or air pollution).'

12. The site comprises previously developed land associated with former military aviation operations, including the existing hangar and extensive areas of hardstanding.
13. Given the former aviation related use, the current commercial uses and the presence of large scale built form, the introduction of residential development would not significantly alter the character or environmental baseline of the site. There are no known major committed developments in the immediate vicinity of Colerne that would materially change the assessment of cumulative effects.
14. The existing storage uses generate vehicle movements and associated activity. The proposed development would introduce residential uses that are compatible with adjoining land uses and would not represent an intensification beyond what can be appropriately accommodated on this previously developed site.
15. The development will incorporate measures to promote sustainable travel, including pedestrian and cycle connections and access to public transport. As a result, the traffic generated by the scheme is expected to be modest and capable of being fully assessed through the Transport Assessment.
16. Matters relating to land, soil, water and biodiversity will be addressed through the supporting technical documentation, including contamination assessment, ecological appraisal, flood risk assessment and drainage strategy. These will ensure that the use of natural resources is appropriately managed.
17. The proposed residential use will generate only standard domestic waste, to be managed through normal collection processes. A Refuse and Servicing Plan will accompany the application, with implementation secured by condition. Construction related waste will be managed through a Construction Environmental Management Plan, the scope of which will be agreed through condition and is outlined in the section on construction impacts.
18. Potential impacts relating to pollution and nuisance will be addressed through the detailed design of the scheme. The validation requirements include a Noise Impact Assessment, and no significant noise effects are anticipated. Embedded mitigation will be incorporated into the dwelling design, with further measures secured by condition where necessary.
19. The development does not pose a risk of major accidents. The scheme is required to meet relevant sustainability and climate change policies, and there is no realistic pathway by which the development could contribute to a major accident arising from climatic factors. Climate resilience is addressed within the Design and Access Statement.

20. No direct risks to human health are anticipated as a result of the development.
21. Based on the above analysis, and subject to the supporting documentation and embedded mitigation, the proposed development does not warrant an Environmental Impact Assessment on the grounds of the characteristics of the development.

Location of development

22. Paragraph 2, Schedule 3 of the Regulations states that:

‘The environmental sensitivity of geographical areas likely to be affected by development must be considered, with particular regard, to—

(a) the existing and approved land use;

(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;

(c) the absorption capacity of the natural environment, paying particular attention to the following areas—

(i) wetlands, riparian areas, river mouths;

(ii) coastal zones and the marine environment;

(iii) mountain and forest areas;

(iv) nature reserves and parks;

(v) European sites and other areas classified or protected under national legislation;

(vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;

(vii) densely populated areas;

(viii) landscapes and sites of historical, cultural or archaeological significance.’

23. The site is an existing employment location on the edge of Colerne village. The proposed residential development would not introduce new or materially different environmental effects compared with those arising from the established storage uses and the former aviation use of the site.

24. Although there will be localised impacts to assess, the location is not considered sensitive in terms of neighbouring uses. The supporting documentation addresses the project comprehensively and includes appropriate mitigation where required, particularly in relation to noise, lighting and construction management.
25. In light of the above and the embedded mitigation, the characteristics of the development are not expected to give rise to any likely significant environmental effects when considered against the existing and approved land uses in the surrounding area.
26. With regard to the abundance, availability, quality and regenerative capacity of natural resources, the site comprises previously developed land. No significant effects on natural resources are anticipated and the redevelopment of the site is expected to have a beneficial impact.
27. The proposed development would not have materially adverse effects on natural resources such that an EIA would be required. The potential effects on specific environmental categories are as follows:
- Wetlands: not applicable.
 - Coastal zones: not applicable.
 - Mountain and forest areas: see response under other classified areas.
 - Nature reserves and parks: not applicable.
 - European sites and other classified areas: the site lies within the Impact Risk Zone for SSSIs and within the buffer zone for the Bath and Bradford on Avon Bats SAC. The Preliminary Ecological Assessment identifies mitigation including landscape enhancement, dark corridors and provision of bat roosting features.
 - Areas where environmental quality standards are exceeded: not applicable.
 - Densely populated areas: not applicable.
 - Landscapes of historical, cultural or archaeological significance: the site lies within the Cotswolds National Landscape. The Landscape and Visual Impact Assessment concludes that effects on the special qualities of the wider landscape are very limited. The Heritage and Archaeological Assessment identifies a minor degree of harm to Colerne Airfield, which is of low to medium significance, and confirms that this can be mitigated through an appropriate programme of recording.
28. In summary, the proposed development incorporates embedded mitigation to ensure there is no detrimental impact on any international or national statutory designated site. Relevant matters will be addressed through the supporting documentation and statutory processes. Accordingly, the development is not considered to warrant an Environmental Impact Assessment.

Type and characteristics of the potential impact

29. Paragraph 3 of Schedule 3 states

‘The likely significant effects of the development on the environment must be considered in relation to criteria set out in paragraphs 1 and 2 above, with regard to the impact of the development on the factors specified in regulation 4(2), taking into account—

(a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);

(b) the nature of the impact;

(c) the transboundary nature of the impact;

(d) the intensity and complexity of the impact;

(e) the probability of the impact;

(f) the expected onset, duration, frequency and reversibility of the impact;

(g) the cumulation of the impact with the impact of other existing and/or approved development;

(h) the possibility of effectively reducing the impact.’

30. The following matters are relevant to the environmental considerations of the Project and are being addressed as part of the supporting documentation that accompany the planning application.

- Landscape impact
- Transport and access
- Biodiversity
- Heritage
- Drainage and flood risk
- Noise and vibration
- Contamination
- Construction management

31. The characteristics of any potential impact on these matters is set out below based on the assessments being undertaken.

Landscape impact

32. The project is supported by a comprehensive Landscape and Visual Impact Assessment. The LVIA concludes that the proposed development will result in limited landscape and visual effects, with no significant impact on the special qualities of the wider Cotswolds National Landscape.

Transport and access

- 33. A Transport Assessment evaluates the traffic implications of the development on the surrounding road network. It establishes the baseline position, assesses trip generation from the proposed residential use and considers access and servicing arrangements. The assessment demonstrates that the development will not result in severe residual impacts.
- 34. No significant environmental effects are anticipated in relation to transport or access.
- 35. The proposals incorporate embedded mitigation and commitments to encourage sustainable travel, including a Framework Travel Plan to be secured through planning condition or a planning obligation.

Biodiversity

- 36. The application is supported by a Preliminary Ecological Appraisal, including a desk study, extended Phase 1 habitat survey and targeted surveys such as preliminary bat roost assessments, nesting bird checks and other ecological investigations.
- 37. No significant ecological effects are anticipated.
- 38. Mitigation is embedded through a comprehensive landscape scheme and measures identified in the Preliminary Ecological Appraisal. Where necessary, construction activities will be controlled through statutory licensing with Natural England.

Heritage and archaeology

- 39. A Heritage and Archaeological Assessment accompanies the application. It concludes that no significant heritage effects are anticipated. The design has been informed by the significance of nearby assets, including Colerne Airfield. Mitigation is embedded within the layout and materials, with further measures capable of being secured by condition.

Drainage and flood risk

- 40. The Flood Risk Assessment confirms that the site is at low risk from all sources of flooding and lies within Flood Zone 1. The Drainage Strategy demonstrates that surface water can be managed sustainably through infiltration, with attenuation provided for extreme events. Foul water will connect to the existing public sewer. No likely significant environmental effects arise in respect of flood risk or drainage.

Noise

- 41. The Noise Assessment establishes the existing noise climate and confirms that appropriate internal noise levels can be achieved through standard façade performance measures. Noise from air-source heat pumps and neighbouring properties can be mitigated through design, and construction impacts will be controlled through a Construction Environmental Management Plan. No likely significant environmental effects are anticipated in respect of noise.

Contamination

42. The Phase I Desk Study identifies potential contamination associated with former aviation and current storage uses, but overall risk is moderate to low. A Phase II investigation will be undertaken to confirm ground conditions and inform any necessary mitigation. Radon protection and UXO precautions will be incorporated as standard. No likely significant environmental effects arise in respect of contamination.

Construction Management

43. To manage and mitigate construction impacts, a Construction Environmental Management Plan will be prepared by the principal contractor and submitted for approval prior to commencement. The CEMP will set out how construction effects will be controlled and mitigated.

Summary

44. The submitted technical documentation addresses all relevant environmental considerations and identifies any necessary mitigation. Measures are embedded within the design, secured through planning conditions or obligations where appropriate, or managed through other statutory processes. On this basis, the environmental effects of the Colerne project are fully understood and appropriately controlled.
45. It is therefore requested that the Local Planning Authority adopts a Screening Opinion confirming that an Environmental Statement is not required for the proposed development. In accordance with Regulation 6(6), the Screening Opinion is expected within the statutory period of 21 days.

Q+A Planning, September 2026

Colerne Industrial and Storage Park

Annex 2 – Validation List Cross Reference

This document cross references the planning deliverables as set out in the pre-application advice dated 13th November 2025 and the Wiltshire Council Validation Checklist (August 2025).

Pre-Application Validation Requirement	Planning Deliverable
Planning Statement	Planning Statement
Design and Access Statement	Design and Access Statement
Marketing Assessment	Employment Land Review (marketing section)
Loss of employment land justification statement	Employment Land Review
Alternative employment use/redevelopment feasibility	Employment Land Review
Statement of Community Involvement including masterplanning work	Planning Statement (SCI section) and Design and Access Statement
Transport Assessment	Transport Assessment
Travel Plan	Travel Plan
Landscape Assessment (including impact on tranquillity and night skies)	Landscape and Visual Impact Assessment
National Landscape justification statement	Landscape and Visual Impact Assessment; Planning Statement
Heritage Impact Assessment (including consideration of this being a NL)	Heritage and Archaeology Statement including Historic Buildings Assessment and Heritage Impact Assessment
Arboricultural Assessment and Tree Protection Report	Arboricultural Impact Assessment including Tree Survey
Full landscaping scheme including planting specifications	Illustrative Landscape and Ecology Plan (not landscaping is not submitted in full)
Biodiversity Net Gain Baseline	Preliminary Ecological Assessment (BNG baseline included/derived)
Preliminary Ecological Assessment	Preliminary Ecological Assessment
Any follow-up ecology survey work identified as necessary – certainly a Bat Survey	Preliminary Ecological Assessment (additional surveys once complete)
External Lighting Strategy	Qualitative Obtrusive Light Statement
Flood Risk Assessment	Flood Risk Assessment
Drainage Strategy (surface and foul, SuDS)	Flood Risk Assessment and Drainage Assessment
Sustainable Energy Strategy	Design and Access Statement (Energy Statement section)
Land Contamination Report	Phase 1 Geo-Environmental Desk Study Report
Construction Management Plan (including demolition phases)	Planning Statement (Construction Management section)
Construction Environmental Management Plan	Planning Statement (Skeleton CEMP, Appendix 3)
Noise Impact Assessment	Noise Impact Assessment
Waste Audit / Management Plan / Embodied Carbon Assessment	Planning Statement (Waste Audit, Appendix 4)