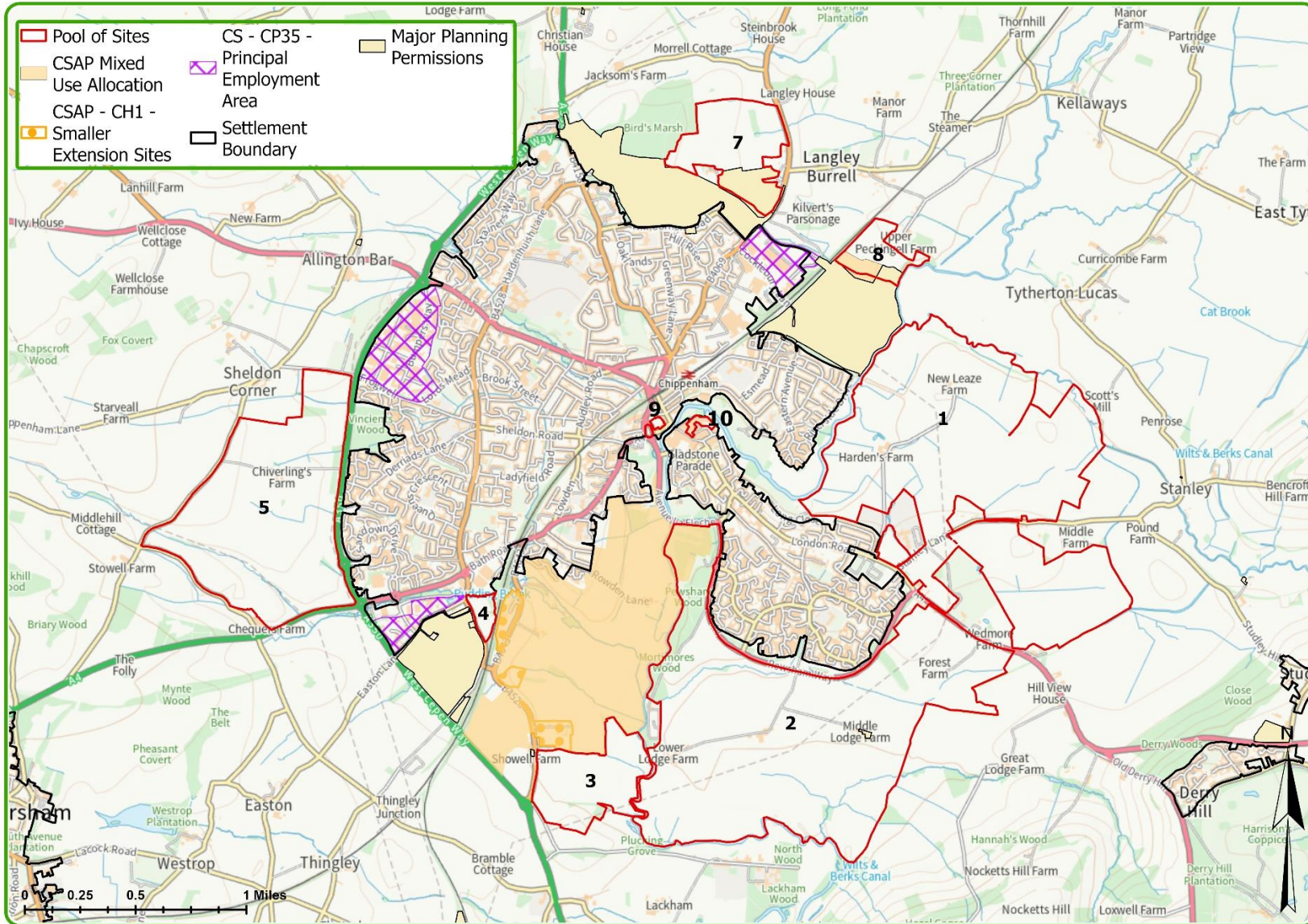


SA Annex 2.4 - Chippenham HMA: Chippenham Sites Assessment



<p>Site Number and SHELAA ref(s): Site 1 (SHELAA sites 455, 506b, 3092, 458, 3354) Site name: Land east of Chippenham, Forest Gate Farm Site size: 294.54ha Site capacity: approximate range 6100 - 8539 dwellings Site description: This is a significant sized site located to the east of Chippenham, partly adjacent to the Chippenham settlement boundary to the west of the site and extending out into open countryside south of Tytherton Lucas and west of Derry Hill and Studley. It is predominantly made up of greenfield agricultural land in arable and pasture uses. The western part of the site is adjacent to the Rawlings Farm development allocation and existing residential development at Monkton Park and off London Road. The south of the site is adjacent to Abbeyfield School and Stanley Park sports fields. The site is bounded by the River Avon, River Marden and Pudding Brook in the west and north. The old route of the Wilts & Berks canal borders the site in the south and the old Chippenham Branch route of the canal runs across the middle of the site. The North Wiltshire Rivers route (cycle path) passes through the site, as do major power lines.</p>	
<p>SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses Decision-Aiding Questions. Will the development site...</p>	
<p>1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?</p>	<p>The site is made up of agricultural land, predominantly pasture, with isolated farmsteads. The River Marden defines the northern boundary and the River Avon defines the boundary to the west. Field boundaries include some hedgerows, but these have largely been replaced by fencing or gaps between fields. Some hedgerow trees are present, but the dominant trees are the willows along the banks of both rivers. Small watercourses and hedgerows form linking habitat north to south through the area, including the Pudding Brook in the east. Floodplain grazing marsh alongside the River Avon and the River Marden is a significant feature of this area, which could be important for wading /wintering birds. The North Wiltshire Rivers Route (cycleway) is a valuable asset (wooded corridor at the western end).</p> <p>A buffer of at least 100m will be required between the sensitive features described above and the edge of any development, including infrastructure. These buffer zones could be incorporated into Green Infrastructure for the site as a whole, as long as habitat connectivity for great crested newts, birds, bats and other small mammals is maintained throughout the wider local landscape. Inclusion of buffer zones as above will reduce the size of the developable area. Infrastructure to connect to existing development must also avoid severing primary connectivity between habitat areas.</p> <p>Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features.</p> <p>A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of biodiverse open space which may give opportunities for biodiversity enhancement.</p>
<p>2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?</p>	<p>There are two ecological designations associated with the site, including Stanley Abbey Farm Meadows (beyond Pudding Brook and disused canal on eastern edge of site) and the River Avon County Wildlife Site (adjacent to western edge of site). Priority habitats include running water (River Marden, River Avon and Pudding Brook) and Inland Waterways (disused Wilts & Berks canal segments) and small woodlands and hedgerows. Development of the site has the potential to increase recreational pressure upon identified protected species, habitats, and designated/non-designated biodiversity features in the local area and this must be assessed and mitigated accordingly.</p>
<p>3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?</p>	<p>The Wiltshire Geology Group has a record of a SSSI of historical interest on the banks of the River Avon at Kellaways, approx. 2km north of this site. This is the type locality for the Jurassic Callovian Stage and the Kellaways Rock can be seen - a calcareous sandstone yielding well-preserved fossils. This may occur on the river banks that border this site although unlikely to be directly affected by development. A wide Green Infrastructure corridor would need to be maintained along the River Avon between this site and residential development to the west which could also help protect any other examples of this geology.</p>

<p>4. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example:</p> <ul style="list-style-type: none"> • Wide Green Infrastructure corridors are needed associated with River Avon, River Marden and Pudding Brook (100m buffer zones). • Buffers between the sensitive features described above and the edge of any development, including infrastructure. These buffer zones could be incorporated into Green Infrastructure for the site as a whole, as long as habitat connectivity for great crested newts, birds, bats and other small mammals is maintained throughout the wider local landscape. • The cycleway could be enhanced as a green corridor for wildlife, linking the river in the west to CWS woodlands in the east. • The southern boundary adjacent to existing residential development could be enhanced and used to re-connecting habitats to Pudding Brook further to the east. • The floodplain could be enhanced by reducing the intensity of management, creating /restoring drainage features and increasing the diversity of wetland habitats. • Old Wilts & Berks canal route runs along part of southern boundary of this site – opportunity to restore significant stretch as part of plans by Wilts & Berks canal trust – this would have biodiversity, health and wellbeing, recreational, tourism benefits etc. <p>The development of the site would appear to be capable of delivering multi-functional Green Infrastructure and improve habitat connectivity, for example through the retention of hedgerows/trees and addition of new greenspace.</p> <p>In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.</p>
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Assessment outcome (on balance): Minor adverse effect

<p>Summary of SA Objective 1</p> <ul style="list-style-type: none"> • Important features of the site include the River Avon and River Marden and their associated floodplain grazing marshland, Pudding Brook and small woodlands and hedgerows. • There are two ecological designated assets - Stanley Abbey Farm Meadows and the River Avon County Wildlife Site. • Priority habitats include running water, Inland waterways (disused Wilts & Berks canal segments) and complexes of unimproved and semi-improved neutral grassland pasture. • Key biodiversity sensitive areas are considered to be the River Marden, Pudding Brook and the River Avon CWS. • There is scope for mitigation. A buffer of at least 100m will be required between the sensitive features described above and the edge of any development, including infrastructure. These buffer zones could be incorporated into Green Infrastructure for the site as a whole. • Areas of planted wet woodland would be appropriate in wetter areas near to watercourses and would provide stepping stones for connectivity between established woodland areas. • The existing North Wiltshire Rivers Route provides an opportunity for additional green infrastructure to benefit people and wildlife. • A minimum of 10% net gain for biodiversity is required within individual sites and overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. • Overall, a minor adverse effect is considered likely against this objective. 	
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SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings
Decision-Aiding Questions. Will the development site...

<p>1. Ensure development maximises the efficient use of land?</p>	<p>It is considered that the development of this site would be capable of delivering appropriate densities, and therefore helping to make efficient use of land, in line with local planning policy and available evidence.</p> <p>Development density will be influenced by the size of the site and the significant degree of landscape mitigation which will likely be required due to the site's size and location extending out into open countryside, proximity to river corridors which will require protection and views in/out of the site, particularly from the north and east.</p>
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	New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.
2. Maximise the reuse of Previously Developed Land?	This site contains very little PDL. There are several farms with associated farmyards and buildings, but the majority of the site is agricultural land. Opportunities for maximising PDL are therefore limited.
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	This site is located primarily on greenfield, agricultural land which has not been developed before and unlikely to be contaminated. There are two farmsteads within the site where localised contamination may be an issue. However, on the basis of available evidence, it is considered unlikely that remediation measures would be required for most of this site in order to facilitate development. If subsequent evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Evidence shows the vast majority of this site consisting of Grade 3 agricultural land and Natural England have confirmed that soils at this location are Grade 3a. Development of this site would therefore lead to a significant loss of Grade 3a BMV quality agricultural land. Where possible, any development on this site should be located to reduce the loss of BMV, with development of lower quality land instead. Given the likely scale of development, a significant adverse effect would be anticipated.
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	The upper most northern part of the site sits within a Mineral Safeguarding Area (MSA) - Bristol Avon sand and gravel MSA. However, the impact would be minimal given the relatively small area of the site that sits within the MSA. This impact could be overcome through mitigation, such as extraction of mineral prior to development. However, the impact of working the site and the land required for stand-off between quarry and residential development should be noted prior to extraction.
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	This is a large site and it is considered possible to incorporate sustainable waste management facilities and integrated recycling infrastructure into the layout and design of development. The nearest Household Recycling Centre to this site is just off J17 of the M4 some 9km away, with the Calne Household Recycling Centre some 11km away, so enabling sustainable waste management on-site would be the most effective and beneficial. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 2	
<ul style="list-style-type: none"> • A very large greenfield site containing mostly agricultural land of Grade 3a BMV quality. Very little previously developed land present. • Site would be capable of delivering appropriate densities but will be influenced by the size of the site and the significant degree of landscape mitigation which will likely be required. • Contaminated land unlikely as majority of site is agricultural land. • A relatively small part of the site sits within the Minerals Safeguarding Area so impacts overall would be minimal. 	

- It is considered possible to incorporate sustainable waste management facilities and integrated recycling infrastructure into the layout and design of development.
- Overall, given the significant size of this site and likely scale of loss of Grade 3a agricultural land, a moderate adverse effect is likely against this objective.

SA objective 3 - Use and manage water resources in a sustainable manner

Decision-Aiding Questions. Will the development site...

<p>1. Protect surface, ground and drinking water quantity/ quality?</p>	<p>This site is entirely covered by Source Protection Zone 2c, which is an extension to the Outer Protection Zone. Therefore, it does not require an assessment as to whether it poses an unacceptable risk to the source of supply. Some zones are extended because activities below the surface, such as deep drilling, could create pathways for pollutants to enter the groundwater. Zone 2 is defined by the 400-day travel time from pollutant to source. The 400-day travel time is based loosely on consideration of the minimum time required to provide delay, dilution, and attenuation of slowly degrading pollutants. The site is not covered by Drinking Water Protected Areas or Drinking Water Safeguard Zones.</p> <p>In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses.</p> <p>Consideration should be given to the inclusion of sustainable drainage systems to control the risk of surface water flooding from impermeable surfaces. As this site covers a Source Protection Zone, the extent to which sustainable drainage systems can be used may be affected.</p>
<p>2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?</p>	<p>This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.</p> <p>With regard to foul network capacity, it is likely that significant off-site infrastructure reinforcement would be required. A long offsite sewer would be required direct to the works.</p> <p>With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. Any development should follow the surface water hierarchy: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer. Where infiltration is not a viable option then flows being released from the site would need a controlled discharge and to be agreed with the council on a site by site basis. Flows from greenfield sites should aim for 20% betterment over pre-developed discharge rates.</p>

Assessment outcome (on balance): Moderate (significant) adverse effect

Summary of SA Objective 3

- The site is covered by an extension to Source Protection Zone 2 meaning there is a 400-day travel time from pollutant to source.
- Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. This is particularly the case when designing surface water drainage systems where techniques such as attenuation and infiltration may be limited.
- The site does not cover a Drinking Water Protected Area or Drinking Water Safeguard Zone.
- The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.
- With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required.
- With regard to foul network capacity, it is likely that significant off-site infrastructure reinforcement would be required. A long offsite sewer would be required direct to the works.
- With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development.
- Overall, given the increased demand on water resources and significant infrastructure requirements, and the location within Source Protection Zone 2c (an extension to SPZ Zone 2), a moderate adverse effect is likely.

SA objective 4 - Improve air quality and reduce all sources of environmental pollution	
Decision-Aiding Questions. Will the development site...	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	<p>The scale of development likely on a site of this size will inevitably significantly increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. The level of transport infrastructure needed will also be significant, which is likely to increase levels of noise, light and vibration. Development will be taking place in an area which is currently open countryside, in agricultural use and with few roads or buildings.</p> <p>Mitigation measures could include locating higher density development nearer to existing built-up parts of Chippenham with lower density development located nearer to surrounding rural areas, minimising levels of light pollution through sensitive design and layout and locating new highways infrastructure so as to reduce noise, light and vibration levels on surrounding settlements. The river corridors on the edges of this site will need to be protected from noise and light pollution by leaving wide, dark undeveloped buffer zones to benefit wildlife.</p> <p>The site contains a number of working farms (including the keeping of livestock) with other possible associated commercial activity. As such there is a potential for both noise and odour. If farming uses are to continue after development, developers will need to carry out noise and odour impact assessments in order to determine whether the noise/odour impacts are significant. It is very likely that in order to provide sufficient mitigation, there will need to be adequate physical separation of residential next to these farms/commercial areas.</p>
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	<p>This is a large site extending out into open countryside. Impacts on local air quality are most likely to arise from a significant increase in vehicle usage on existing roads and from any new highways infrastructure needed to serve the development.</p> <p>The centre of Chippenham has shown elevated levels of Nitrogen dioxide close to the Annual mean objective, particularly in the vicinity of Station Hill. There is a strong potential that an Air Quality Management Area (AQMA) would be required in this area. Development of this site is likely to increase traffic entering the town network to access facilities and shops and to reach other destinations more generally. Traffic from new development in this location would feed into the network of roads that goes through Chippenham, Calne, Corsham and Bradford on Avon, with potential to further contribute to elevation of emissions.</p> <p>In order to mitigate / prevent this risk, any future development proposals should contain measures to reduce or prevent this or for CIL/S106 contributions to enable the Council to put in place measures to reduce or prevent this. The availability of a range of reliable and accessible sustainable transport options will be required to help avoid significant impacts on local air quality. Air Quality assessment showing cumulative effects of this development on relevant receptors in locality would be required.</p>
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 4</p> <ul style="list-style-type: none"> • The scale of development likely on a site of this size will inevitably significantly increase levels of environmental pollution, including on air quality, noise, light and vibration. • The river corridors on the edges of this site will need to be protected from noise and light pollution by leaving wide, dark undeveloped buffer zones to benefit wildlife. • The site contains a number of working farms with other possible associated commercial activity - as such there is potential for both noise and odour if these uses are to continue. • Impacts on local air quality will arise from a significant increase in vehicle usage on existing roads and from any new highway infrastructure needed to serve the development. • Traffic from new development in this location would feed into the network of roads that goes through Chippenham, Calne, Corsham and Bradford on Avon, with potential to further contribute to elevation of emissions. • The availability of a range of reliable and accessible sustainable transport options will be required to help avoid significant impacts on local air quality. • Overall, given the significant size of this site and the likelihood that activities within new development will have noise, air, light and vibration impacts, and potential for impacts on AQMAs, a moderate adverse effect is considered likely against this objective. 	

SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation)	
Decision-Aiding Questions. Will the development site...	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	<p>A site of this size has the potential to produce significant amounts of greenhouse gases through the construction and occupation of the development. However, mitigation measures can be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport.</p> <p>It would be possible for a development of this scale to include significant renewable energy generation, both within buildings and in areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	<p>It is considered possible for all new development to be located within Flood Zone 1. 11% of the site is unsuitable for "more vulnerable" development such as housing as it is in Flood Zone 3b. 17% may also be unsuitable, due to being too high risk, subject to the exception test. The areas of significant and moderate flood risk are in proximity to the River Avon, River Marden and Pudding Brook (to the west, north and east of the site).</p> <p>Eight watercourses in total are near to or on the site and although not all present a flood risk, they could affect where development can be located. Wide buffer zones should be left adjacent to the River Avon, River Marden and Pudding Brook with significant biodiversity enhancement and Green Infrastructure. This would result in the loss of developable land. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated.</p>
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	<p>There is significant flood risk to some of the site associated with both fluvial and pluvial surface water flooding, which may be exacerbated by climate change. There is minimal risk posed to the site from groundwater which suggests a surface water drainage strategy could be used on this site which uses extensive SUDs mechanisms. Vulnerability could be further minimised using flood defences and buffer zones.</p> <p>The highest fluvial risk on site, located in Flood Zone 3b functional floodplain) covers 11% of the site. This is the area around Hardens Farm and New Lease Farm and then spreading out to the east. The highest pluvial risk on site (1% chance of flooding each year) covers 12% of the site and follows a similar pattern to the fluvial risk. Another area of pluvial flood risk is land north of Stanley Lane and the land around Green Lane Farm. Although development could avoid these areas and avoid risk, it may worsen the risk elsewhere if surface water isn't managed sustainably.</p> <p>Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. A detailed Flood Risk Assessment and Surface Water Drainage Strategy would be required to identify and mitigate flood risk and to ensure flood risk isn't worsened elsewhere.</p>
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater	<p>Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. Most of this site is located more than 1km from the town centre inhibiting active travel to the town centre and ease of access to public transport.</p> <p>It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p>

harvesting, Sustainable Drainage Systems, permeable paving etc?	The significant size of this site could allow for the provision of large areas of open space, but much of what is currently greenfield agricultural land will be developed. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. Minimal impact from groundwater levels allows for increased opportunity to use SUDs features. Areas currently at risk of fluvial flooding should be protected with wide buffer zones that incorporate significant biodiversity enhancement and Green Infrastructure.
Assessment outcome (on balance): Minor adverse effect	
<p>Summary of SA Objective 5</p> <ul style="list-style-type: none"> • This is a large site, the majority of which is in Flood Zone 1. • Areas of significant and moderate flood risk are associated with the River Avon, River Marden and Pudding Brook to the west, north and east of the site. This means 17% of the site is potentially undevelopable. There is minimal risk posed to the site from groundwater. • Other, less significant watercourses traverse the site however these are not thought to pose a flood risk. • Wide buffer zones should be left adjacent to the watercourses with significant biodiversity enhancement and Green Infrastructure. • Flood risk could be exacerbated by climate change. Although development could avoid this area and avoid risk, it may worsen the risk elsewhere. • Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. • It would be possible for a development of this scale to include significant renewable energy generation, both within buildings and in areas of open space, and it is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Development of this significant sized site has the potential to significantly increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, although future development is likely to increase emissions, it is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. It is considered possible for new development to be in flood zone 1. However, given that there is some flood risk to the site, and that development could worsen flood risk elsewhere, a minor adverse effect is likely where mitigation would be achievable. 	
SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy	
Decision-Aiding Questions. Will the development site...	
1. Support the development of renewable and low carbon sources of energy?	<p>This site is of a considerable size and as such presents significant opportunities to support energy generation from renewable and low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that:</p> <ul style="list-style-type: none"> • maximises the potential for suitable development; • considers identifying suitable areas for renewable and low carbon energy sources; and • identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be capable of connecting to the local Grid without the need for further investment?	<p>The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained.</p> <p>Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>It is thought that energy demand from a site of this size would be significant and could require substantial investment to reinforce the grid however any associated costs are likely to be proportionate to the number of homes being delivered. According to SSEN's generation availability map, the substations in Chippenham are</p>

	constrained, therefore may need reinforcement to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Chippenham are constrained, therefore could potentially struggle to withstand further significant demand without reinforcement works. Further conversation with SSEN would be required to ensure connectivity to the grid. It is unknown how the site would be bought forward therefore further evidence would be required to understand whether investment in the grid would be required for a site of this size in Chippenham. If the site was able to support its own renewable energy, then the site would be less likely to depend on the grid.
3. Create economic and employment opportunities in sustainable green technologies?	It is considered that a site of this size could enable significant economic and employment opportunities in sustainable green technologies. There are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. And possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, it is more likely that undeveloped areas of the site would be used for open space, green infrastructure, and biodiversity net gain.
4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 6	
<ul style="list-style-type: none"> • There are no known details of future development schemes but there are opportunities for a site of this size to support energy generation from renewable and low carbon sources and create economic and employment opportunities in sustainable green technologies. • There would need to be a positive strategy for energy from these sources from developers and there are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. However, it is thought that undeveloped areas of the site may be used for different priorities. • New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site. • It is considered that the current energy infrastructure would struggle to cope with the increased demand of this site, increasing the cost associated with reinforcing the grid. However further evidence is required to confirm this. As this is a large site the energy demand would be significantly higher than a smaller site. • If the site were to be bought forward with its own self-supporting local network through renewable energy generation, these costs could be significantly less. • Overall, given the opportunities for future renewable energy generation and the use of sustainable construction materials and sustainable green technologies, but considering the potential cost implications for increasing the demand on the grid, a neutral effect is likely against this objective. 	
SA objective 7 - Protect, maintain and enhance the historic environment	
Decision-Aiding Questions. Will the development site...	

<p>1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?</p>	<p>Conservation - development of this site has the potential to impact on the following assets: Grade II Hither Farm Cottage (and associated non-designated Hither Farm), Middle Farm, Grade II Scott's Mill Farm and site of former mill, Grade II listed bridge on the River Marden, setting of Grade II listed Hardens Farm, Tytherton Lucas CA, non-designated New Leaze Farmstead, former Calne Railway line, Grade II Hither Farm Cottage, Middle Farm and Pound Farm, route of former canal, setting of Grade I Bowood RPG, separate character of Old Derry, setting of Grade II listed Gate Farmhouse (formerly Old Turnpike Farm), Grade II listed cemetery gates and lodges and milestone and Grade II Gate Farmhouse.</p> <p>The range of potential impacts is significant and will require further, more detailed assessment. Mitigation for impact on the various assets in terms of buffers is not contiguous and therefore likely to result in reduction in capacity. Overall, a moderate adverse effect is likely with mitigation problematic but achievable.</p> <p>Archaeology – the site includes various archaeological features of high and medium value, including two areas containing potential settlement features in the northern portion of the site, medieval settlement east of hither farm (north-west of the site) and several ditches and pits (north-east area of the site). There are various low value remains, such as ridge and furrow earthworks, former railway line, post medieval fishponds, etc. The site is also within the 100m buffer of several more, low value features, including a disused canal, former canal bridge, post medieval Monkton Park boundary. Following further investigation, mitigation could include avoidance of high value archaeological remains across the site where preservation in situ is likely to be required. Mitigation strategy could include preservation and potential management strategy.</p> <p>Historic Environment - the site is characterised as 21st century and post medieval to 21st century fields, where former piecemeal field character is partially legible due to retention of some field boundaries. Overall, not highly sensitive. Survival of Post Medieval field patterns reflecting piecemeal enclosure legible in parts of the site – very low risk. Potentially extant water meadow character in the western edge of the site – moderate risk. Continuity of surrounding network of landscape character – very low risk. Further research is likely needed to identify survival of ridge and furrow earthworks and water meadows, possibly via site survey, in the western site area.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?</p>	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design.</p> <p>No details of any potential future development scheme or design and layout are currently known.</p> <p>Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. Whilst the site is located near to conservation areas and there are several listed buildings in the vicinity, it is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 7</p> <ul style="list-style-type: none"> • Development of this site has the potential to impact on a range of designated and non-designated assets • The range of potential impacts is significant and will require further, more detailed assessment. Mitigation for impacts on the various assets in terms of buffers is not contiguous and is therefore likely to result in a reduction in capacity across the site • The site includes various archaeological features of high and medium value • The site is characterised as 21st century and post medieval to 21st century fields, where former piecemeal field character is partially legible due to retention of some field boundaries. Overall, the historic environment is not highly sensitive. • Overall, the likely effect is considered to be moderate adverse with mitigation likely to be achievable but problematic. 	
<p>SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.</p>	

Decision-Aiding Questions. Will the development site...	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	The North Wessex Downs AONB is approximately 6km to the southeast of this site. Cotswolds AONB is approximately 5.5km to the west. Close Wood Ancient Woodland lies approximately 900m southeast and Bowood Registered Park and Garden (Grade I) lies approximately 1.5km southeast of the site. Likely effects on nationally designated landscapes are not considered to be significant.
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>The site lies to the east of Chippenham, to the northwest of the suburbs of Pewsham and north of the A4 London Road into Chippenham. It forms part of the wide valley of the River Avon sitting slightly elevated above the lower valley floor and is predominantly flat with rounded hillocks, rising to approximately 72m AOD south of Hither Farm and 61m AOD at New Leaze Farm. The site is bounded by the River Avon cutting through lower lying land to the west, and to the north by the River Marden (tributary to the River Avon). The River Marden denotes the edge to the expansive lower level flat valley floor floodplain/riparian landscape that extends to the north. The site is characterised by small to medium sized fields bounded by low hedgerows and fence lines with very occasional hedgerow trees, with some evidence of piecemeal enclosure.</p> <p>The site has a predominantly rural open character with some urban fringe characteristics more evident south of the disused railway line closer to Chippenham and the A4 road. There is a strong sense of separation from the urban area, particularly in the east of the site created by riparian vegetation, low-lying landform including public open space along the River Avon and hillocks in the east of the site.</p> <p>Overall, it is considered that the site is of generally medium landscape sensitivity to development, with variation across the site including areas of higher sensitivity to the north, east and in proximity to the rivers. The site has generally medium capacity to accommodate development, with some limited capacity on the lower lying land to the west which contributes to the open character of the river corridor, and limited capacity in the northeast of the site where landscape features are in good condition and the rural character and tranquillity of the countryside increases in strength and contributes to separation from Tytherton Lucas.</p> <p>Potential for significant adverse effects includes the following:</p> <ul style="list-style-type: none"> • Potential for new built form to be intrusive in the rural landscape especially where it has potential to form harsh new urban edges and skylines, or physically encroach upon the River Avon and River Marden corridors. • Potential loss of hedgerows, riparian vegetation and woodland that would alter the sense of separation from Chippenham or change the existing well wooded eastern settlement edge character. • Potential changes in the viewing context for the rural public right of way users, particularly open elevated views across the river valley and from the section of the NWRR that passes through the site. • Potential changes to the dispersed settlement pattern of farmsteads and rural approach along Stanley Lane. • Potential change to the separate identity and rural landscape setting of Tytherton Lucas, north of the site. • Potential loss of safeguarded canal routes. <p>Scope for mitigation includes the following:</p> <ul style="list-style-type: none"> • Avoid development on higher landform where it would be prominent in the wider landscape. • Limit development in close proximity to the River Avon and River Marden corridors to retain a strong landscape buffer to the settlement edge. • Retain and manage hedgerows, trees and woodland areas as part of a mature landscape framework. • Retain rural views along key public rights of way and particularly open views across the river valley and southeast towards the limestone ridge. • Retain the character and separate identity of the rural settlements of Tytherton Lucas and Stanley to the north and east of the site respectively and the rural character of Stanley Lane approaching Chippenham. • Create green-blue corridors as part of a strategic network, along the rivers to protect the rural landscape setting and existing outlying rural settlement identity and contribute to biodiversity.

	<ul style="list-style-type: none"> • Avoid development that would preclude the restoration of the Wilts & Berks Canal (impact upon its protected route).
3. Protect and enhance rights of way, public open space and common land?	<p>There is no public open space or common land within this site but there are several public rights of way that will need to be protected and enhanced while the historic alignment of the Wilts and Berks Canal represents a safeguarded¹ route and landscape feature extending along the southeast site boundary. A new alternative Wilts and Berks Canal branch line is planned through the site, running parallel to and north of the disused railway line, extending west to meet the River Avon, which could provide significant recreational, biodiversity and health benefits.</p> <p>The North Wiltshire Rivers Route (NWRR) forms part of National Cycle Route 403, which cuts through the northern part of the site, and follows the line of the former Great Western Railway branch line between Calne and Chippenham. Several public rights of way cross the site, linking Chippenham to outlying rural settlements.</p> <p>There is opportunity to create biodiverse, accessible, and connected greenspaces through the development that connect with the existing public rights of way as part of the landscape strategy for the site.</p>
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 8 <ul style="list-style-type: none"> • Likely effects on nationally designated landscapes are not considered to be significant. • The site has a predominantly rural open character with some urban fringe characteristics more evident. The site is influenced by built form on rising slopes to the west (residential areas at Riverside Drive) and south (residential areas at Hardens Mead) with Abbeyfield School and the Sports Ground also adjoining the site along its southern edge. • There is no public open space or common land within this site but there are several public rights of way that will need to be protected and enhanced. • This site is within an undesignated landscape and is considered of generally medium landscape sensitivity to development, with variation across the site including areas of higher sensitivity to the north, east and in proximity to the rivers. • Development is likely to have a minor adverse effect on the SA objective overall. 	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures Decision-Aiding Questions. Will the development site...	
1. Provide an appropriate supply of affordable housing?	<p>The record of delivery of homes in the town has been below planned levels over the WCS plan period but has more recently shown increased numbers of housing completions. Existing local planning policy requires 30-40% affordable housing to be delivered across sites in Wiltshire, but current rates of house building and the proportion of affordable housing delivery at the town suggest that achieving these levels may be difficult for the settlement in its entirety. There is topographical variation across this site, which may lead to a reduction in site capacity in some areas. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a significant number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Chippenham.</p>
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	<p>There are three areas within the site (two in the eastern part and one close to the western boundary) that have contours at greater than 1:20 gradient. However, the remaining area of level ground is substantial and there is significant potential for wide ranging housing delivery. Should this large site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a wide range of housing needs and types. The site has the potential to deliver a significant amount of high quality, sustainable homes of different types and tenures. The development of this site would have significant benefits in terms of providing for the housing needs of a wide cross-section of the community.</p>
Assessment outcome (on balance): Major (significant) positive effect	
Summary of SA Objective 9 <ul style="list-style-type: none"> • Notwithstanding any mitigation that may be required which results in a reduced developable area, this large site could bring forward a significant amount of affordable housing alongside market homes. 	

¹ Wiltshire Core Strategy – Core Policy 53: Wiltshire's Canals

<ul style="list-style-type: none"> • Development on this site could deliver high-quality and inclusive design. • A significant number of homes of different sizes, types and tenures could be delivered as part of the development. • Overall, a major positive effect is considered likely against this objective. 	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities Decision-Aiding Questions. Will the development site...	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	<p>The site falls within an area where there are reasonable levels of deprivation, as indicated by the Indices of Multiple Deprivation (IMD) 2019. The site adjoins an area of very high deprivation. New affordable housing and jobs through development at this site could significantly increase opportunities for all areas of Chippenham despite not being within the most deprived Lower Lay Super Output Area.</p> <p>The site has potential to deliver up to 10310 homes and could deliver a large number of affordable housing, helping to meet the needs of those on low incomes or who cannot afford to buy their own home.</p> <p>There would be significant social and economic benefits for the Chippenham area through housing provision, short-term construction jobs and a significantly larger workforce for local businesses.</p>
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	<p>While parts of this site are 1km from the town centre boundary, other parts are over 3km away. There will need to be excellent sustainable transport options available to serve all parts of this site. A development of this size could and would need to incorporate sufficient public open space and amenity greenspace, as well as Green Infrastructure. There are opportunities to enhance the North Wilts Rivers Cycle Route into the town centre running through the site and to create walking and cycling routes along the River Avon into the town centre.</p> <p>Development of this site could generate between 793 and 1110 early years places, 1891 and 2647 primary places and 1342 and 1878 secondary places. There is no capacity to accommodate these places within existing schools in Chippenham. Abbeyfield secondary school is well connected to this site, however there is no existing capacity to accommodate development beyond that already planned. To accommodate the upper end of the range of dwellings this site, 6 2FE primary schools on sites of at least 2ha would be required on this site. These would need to accommodate a 60-place nursery. Additionally, seven 100 place full day care nurseries or smaller provisions would be necessary. Secondary school places are likely to be met by expansion of existing secondary schools but a new secondary school site will still need to be safeguarded, capable of accommodating 10FE plus 300 Sixth Form places. Due to the size of this site, it is likely that it would be able to support new schooling provision.</p> <p>This site is within 0.7-2.3km of existing GP provision at Lodge Surgery, which is undergoing internal redevelopment to increase capacity. Redevelopment of Chippenham Community Hospital was agreed as part of the Chippenham Site Allocations Plan, but this has not come forward. In 2016 and 2020 all but one of the GP surgeries in Chippenham were analysed as being subject to negative capacity gaps, with these being forecast to increase during the period up to 2026. The scale of development that could come forward on this site may be capable of bringing forward onsite healthcare facilities. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.</p>
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	<p>Due to the scale of this site, it would be capable of delivering a sizeable amount of public open space and additional community facilities, including the enhancement of BREM39, BREM38, BREM43, BREM44 and CHIP107. There is an opportunity to introduce community facilities/a community hub or local/district centre adjoining Abbeyfield Secondary School or adjoining the development of any schools required on site. Employment development would also create opportunities for public open space on site.</p> <p>New community, healthcare, education and recreational facilities will be required to serve a development of up to potentially 8500 homes on this site in locations that are accessible by sustainable modes of transport to all residents.</p>

4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	Development of this site in Chippenham is unlikely to reduce rural isolation to any great extent as the housing will be located at Chippenham and will be meeting the needs of Chippenham primarily. However, new development could provide significant affordable housing for those people living in surrounding rural areas who cannot afford rural house prices and there may be new education, healthcare and community facilities which rural residents could access. Public transport services will need to be extended to serve this new development and this could also benefit people in rural areas.
Assessment outcome (on balance): Major (significant) positive effect	
<p>Summary of SA Objective 10</p> <ul style="list-style-type: none"> • Development at this site could have significant social benefits in an area where there are concerns relating to social deprivation. • The site could deliver a significant level of affordable housing alongside employment land, community facilities, public open space, amenity greenspace and services, such as schools. • There is the potential for development at this site to deliver onsite GP services or for sufficient contributions to be made for offsite provision. • Onsite education provision would be required to support population growth arising from this site. A new Secondary school site would need to be safeguarded. • There are existing public rights of way on or adjoining this site, which could be enhanced to produce social benefits. Additional opportunities to increase accessibility through sustainable modes of transport from all part of the site are likely to be apparent. • The level of development could bring forward new health, education, community facilities onsite to alleviate impacts on existing provision. Financial contributions will be required for offsite provision if this is deemed to be the last resort. • This site would be unlikely to lead to a significant reduction of rural isolation but could have some benefits for rural communities. • Overall, a major positive effect is likely for this site. 	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices	
Decision-Aiding Questions. Will the development site...	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	<p>The significant size of this site would suggest that a mixed-use development involving residential, employment and other uses could be achieved that may help reduce the need to travel. On-site employment, health, retail, education and other facilities would be required to reduce out-commuting and reduce impacts on existing roads.</p> <p>Accessibility by Mode: The Chippenham Transport Strategy Draft Refresh indicates site 1, which is broadly equivalent to CH3, as having strong access to Secondary Schools, good access to existing employment areas, partially weakened access to the Town Centre and Public Transport and weak access to Chippenham hospital.</p> <p>Having consideration for adjacent development opportunities, site 1 provides a spur of land along the North Wiltshire Rivers RTE (Cycle Path) which is created on the alignment of the disused railway line. Whilst it is not clear what this spur of land is designated for, it is clear that it stops short of the River Avon and hence riparian ownership of the watercourse would need to be established before access across the river can be achieved for an upgraded bridge; this will be necessary for vehicular access into the Rawlings Farm Development and beyond. Notwithstanding this, the spur is not on the alignment of the Rawlings Farm Spine Road, as proposed through the planning application, and hence further river crossings may be necessary.</p>
2. Provide suitable access and not significantly exacerbate issues of	<p>Number of Networks/Access Points: The proposed development is of such a scale that its traffic generation would be likely to require new road infrastructure to link the A4 to the south to the A350 to the north, but also with an A4 to A350 link to the south of Chippenham. Guidance (RR67) suggests that an unimpeded traffic lane (3.65m wide) can accommodate circa. 1800 vehicles per hour and with AM peak outbound traffic from the development amounting to 3,843 vehicles per hour (at 0.45 vehicles per dwelling outbound), more than two unimpeded outbound lanes (total 3600 vehicles) are required. When adding on additional background traffic and existing congestion points a full strategic circular route of Chippenham would be required to accommodate the development, allowing for connections onto the A4, but</p>

<p>local transport capacity?</p>	<p>also access to the A350 to both the north and south of Chippenham. Without the full circular route, it is also considered highly likely that existing and proposed junction infrastructure would not cope with the traffic generation.</p> <p>Local Constraints: The development is of such a scale that local constraints are varied and widespread and will include capacity insufficiencies in the Town Centre and onto the Principal Road network. The site also requires access to two or more roads to accommodate generated traffic capacity.</p> <p>Site Specific Mitigation:</p> <ul style="list-style-type: none"> • On-site employment, health and education facilities to reduce out-commuting. • Bus service provision, internal bus priority (including bus only routes) • Completion of Rail Station capacity enhancements • A4/A350 Capacity enhancements • Delivery of Eastern and Southern Relief Road <p>Necessary Strategic Mitigation: Capacity enhancements through Calne Town Centre (distribution along A4 will have implications for Calne), M4 Junction 17 Major Road Network capacity scheme and contributions to Melksham Bypass Major Road Network scheme.</p>
<p>3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?</p>	<p>Pedestrian/Cycle: The site is crossed by public rights of way which offer opportunities to access Long Close and other residential streets, rather than fully rely upon walking along the A4 to access the railway station, approximately 2km walk from the site edge, and the Town Centre, approximately 1km to Market Place. With regards to cycle access, there are gaps in the network leading to the Town Centre and other destinations and these will need to be addressed. However, the scale of the proposal is vast and hence for the majority of the site, sustainable access to the rail station and Town Centre would be undertaken by bus transit as distances may be too long for regular commuting.</p> <p>With regards to alternative destinations, the scale of development would be required to provide for its own health and primary education needs and will require retail opportunities to be provided in a development Centre. The scale of development is also considered on the periphery of generating sufficient demand to require a secondary school, however it is acknowledged the Abbeyfield School is encompassed within the development envelope.</p> <p>Bus: The A4 accommodates the 55 Gold service, providing access to Calne, Swindon and the Town Centre. The A4 also accommodates the 33, X33, 44P and X10 services. Notwithstanding this, the development site will require a multitude of new services to accommodate increased demand and avoid repatriation of existing services away from current demand. To maximise bus penetration and avoid congestion, the development should provide internal bus priority networks, including bus only expressways.</p> <p>When considering Census 2011 demographics the bus demand for the site is as follows:</p> <ul style="list-style-type: none"> • Chippenham Built Up Area (BUA) population age 16-74 = 25889 • Economically active population = 77% • Chippenham dwellings = 15265 • Economically Active by dwelling = $(77\% \times 25889) / 15265 = 1.3$ economically active residents per dwelling. • Economically Active population of development = $1.3 \times 6100 = 7,930$ to $1.3 \times 8539 = 11,101$ • Bus Journey to work Mode Share for Chippenham BUA = 1.62% • Generated bus passengers = $1.62\% \times 11,101 = 180$

	<ul style="list-style-type: none"> • Bus requirement at 56 seats per bus = 3.2 buses (4 whole buses) <p>Notwithstanding the aspiration to maximise bus patronage, existing modal demand from the development would generate the need for 4 new buses at approx. £150,000 to £180,000 per bus per annum for the build programme. Given the scale of development, it is likely that the build programme will exceed 20 years and hence the bus contribution to sustainably deliver the development will be no less than £12,000,000.</p> <p>Rail: The Rail Station is subject to 7 phases of proposed improvements, including improved accessibility, capacity, parking and development of surrounding land for commercial and residential uses. These works are necessary to accommodate current planned growth in Chippenham and further mitigation would be required to accommodate the circa. 600* extra train passengers generated by the proposed development. Note*: based upon Census population of Economically Active Residents by dwelling density and percentage method of journey to work ignoring those that do not travel.</p> <p>Additional mitigation at the Rail Station to serve the development will need to include enhanced walking and cycling connectivity, vastly increased car parking and the addressing of local highway capacity constraints and additional buses in advance of the bus requirements calculated above; the mode shares are based upon the primary mode for the longest element of the journey and does not consider the linking mode which may be bus to train etc.</p> <p>Service Vehicles: The A4 provides adequate access to the development site for Service vehicles, however congestion around the Town Centre and along the A420 corridor may prejudice links to destinations within Chippenham.</p> <p>Car: The scale of the development would produce a significant impact on the local highway network, which cannot be currently accommodated and as per above, would require significant additional infrastructure to link the A4 to A350 in both northerly and southerly directions. The development site with links onto the A4 as the sole access network would not be considered workable without significant capacity enhancements and sustainable transport incentives; further access onto Stanley Lane should be avoided to avoid rat-running through insufficient networks and rural environments. The development site should also seek to deliver employment/education/health/retail opportunities to reduce out-commuting and hence reduce car travel demand on Chippenham's existing highways.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> • The site has strong access to Secondary Schools, good access to existing employment areas, partially weakened access to the Town Centre and Public Transport and weak access to Chippenham hospital • The development is of such a scale that local constraints are varied and widespread and will include capacity insufficiencies in the Town Centre and onto the Principal Road network. • The site also requires access to two or more roads to accommodate generated traffic capacity • Overall, a moderate adverse effect is considered likely against this objective. 	
<p>SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth Decision-Aiding Questions. Will the development site...</p>	
<p>1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?</p>	<p>The western edge of this site is within cycling distance of the town centre, but walking would be more difficult. While parts of this site are 1km from the town centre boundary and within cycling distance from the town centre, other parts are over 3km away. Some parts of the site benefit from good accessibility to local facilities in Pewsham and Chippenham town centre. There will need to be excellent sustainable transport options available to serve all parts of this site to the town centre.</p> <p>The site is significantly sized and would have great benefits for supporting the town centre, including supporting the redevelopment of the station hub and helping to bring forward redevelopment in the town centre through new users and investment in this location.</p>
<p>2. Provide a variety of employment land to meet all needs,</p>	<p>A site of this size could deliver onsite employment land as part of a mixed-use development. This could incorporate a variety of uses to meet wide ranging needs. Development at this site could help to support existing employment areas, including Langley Park employment area. Development of the site would not lead to any loss of protected employment land and could support the provision of new employment to meet a significant range of needs. The site benefits from access to the A4, but</p>

including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	opportunities should be taken to ensure all parts of the site are accessible by sustainable modes of transport, including extending existing public transport services to the town centre and to Langley Park. Improvements of the connectivity across and around the site will be required to ensure that users of any development can benefit from Chippenham's excellent transport connections, with there being a need to enhance and promote sustainable and active transport options.
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	<p>This site could provide significant new housing, including affordable housing, employment and community facilities and associated infrastructure that will help support the local economy and economic growth, including new highway infrastructure. While the town currently boasts excellent regional transport connectivity, there is a need to support and improve the local network to reduce congestion. Opportunities to enhance local transport infrastructure, including the sustainable transport network should be considered as a part of any development at this site.</p> <p>This site is of a considerable size and as such presents opportunities to support energy generation from renewable and low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers. It is considered that a site of this size could enable significant economic and employment opportunities in sustainable green technologies.</p>
4. Promote a balance between residential and employment development to help reduce travel to work distances?	A site of this size could provide mixed-use development that includes a balance of employment and residential land to meet a wide range of needs, including those arising from existing residential development off of London Road. This could help reduce the need to travel but there will still need to be significant investment in sustainable transport modes linking to the town centre and railway station for those people who work elsewhere.

Assessment outcome (on balance): Major (significant) positive effect

Summary of SA Objective 12

- While the west of this site is well related to the town centre for walking and cycling, sustainable transport improvements would be required to ensure sufficient access to the town centre and existing local facilities as part of any development on this site.
- A development of this size could deliver a mixed-use development incorporating employment land. But development and local population growth could also support existing employment land in Chippenham, such as Langley Park, given that sustainable transport linkages introduced to ensure access from all part of the site.
- There will be opportunities to ensure that development at this site looks to enhance any existing local infrastructure as well as introducing new infrastructure onsite, additional opportunities to introduce renewable energy to the development should be pursued as part of creating economic opportunities within the development.
- Overall, a major positive effect is likely to arise from development on this site for Objective 12.

Site Number and SHELAA ref(s): Site 2 (SHELAA sites 494, 809, 456, 3234)
Site name: Land south of Pewsham Way, Forest Farm
Site size: 307.27ha **Site capacity:** approximate range 6232 - 8724 dwellings
Site description: This large site extends into open countryside south of Chippenham. It consists mainly of agricultural land. Avenue La Fleche, Pewsham Way and the A4 form the northern boundary. The River Avon forms the western and southern boundary of the site and much of the eastern boundary is bounded by the Avon Valley Walk.

SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses Decision-Aiding Questions. Will the development site...	
1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	<p>The site is predominantly made up of agricultural pastureland with woodlands and hedgerows. The River Avon CWS defines the western and southern boundaries of this area. The eastern site boundary is defined by the Wilts and Berks canal (now partly restored) and cycleway with mature trees on both sides of the canal. There are several small tributary watercourses crossing the site east to west, including Cocklemore Brook. The southern part of the site comprises extensive areas of floodplain grazing marsh, which could potentially be important for wading birds. This forms an important linear corridor of wetland habitats linking the River Avon with several other small linear features in the landscape to the north. Willow pollards alongside the canal may provide suitable roosting for bats, while a population of great crested newt is known to be breeding in the canal. Mortimors Wood CWS is located adjacent to the River Avon and forms an important part of a developing woodland corridor adjacent to the river. This includes recent broadleaved planting extending from Avenue La Fleche to the sewage treatment works. Species records include native and migratory birds, badger and bats.</p> <p>Intrusion onto the floodplain should be avoided as this area and the river provides a unique opportunity to provide a strategic wildlife corridor with many biodiversity benefits. The higher-lying land is not as constrained and could be developed sensitively to take account of important habitats and habitat connectivity. Habitat links to the north-eastern part of the site into Site 1 are important.</p> <p>Potential for adverse impacts to water quality within Bristol Avon County Wildlife Site (CWS) and disturbance of wildlife using the riparian corridor (including a number of European Protected Species) and potential for habitat fragmentation to affect foraging and commuting birds, bats and other small mammals.</p> <p>Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries the site alongside other ecologically valuable habitat/features. Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of biodiverse open space which may give opportunities for biodiversity enhancement.</p> <p>A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.</p>
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	<p>There are several ecological designations associated with the site and its surroundings, including Lackham Wood County Wildlife Site, Mortimores Wood County Wildlife Site, Bristol Avon River County Wildlife Site and Middle Lodge Wood County Wildlife Site. Priority habitats include running water and broadleaved, mixed woodland.</p> <p>Lackham Wood CWS (to immediate south of site) is Ancient Woodland and susceptible to air pollution, soil erosion, physical damage to trees and soil structure. Although privately owned there may be impacts from increased recreation within the woodland. (NB, development within 50m of Ancient Woodland sites requires consultation with Natural England/Forestry Commission.) A minimum 50m buffer will be required along the River Avon CWS and the Cocklemore Brook in order to retain and maintain connectivity of habitats for wildlife foraging and commuting.</p> <p>Create 50m buffers adjacent to both sides of all watercourses and to the protected route of the former canal. Any development should aim to retain and enhance all hedgerows and treelines, and to create habitat areas that connect existing habitat, especially woodland and riparian areas. The inclusion of the buffer zones is to ensure avoidance of impacts. In addition to this, mitigation for loss of pastoral land of relatively low ecological value could be provided through enhancement of retained features within individual sites. Areas of planted wet woodland would be appropriate in wetter areas near to watercourses and would provide stepping stones for connectivity between established woodland areas.</p>
3. Ensure that all new developments protect Local Geological Sites	<p>There are no LGS in proximity to this site which are likely to be affected by development.</p>

(LGSs) from development?	
4. Aid in the delivery of a network of multifunctional Green Infrastructure?	<p>Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example:</p> <ul style="list-style-type: none"> - Create 50m buffers adjacent to both sides of all watercourses and to the protected route of the former canal. - Any development should aim to retain and enhance all hedgerows and treelines, and to create habitat areas that connect existing habitat, especially woodland and riparian areas. - The inclusion of the buffer zones is to ensure avoidance of impacts. In addition to this, mitigation for loss of pastoral land of relatively low ecological value could be provided through enhancement of retained features within individual sites. - Areas of planted wet woodland would be appropriate in wetter areas near to watercourses and would provide stepping stones for connectivity between established woodland areas. <p>In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure.</p>
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 1</p> <ul style="list-style-type: none"> • Ecological designations include Lackham Wood County Wildlife Site, Mortimores Wood County Wildlife Site, Bristol Avon County Wildlife Site and Middle Lodge Wood County Wildlife Site. • Priority habitats include running water and broadleaved, mixed woodland. • Priority areas of biodiversity sensitivity are the River Avon CWS and Cocklemore Brook, Lackham Wood CWS (to immediate south of site) and remnants of the Wilts & Berks Canal route along the eastern edge of the site. • Potentially significant adverse effects include on water quality within Bristol Avon CWS and disturbance of wildlife using the riparian corridor (including a number of European Protected Species). Also, potential for habitat fragmentation to affect foraging and commuting birds, bats, and other small mammals. • Scope for mitigation and potential opportunities include the following: <ul style="list-style-type: none"> - creation of 50m buffers adjacent to both sides of all watercourses and to the protected route of the former canal. - retain and enhance all hedgerows and treelines, and to create habitat areas that connect existing habitat, especially woodland and riparian areas. - mitigation for loss of pastoral land of relatively low ecological value could be provided through enhancement of retained features within individual sites. - minimum of 10% net gain for biodiversity required and overall layout and design to ensure habitat creation provides connectivity to adjacent or nearby habitat areas. - areas of planted wet woodland appropriate in wetter areas near to watercourses to provide stepping stones for connectivity between established woodland areas. • Overall, a moderate adverse effect is considered likely against this objective. 	
<p>SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings Decision-Aiding Questions. Will the development site...</p>	
1. Ensure development maximises the efficient use of land?	<p>It is considered that the development of this site would be capable of delivering appropriate densities, and therefore helping to make efficient use of land, in line with local planning policy and available evidence.</p> <p>Development density will be influenced by the size of the site and the significant degree of landscape mitigation which will likely be required due to the site's size, location extending out into open countryside to the south and east of Chippenham, the presence of the River Avon and associated flood risk areas which will not be developable, presence of the Sewage Treatment Works and views in/out of the site, particularly from the east and south.</p> <p>New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.</p>

2. Maximise the reuse of Previously Developed Land?	This site contains very little PDL. There are several farms with associated farmyards and buildings, but the majority of the site is agricultural land. Opportunities for maximising PDL are therefore limited.
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	This site is located primarily on greenfield, agricultural land which has not been developed before and unlikely to be contaminated. There are several farmsteads within the site where localised contamination may be an issue. However, on the basis of available evidence, it is considered unlikely that remediation measures would be required for most of this site in order to facilitate development. If subsequent evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Evidence shows the majority of this site consisting of Grade 3 agricultural land, with some Grade 4. There is no differentiation between Grades 3a and 3b so further assessment may be required to establish the proportion of Grade 3a BMV. Development of this large site would lead to a significant loss of mainly medium quality agricultural land. Where possible, any development on this site should be located to reduce the loss of BMV, with development of lower quality land instead. Given the likely scale of development, significant adverse effects would be anticipated.
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	The northern most point and south western part of the site sit within the Bristol Avon sand and gravel Mineral Safeguarding Area. The potential impact on the resource may be high and the potential resource is likely to be substantially sterilised. A significant area of the site could be lost but constraints could be overcome through mitigation, such as extraction of mineral prior to development.
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	<p>This is a large site and it is considered possible to incorporate sustainable waste management facilities and integrated recycling infrastructure into the layout and design of development. The nearest Household Recycling Centre to this site is just off J17 of the M4 some 9km away, with the Calne Household Recycling Centre some 10km away, so enabling sustainable waste management on-site would be the most effective and beneficial.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>

Assessment outcome (on balance): Moderate (significant) adverse effect

Summary of SA Objective 2

- A very large greenfield site containing mostly agricultural land of mostly Grade 3 quality, with some Grade 4. Very little previously developed land present.
- Site is located primarily on greenfield land which has not been developed before therefore unlikely to be contaminated. The various farmsteads within the site may have localised contamination which will require further assessment.
- The mineral resource within the site could be substantially sterilised but constraints could be overcome through mitigation, such as extraction of mineral prior to development. And such a loss would need to be considered against the potential benefits of developing the site.
- It is considered possible to incorporate sustainable waste management facilities and integrated recycling infrastructure into the layout and design of development.
- Site would be capable of delivering appropriate densities but will be influenced by the size of the site and the significant degree of landscape mitigation which will likely be required.
- Overall, given the significant size of this site and likely scale of loss of greenfield, agricultural land of medium quality, and likely mineral sterilisation that would occur, a moderate adverse effect is likely against this objective where mitigation would be problematic.

SA objective 3 - Use and manage water resources in a sustainable manner
Decision-Aiding Questions. Will the development site...

1. Protect surface, ground and drinking water quantity/quality?	<p>This site is not covered by any Source Protection Zones, Drinking Water Protected Areas, or Drinking Water Safeguard Zones.</p> <p>In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will still need to make suitable provision to protect and, where appropriate, improve local surface and groundwater quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses.</p> <p>Consideration should be given to the inclusion of sustainable drainage systems to control the risk of surface water flooding from impermeable surfaces.</p>
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	<p>This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required. Significant water infrastructure crosses the site. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.</p> <p>With regard to foul network capacity, it is likely that significant off-site infrastructure reinforcement would be required. A moderate offsite sewer would be required direct to the works. Significant foul water infrastructure crosses the site.</p> <p>With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. Any development should follow the surface water hierarchy: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer. Where infiltration is not a viable option then flows being released from the site would need a controlled discharge and to be agreed with the council on a site by site basis. Flows from greenfield sites should aim for 20% betterment over pre-developed discharge rates.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 3</p> <ul style="list-style-type: none"> • This site is not covered by any Source Protection Zones, Drinking Water Protected Areas, or Drinking Water Safeguard Zones. • Development of the site would still need to make necessary provision to prevent harm or pollution to any surface or groundwater. This is particularly the case when designing Surface Water Drainage Systems. • The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site. • With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required. Significant water infrastructure crosses the site. • With regard to foul network capacity, it is likely that significant off-site infrastructure reinforcement would be required. A moderate offsite sewer would be required direct to the works. Significant foul water infrastructure crosses the site. • With regards to the impacts of surface water discharges, stringent policy criterion would be required to address potential cumulative impacts of development. • Overall, given the increased demand on water resources and the need to make necessary provision to prevent harm or pollution to surface or groundwater, a moderate adverse effect is likely. 	
<p>SA objective 4 - Improve air quality and reduce all sources of environmental pollution Decision-Aiding Questions. Will the development site...</p>	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	<p>The scale of development likely on a site of this size will inevitably significantly increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. The level of transport infrastructure needed will also be significant, which is likely to increase levels of noise, light and vibration. Development will be taking place in an area which is currently open countryside, in agricultural use and with few roads or buildings.</p> <p>Mitigation measures could include locating higher density development nearer to existing built-up parts of Chippenham with lower density development located nearer to surrounding rural areas, minimising levels of light pollution through sensitive design and layout and locating new highways infrastructure so as to reduce</p>

	<p>noise, light and vibration levels on surrounding settlements. The River Avon corridor to the west and south of this site will need to be protected from noise and light pollution by leaving wide dark undeveloped buffer zones that will benefit wildlife.</p> <p>The site contains a number of working farms (including the keeping of livestock) with other possible associated commercial activity. As such there is a potential for both noise and odour. Developers will need to carry out noise and odour impact assessments in order to determine whether the noise/odour impacts are significant. It is very likely that in order to provide sufficient mitigation, there will need to be adequate physical separation of residential next to these farms/commercial areas. The site is also close to sewage treatment works so there may be odour implications which will need to be investigated by the developer and will require mitigation such as separation distance.</p>
<p>2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?</p>	<p>This is a large site extending out into open countryside south of Chippenham. Impacts on local air quality are most likely to arise from a significant increase in vehicle usage on existing roads and from any new highway infrastructure needed to serve the development.</p> <p>The centre of Chippenham has shown elevated levels of Nitrogen dioxide close to the Annual mean objective, particularly in the vicinity of Station Hill. There is a strong potential that an Air Quality Management Area (AQMA) would be required in this area. Development of this site is likely to increase traffic entering the town network to access facilities and shops and to reach other destinations more generally. Traffic from new development in this location would feed into the network of roads that goes through Chippenham, Calne, Corsham and Bradford on Avon, with potential to further contribute to elevation of emissions.</p> <p>In order to mitigate / prevent this risk, any future development proposals should contain measures to reduce or prevent this or for CIL/S106 contributions to enable the Council to put in place measures to reduce or prevent this. The availability of a range of reliable and accessible sustainable transport options will be required to help avoid significant impacts on local air quality. Air Quality assessment showing cumulative effects of this development on relevant receptors in locality would be required.</p>
<p>3. Lie within a consultation risk zone for a major hazard site or hazardous installation?</p>	<p>This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 4</p> <ul style="list-style-type: none"> • The scale of development likely on a site of this size will inevitably significantly increase levels of environmental pollution, including on air quality, noise, light and vibration. • The River Avon corridor to the west and south of this site will need to be protected from noise and light pollution by leaving wide dark undeveloped buffer zones that will benefit wildlife. • The site contains a number of working farms (including the keeping of livestock) with other possible associated commercial activity - as such there is potential for both noise and odour. • The site is also close to sewage treatment works so there may be odour implications which will need to be investigated by the developer and will require mitigation such as separation distance. • Impacts on local air quality are most likely to arise from a significant increase in vehicle usage on existing roads and from any new highway infrastructure needed to serve the development. • Traffic from new development in this location would feed into the network of roads that goes through Chippenham, Calne, Corsham and Bradford on Avon, with potential to further contribute to elevation of emissions. • The availability of a range of reliable and accessible sustainable transport options will be required to help avoid significant impacts on local air quality. • Overall, given the significant size of this site and the likelihood that activities within new development will have noise, air, light and vibration impacts, and potential for impacts on the AQMAs a moderate adverse effect is considered likely against this objective. 	
<p>SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) Decision-Aiding Questions. Will the development site...</p>	

<p>1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?</p>	<p>A site of this size has the potential to produce significant amounts of greenhouse gases through the construction and occupation of the development. However, mitigation measures can be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport.</p> <p>It would be possible for a development of this scale to include significant renewable energy generation, both within buildings and in areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
<p>2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?</p>	<p>It is considered possible for all new development to be located within Flood Zone 1. 14% of the site is unsuitable for "more vulnerable" development such as housing as it is in flood zone 3b, and a further 16% may also be unsuitable, subject to the exception test. The areas of significant and moderate flood risk are in proximity to the River Avon, to the west and south of the site. The site borders and is traversed by approximately 7 watercourses and although not all present a flood risk, they could affect where development can be located. Wide buffer zones should be left adjacent to watercourses with significant biodiversity enhancement and Green Infrastructure. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated.</p>
<p>3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?</p>	<p>There is significant flood risk to some of the site associated with both fluvial and pluvial surface water flooding, which may be exacerbated by climate change. There is minimal risk posed to the site from groundwater which suggests a surface water drainage strategy could be used on this site which uses extensive SUDs mechanisms. Vulnerability could be further minimised using flood defences and buffer zones.</p> <p>The highest fluvial risk on site, located in Flood Zone 3b (functional floodplain) covers 14% of the site whilst the highest pluvial risk on site covers 14% of the site. Flood risk is highest in the area around the south of the site and the north eastern and western corners. There is also an area in the centre of the site, east of Lower Lodge Farm which poses a high risk of pluvial flooding, associated with Cocklemore Brook. This would have to be addressed in a surface water drainage strategy. Although development could avoid these areas and avoid risk, it may worsen the risk elsewhere if surface water isn't managed sustainably. Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. A detailed Flood Risk Assessment and Surface Water Drainage Strategy would be required to identify and mitigate flood risk and to ensure flood risk isn't exacerbated elsewhere.</p>
<p>4. Promote and deliver resilient development that can adapt to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?</p>	<p>Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. Most of this site is located more than 1 km from the town centre inhibiting active travel to the town centre and ease of access to public transport.</p> <p>It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p> <p>The significant size of this site will allow for the provision of large areas of open space, but much of what is currently greenfield agricultural land will be developed. Sufficient land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. Minimal impact from groundwater levels allows for increased opportunity to use SUDs</p>

	features. Areas currently at risk of fluvial flooding should be protected with wide buffer zones that incorporate significant biodiversity enhancement and Green Infrastructure.
Assessment outcome (on balance): Minor adverse effect	
<p>Summary of SA Objective 5</p> <ul style="list-style-type: none"> • This is a large site, the majority of which is in Flood Zone 1. • Areas of significant and moderate flood risk are associated with the River Avon, to the west and south of the site. This means 16% of the site is potentially undevelopable. There is minimal risk posed to the site from groundwater. • Other, less significant watercourses traverse the site however these are not thought to pose a flood risk. • Wide buffer zones should be left adjacent to those watercourses with significant biodiversity enhancement and Green Infrastructure. • Flood risk could be exacerbated by climate change. Although development could avoid this area and avoid risk, it may worsen the risk elsewhere. • Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. • It would be possible for a development of this scale to include significant renewable energy generation, both within buildings and in areas of open space, and it is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Development of this significant sized site has the potential to significantly increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, although future development is likely to increase emissions, it is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. It is considered possible for new development to be in flood zone 1. However, given that there is some flood risk to the site, and that development could worsen flood risk elsewhere, a minor adverse effect is likely where mitigation would be achievable. 	
<p>SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy Decision-Aiding Questions. Will the development site...</p>	
<p>1. Support the development of renewable and low carbon sources of energy?</p>	<p>This site is of a considerable size and as such presents significant opportunities to support energy generation from renewable and low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that:</p> <ul style="list-style-type: none"> • maximises the potential for suitable development; • considers identifying suitable areas for renewable and low carbon energy sources; and • identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
<p>2. Be capable of connecting to the local Grid without the need for further investment?</p>	<p>The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained. Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on in order to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>It is thought that energy demand from a site of this size would be significant and could require substantial investment to reinforce the grid however any associated costs are likely to be proportionate to the number of homes being delivered. According to SSEN's generation availability map, the substations in Chippenham are constrained, therefore may need reinforcement to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Chippenham are also constrained, therefore could potentially struggle to withstand further</p>

	significant demand without reinforcement works. Further conversation with SSEN would be required to ensure connectivity to the grid. It is unknown how the site would be bought forward therefore further evidence would be required to understand whether investment in the grid would be required for a site of this size in Chippenham. If the site was able to support its own renewable energy, then the site would be less likely to depend on the grid.
3. Create economic and employment opportunities in sustainable green technologies?	It is considered that a site of this size could enable significant economic and employment opportunities in sustainable green technologies. There are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. And possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, it is more likely that undeveloped areas of the site would be used for open space, green infrastructure, and biodiversity net gain.
4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and also into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
Assessment outcome (on balance): Neutral effect	
<p>Summary of SA Objective 6</p> <ul style="list-style-type: none"> • There are no known details of future development schemes but there are opportunities for a site of this size to support energy generation from renewable and low carbon sources and create economic and employment opportunities in sustainable green technologies. • There will need to be a positive strategy for energy from these sources from developers and there are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. However, it is thought that undeveloped areas of the site may be used for different priorities. • New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site. • It is considered that the current energy infrastructure would potentially struggle to cope with the increased demand of this site, increasing the cost associated with reinforcing the grid. However further evidence is required to confirm this. As this is a large site the energy demand would be significantly higher than a smaller site. • If the site were to be bought forward with its own self-supporting local network through renewable energy generation, these costs could be significantly less. • Overall, given the opportunities for future renewable energy generation and the use of sustainable construction materials and sustainable green technologies, but considering the potential cost implications for increasing the demand on the grid, a neutral effect is likely against this objective. 	
<p>SA objective 7 - Protect, maintain and enhance the historic environment</p> <p>Decision-Aiding Questions. Will the development site...</p>	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks &	<p>Conservation – there are possible impacts on several designated and non-designated assets, including: setting of Grade I Bowood Registered Park and Garden and setting of Grade II Pewsham House, separate rural identity of Old Derry, impact on understanding of former canal route including Pewsham Locks, non-designated farmsteads and cottages in agricultural landscape, Grade II Lackham House and its designed landscape, Rowden Conservation Area and setting of Grade II and II* listed buildings and scheduled moated site at Rowden Manor.</p> <p>Further detailed heritage assessment will be required. The setting of non-designated Forest Farm will require consideration and the route of the former canal should be respected and remain legible. The setting of non-designated Middle Lodge Farm and farm cottages will require consideration.</p>

<p>Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?</p>	<p>The requirement to respect the setting of Lackham House is likely to preclude some or all development over the southern part of the site. Although not involving direct and clear 'substantial harm' the public benefit of development across this zone of the site appears highly unlikely to be such that it can outweigh the harm to the designated asset. The setting of the non-designated Lower Lodge Farm will require consideration.</p> <p>Part of the site lies within the conservation area and within the setting of the high-status designated group at Rowden Manor. This has already been impacted by development permitted to the west and further development on this rising land is likely to contribute to cumulative impact. Although not involving direct and clear 'substantial harm' the public benefit of any significant scale of development in this further area appears highly unlikely to be such that it can outweigh the harm to the designated assets.</p> <p>Archaeology – the site is located within the 100m buffer of a Scheduled Monument, moated site and fishponds east of Rowden Manor (NHL: 1013876). Other high value features include, undated enclosures, ditches and pits indicating potential settlement remains. Medium value features include potential medieval deer park and remains of Roman pottery. There are various features of low value, including ridge and furrow earthworks and disused canal, etc. Following further investigation, mitigation could include avoidance of high value archaeological remains across the site where preservation in situ is likely to be required. Mitigation strategy could include preservation and potential management strategy.</p> <p>Historic Environment - some parts of the site are considered to have highly sensitive historic landscape features, including post medieval meadows and a potential former deer park. A mitigation strategy could include avoidance of areas of highly sensitive surviving historic landscape character, specifically meadows along the west and north-west border of the site and surviving historic landscape features such as field patterns, hedgerows and mature trees, particularly to the north east, within future development.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?</p>	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design.</p> <p>No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. Whilst the site is located near to conservation areas and there are several listed buildings in the vicinity, it is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 7</p> <ul style="list-style-type: none"> • There are possible impacts on several designated and non-designated assets. Further detailed heritage assessment will be required prior to any application. • The requirement to respect the setting of Lackham House is likely to preclude some or all development over the southern part of the site. • Part of the site lies within the conservation area and within the setting of the high-status designated group at Rowden Manor. Further development on this rising land is likely to contribute to cumulative impact. Although not involving direct and clear 'substantial harm' the public benefit of any significant scale of development in this further area appears highly unlikely to be such that it can outweigh the harm to the designated assets. • Regarding archaeology, following further investigation, mitigation could include avoidance of high value archaeological remains across the site where preservation in situ is likely to be required. A mitigation strategy could also include preservation and a potential management strategy. • Regarding historic environment, some parts of the site are considered to have highly sensitive historic landscape features, including post medieval meadows and a potential former deer park. A mitigation strategy could include avoidance of areas of highly sensitive surviving historic landscape character. • Overall, a moderate adverse effect is considered most likely against this objective. 	

SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Decision-Aiding Questions. Will the development site...	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	No AONBs, national parks or other nationally designated landscapes cover this area. The Cotswolds AONB is approx. 5.5km to the west of this site with the North Wessex Downs AONB approx. 6.5km to the southeast. Significant impacts on nationally designated landscapes from development are not anticipated.
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>The site forms part of a predominantly pastoral landscape that extends around the south and east of Chippenham, through the river valley. The site is characterised by small to medium, largely geometric fields bounded by low hedgerows with occasional hedgerow trees, with some evidence of historic enclosure pattern particularly in the northwest and towards the south of the site. Mortimer's Wood lies to the north west of the site, which may be a small remnant block of ancient woodland connected with the former Pewsham Forest. The site is crossed by Cocklemore Brook which joins the river to the south of the site. Several field drains feed into this brook within the site from the north including some drains which are historically connected with the operation of the canal. A separate drainage system runs through the north of the site and discharges into the river north of the sewage works. A new Riverside Park is being created around Rowden Manor to the northwest of the site, as part of the Southwest Chippenham Strategic Site Allocation to the west of the site.</p> <p>The site has a predominantly rural character with scattered settlement comprising numerous farmsteads most of which are accessed from a narrow no through road (Forest Lane). Pewsham is a modern, suburban extension on elevated land. It is conspicuous in part, although mature woodland along the southern edge, including field boundary hedgerows with many mature oak trees within the site, provides a robust landscape buffer that effectively contains settlement and limits views of Chippenham's urban edge to provide a sense of separation from wider countryside. A sewage treatment works lies to the west of the site, located adjacent to and elevated above the river and encompassed by hedgerows and trees. Modern farm buildings at Lower Lodge Farm are prominent on elevated landform above the river. It is a generally simple rural landscape with some distinctive characteristics such as the riparian vegetation along the River Avon and historic hedgerow pattern that links with woodland that encompasses Chippenham to the north and Lackham House to the south. There is a strong sense of separation from the existing urban area created by the network of mature woodland, riparian vegetation and field boundary hedgerows that include mature and veteran Oaks. The landscape is in generally good condition and the features contribute to the moderate scenic quality particularly associated with the river corridor.</p> <p>Overall, the site is of generally medium landscape sensitivity to development, with higher sensitivity to the south and west of the site. The site has generally medium capacity to accommodate development, with more limited capacity to the south and west due to landscape features in good condition that contribute to tranquillity and separation of Chippenham from the River Avon and the limestone ridge and greensand hills to the southeast.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> • Potential for built form to be intrusive in the rural landscape setting and alter the sense of rural separation between Chippenham and rising distinctive landform of the limestone ridgeline and greensand hills extending from Naish Hill to Derry Hill to the southeast. • Potential loss of hedgerows, riparian vegetation and woodland that would alter the wooded character and historic enclosure pattern. • Potential loss of safeguarded canal routes. • Potential reduction of scenic quality, particularly considering the river corridor, woodland and nearby parkland features and expansive views from the limestone ridge/greensand hills. <p>Scope for mitigation includes the following:</p> <ul style="list-style-type: none"> • Avoid development on higher landform where it would be prominent in the wider landscape or create harsh new urban edges and skylines. • Avoid development in close proximity to the River Avon to retain a strong landscape buffer between existing and consented development areas as part of the wooded landscape setting to Rowden Manor in the west and Lackham House to the south. • Avoid development that would preclude the restoration of the Wilts and Berks Canal (impact upon its protected route).

	<ul style="list-style-type: none"> • Create a multi-functional green corridor between Pewsham and the site (along South of Pewsham Way), incorporating the existing wooded settlement edge and contributing to an appropriate transition and linking landscape between settlement areas. • Retain hedgerows, trees and woodland as part of a mature landscape framework, ensuring appropriate buffers to development, commensurate with the veteran status of the many mature field boundary oaks and small areas of woodland present in this area. • Retain rural views along key public rights of way and views across the river valley and towards the limestone ridge. • Retain and augment strategic green-blue corridors along the River Avon and Wilts and Berks Canal to protect the rural landscape setting and to retain / reinforce place shaping character.
3. Protect and enhance rights of way, public open space and common land?	<p>There is no public open space or common land within this site but there are a number of public rights of way that will need to be protected and enhanced, with significant opportunities to create new rights of way both into Chippenham and out into the open countryside, along with significant areas of public open space. A permissive cycle route follows the line of the historic route of the Wilts and Berks Canal along the eastern edge of the site up to Pewsham Locks from the south, before turning west towards the A4 Pewsham Way and then north along the river corridor towards the town centre. A small number of public rights of way link with this through the northern part of the site, north into Pewsham and east towards Derry Hill.</p> <p>There is opportunity to create biodiverse, accessible, and connected greenspaces through the development that connect with the existing public rights of way as part of the landscape strategy for the site.</p>
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 8 <ul style="list-style-type: none"> • No AONBs, national parks or other nationally designated landscapes cover this area. The Cotswolds AONB is approx. 5.5km to the west of this site with the North Wessex Downs AONB approx. 6.5km to the southeast. Significant impacts on nationally designated landscapes from development are not anticipated. • The site forms part of a predominantly pastoral landscape that extends around the south and east of Chippenham, through the river valley. The site is characterised by small to medium, largely geometric fields bounded by low hedgerows with occasional hedgerow trees, with some evidence of historic enclosure pattern. • The site has a predominantly rural character with scattered settlement comprising numerous farmsteads most of which are accessed from a narrow no through road (Forest Lane). • There is no public open space or common land within this site but there are several public rights of way that will need to be protected and enhanced. • The site is of generally medium landscape sensitivity to development, with higher sensitivity to the south and west of the site. The site has generally medium capacity to accommodate development, with more limited capacity to the south and west. • Development is considered likely to have a moderate adverse effect on the SA objective overall. 	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures Decision-Aiding Questions. Will the development site...	
1. Provide an appropriate supply of affordable housing?	<p>The record of delivery of homes in the town has been below planned levels over the WCS plan period but has more recently shown increased numbers of housing completions. Existing local planning policy requires 30-40% affordable housing to be delivered across sites in Wiltshire, but current rates of house building and the proportion of affordable housing delivery at the town suggest that achieving these levels may be difficult for Chippenham as a whole. There is topographical variation across this site, which may lead to a reduction in site capacity in some areas. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a significant number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Chippenham.</p>
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	<p>There is a large area close to the western and southern boundaries, and smaller areas towards the centre of the site, that have contours at greater than 1:20 gradient. However, the remaining area of level ground is substantial and there is significant potential for wide ranging housing delivery. Should this large site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a wide range of housing needs and types. The site has potential to deliver a significant amount of high quality, sustainable homes of different types and tenures. The development of this site would have significant benefits in terms of providing for the housing needs of a wide cross-section of the community.</p>

Assessment outcome (on balance): Major (significant) positive effect

Summary of SA Objective 9

- Notwithstanding any mitigation that may be required which results in a reduced developable area, this large site could bring forward a significant amount of affordable housing alongside market homes.
- Development could deliver high-quality and inclusive design.
- A significant number of homes of different sizes, types and tenures could be delivered as part of the development.
- Overall, a major positive effect is considered likely against this objective.

SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities
Decision-Aiding Questions. Will the development site...

<p>1. Maximise opportunities for affordable homes and job creation within the most deprived areas?</p>	<p>The IMD 2019 indicate that the site is covered by three Lower Layer Super Output Areas. These are subject to lower levels of deprivation, while land to the north is situated in an area with very low deprivation.</p> <p>A development of this size could have significant benefits through new jobs and affordable homes for Chippenham as a whole including areas subject to the most deprivation.</p> <p>Taking account of the size of this site and it's potential to deliver up to 8700 homes, it could deliver a large number of affordable housing, helping to meet the needs of those on low incomes or who cannot afford to buy their own home.</p> <p>There would be significant social and economic benefits for the Chippenham area through housing provision, short-term construction jobs and a significantly larger workforce for local businesses.</p>
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<p>2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?</p>	<p>The northern most part of this site lies approximately 0.5km away from the town centre boundary. However, the southernmost part of this site lies approximately 3km away from Chippenham town centre. When assessed as a whole this site is less connected to the town centre. Any development on this site would need to incorporate sustainable transport options that would serve all parts of the site. Additionally, a development of this size is likely to be able to include public open space, amenity space and Green Infrastructure. Opportunities to create and enhance walking and cycling routes along the River Avon should be undertaken to improve accessibility into the town centre.</p> <p>Development at this site could create a need to accommodate an additional 810-1134 early years places, 1932-2704 primary school places and 1371-1919 secondary places. Given that there is no additional capacity identified at existing schools due to planned development, there would be a requirement to provide a 60-place nursery at each new primary school, of which seven new 2FE primary schools on sites of at least 2ha would be required to meet the upper end of the proposed dwellings. Additionally, this higher end of the range would require seven 100 place full day care nurseries or smaller provisions and land to accommodate these. Secondary school places are likely to be met by expansion of existing secondary schools but a new secondary school site will still need to be safeguarded, capable of accommodating 10FE plus 300 Sixth Form places. Given the size of this site it is likely that these facilities could be provided as part of the development on site.</p> <p>The northern part of the site is well connected to Chippenham Community Hospital and Rowden Surgery, being within 1km of these. But south-eastern areas of the site are less well connected to these with the southern boundary being some 2.5km away. Additionally, GP provision at Lodge Surgery is more accessible from the eastern area of the site and is undergoing internal redevelopment to support additional patients. The redevelopment of Chippenham Community Hospital was agreed as part of the Chippenham Site Allocations Plan, but this has not come forward. In 2016 and 2020 all but one of the GP surgeries in Chippenham were analysed as being subject to negative capacity gaps, with these being forecast to increase during the period up to 2026. The scale of development that could come forward on this site may be capable of bringing forward onsite healthcare facilities. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.</p>
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<p>3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?</p>	<p>There are opportunities within this site to promote the enhancement of Mortimer's Wood Nature Reserve and existing onsite public rights of way: CHIP40, CHIP41 and CHIP49. Given the scale of the site there are opportunities to dedicate land for the for enhanced recreation, conservation and amenity space, accessible to the wider community.</p> <p>Existing offsite, but adjoining assets include the River Avon green infrastructure corridor and public rights of way: CHIP1, CHIP5, CHIP19, CHIP42, CALW83, LACO39 and LACO9. These could benefit from enhancement though the development of this site for housing and/or employment development.</p> <p>Due to the scale of this site, development would be capable of delivering a sizeable amount of new public open space and additional community facilities. New community, healthcare, education and recreational facilities will be required to serve a development of up to potentially 8700 homes on this site in locations that are accessible by sustainable modes of transport to all residents.</p>
<p>4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?</p>	<p>Development of this site in Chippenham is unlikely to reduce rural isolation to any great extent as the housing will be located at Chippenham and will be meeting the needs of Chippenham primarily. However, new development could provide significant affordable housing for those people living in surrounding rural areas who cannot afford rural house prices and there will be new education, healthcare and community facilities which rural residents could access. Public transport services will need to be extended to serve this new development and this could also benefit people in rural areas.</p>
<p>Assessment outcome (on balance): Moderate (significant) positive effect</p>	
<p>Summary of SA Objective 10</p> <ul style="list-style-type: none"> • Development on this site would be less likely to lead to social benefits in a more deprived area. • A site of this size could deliver a high level of affordable homes, alongside employment land, community facilities, public open space, amenity greenspace and services, such as schools. • Onsite education provision would be required to support population growth arising from this site. A new Secondary school site would need to be safeguarded. • It is likely that healthcare provision would also be required onsite. This could be met through contributions towards offsite provision if not achievable onsite. • There are opportunities to enhance existing green infrastructure assets on and adjoining the site, including the enhancement of public rights of way to create better connectivity through sustainable modes of transport. • This site would be unlikely to lead to a significant reduction of rural isolation but could have some benefits for rural communities. • Overall, this site is considered to have a likely moderate positive effect. 	
<p>SA objective 11 - Reduce the need to travel and promote more sustainable transport choices Decision-Aiding Questions. Will the development site...</p>	
<p>1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?</p>	<p>The significant size of this site would suggest that a mixed-use development involving residential, employment and other uses could be achieved that may help reduce the need to travel. On-site employment, health, retail, education and other facilities would be required to reduce out-commuting and reduce impacts on existing roads.</p> <p>Accessibility by Mode: Like site 1, Site 2 is so vast that much of its accessibility demands will need to be delivered within its own confines. In this regard, the site will need to provide employment, education, health and retail opportunities. With further regard to health access opportunities, it is acknowledged that the Rowden Park development would not currently facilitate access for site 2 direct to Chippenham Community Hospital and hence further opportunities to bridge the gap are required; these will need to include bespoke provision of bus service provision and/or footway/cycleway across third party land – it should be acknowledged that such a provision would need to bridge the river Avon.</p>
<p>2. Provide suitable access and not</p>	<p>Number of Networks/Access Points: As per Site 1, which is comparable in scale. The proposed development is of such a scale that its traffic generation would be likely to require new road infrastructure to link the A4 to the south to the A350 to the north, but also with an A4 to A350 link to the south of Chippenham. Guidance</p>

<p>significantly exacerbate issues of local transport capacity?</p>	<p>(RR67) suggests that an unimpeded traffic lane (3.65m wide) can accommodate circa. 1800 vehicles per hour and with AM peak outbound traffic from the development amounting to up to 3,926 vehicles per hour (at 0.45 vehicles per dwelling outbound), more than two unimpeded outbound lanes (total 3600 vehicles) are required. When adding on additional background traffic and existing congestion points a full strategic circular route of Chippenham would be required to accommodate the development, allowing for connections onto the A4, but also access to the A350 to both the north and south of Chippenham. Without the full circular route, it is also considered highly likely that existing and proposed junction infrastructure would not cope with the traffic generation.</p> <p>Local Constraints: The development is of such a scale that local constraints are varied and widespread and will include capacity insufficiencies in the Town Centre and onto the Principal Road network. The site also requires access to two or more roads to accommodate generated traffic capacity.</p> <p>Site Specific Mitigation: On-site employment, health and education facilities to reduce out-commuting. Bus service provision, internal bus priority (including bus only routes) Completion of Rail Station capacity enhancements Pewsham Way Capacity enhancements Delivery of Eastern and Southern Relief Road</p> <p>Necessary Strategic Mitigation: Capacity enhancements through Calne Town Centre (distribution along A4 will have implications for Calne), M4 Junction 17 Major Road Network capacity scheme and contributions to Melksham Bypass Major Road Network scheme.</p>
<p>3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?</p>	<p>Pedestrian/Cycle: The site is crossed by a few public rights of way however, according to public rights of way records, none of these would provide for or improve access to the Town Centre and necessary facilities; aerial photography however indicates the Avon Valley Walk being on the eastern side of the River Avon, rather than the west, and hence it would accommodate access for the site to Avenue La Fleche. If access to the Avon Valley Walk and Avon crossing facilities are achievable to infrastructure in Rowden Park, then this may resolve some of the Hospital accessibility. Furthermore, like Pewsham Way, Avenue Le Fleche has no pedestrian or cyclist infrastructure and hence such provision should be against this site to facilitate access to the Quiet Street network at Wood Lane.</p> <p>Notwithstanding this, like site 1, the scale of this site is likely to present a reliance upon public transport to access the Town Centre and local facilities.</p> <p>Bus: Pewsham Way, which would form direct access to the site, forms a peripheral route to the existing communities of Chippenham and hence it is not currently attractive to the delivery of commercially viable regular stopping service provision. In this regard, this site will not benefit from the extension of current service provision and comprehensive service strategy will need to be developed. Furthermore, like site 1, the scale of site 2 is vast and hence its internal network should include bus priority schemes, including a bus priority expressway; wherever possible, this should cross the River Avon to access the Hospital. Also, like site 1, the site will generate a need for a minimum of 4 new buses at a total cost of £12,000,000+.</p> <p>Rail: The Rail Station is subject to 7 phases of proposed improvements, including improved accessibility, capacity, parking and development of surrounding land for commercial and residential uses. These works are necessary to accommodate current planned growth in Chippenham and further mitigation would be required to accommodate 620* extra train passengers generated by the proposed development. Note*: based upon Census population of Economically Active Residents by dwelling density and percentage method of journey to work ignoring those that do not travel.</p> <p>Service Vehicles: Pewsham way is sufficient to accommodate service vehicles.</p>

	<p>Car: The proposed development may gain numerous access points along Pewsham Way; however, these points would only result in pinch points at junctions with London Road and Avenue La Fleche. It is further acknowledged that with a vehicle trip generation of over 5000 vehicles per hour that the current single lane per direction of Pewsham Way will not have sufficient capacity to accommodate the development and further access points to other roads and corridors is necessary.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> • As per Site 1, which is comparable in scale. The proposed development is of such a scale that its traffic generation would be likely to require new road infrastructure to link the A4 to the south to the A350 to the north, but also with an A4 to A350 link to the south of Chippenham. • The development is of such a scale that local constraints are varied and widespread and will include capacity insufficiencies in the Town Centre and onto the Principal Road network. The site also requires access to two or more roads to accommodate generated traffic capacity. • Overall, a moderate adverse effect is considered likely against this objective. 	
<p>SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth Decision-Aiding Questions. Will the development site...</p>	
<p>1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?</p>	<p>The northern most part of this site lies approximately 0.5km away from the town centre boundary and as such it is more accessible through walking and cycling. However, the southernmost part of this site lies approximately 3km away from Chippenham town centre. Some parts of the site benefit from good accessibility to local facilities in Pewsham and Chippenham town centre. There will need to be excellent sustainable transport options available to serve all parts of this site to the town centre.</p> <p>The site is significantly sized and would have great benefits for supporting the town centre, including supporting the redevelopment of the station hub and helping to bring forward redevelopment in the town centre through new users and investment in this location.</p>
<p>2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?</p>	<p>A site of this size could be capable of delivering onsite employment land as part of a mixed-use development. This provision could incorporate a variety of employment land to meet wide ranging needs. Development at this site could help to support existing employment areas, including Langley Park employment area. Development of the site would not lead to any loss of protected employment land and could support the provision of new employment to meet a significant range of needs. The site benefits from access to the A4, but opportunities should be taken to ensure all parts of the site are accessible by sustainable modes of transport, including extending existing public transport services to the town centre and to Langley Park. Improvements of the connectivity across and around the site will be required to ensure that users of any development can benefit from Chippenham's excellent transport connections, with there being a need to enhance and promote sustainable and active transport options.</p>
<p>3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?</p>	<p>This site could provide significant new housing, including affordable housing, employment and community facilities and associated infrastructure that will help support the local economy and economic growth, including new highway infrastructure. While the town currently boasts excellent regional transport connectivity, there is a need to support and improve the local network to reduce congestion. Opportunities to enhance local transport infrastructure, including the sustainable transport network should be considered as a part of any development at this site.</p> <p>This site is of a considerable size and as such presents opportunities to support energy generation from renewable and low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers. It is considered that a site of this size could enable significant economic and employment opportunities in sustainable green technologies.</p>

4. Promote a balance between residential and employment development to help reduce travel to work distances?	A site of this size could provide mixed-use development that includes a balance of employment and residential land to meet a wide range of needs, including those arising from existing residential development off of London Road. This could help reduce the need to travel but there will still need to be significant investment in sustainable transport modes linking to the town centre and railway station for those people who work elsewhere.
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Assessment outcome (on balance): Major (significant) positive effect

<p>Summary of SA Objective 12</p> <ul style="list-style-type: none"> • While the north of this site is well related to the town centre for walking and cycling, sustainable transport improvements would be required to ensure sufficient access to the town centre and existing local facilities as part of any development on this site. • A development of this size could deliver a mixed-use development incorporating employment land. But development and local population growth could also support existing employment land in Chippenham, such as Langley Park and Bath Road Industrial Estate, given that sustainable transport linkages were made to these. • There will be opportunities to ensure that development at this site looks to enhance any existing local infrastructure as well as introducing new infrastructure onsite, additional opportunities to introduce renewable energy to the development should be pursued as part of creating economic opportunities within the development. • Overall, a major positive effect is likely to arise from development on this site for Objective 12.
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<p>Site Number and SHELAA ref(s): Site 3 (SHELAA sites 473, 808) Site name: Land east of access to Lackham College Site size: 42.5ha Site capacity: approximate range 921 - 1289 dwellings Site description: This site is located to the south of Chippenham adjacent to the Chippenham Site Allocations Plan South West Chippenham strategic allocation (CH1). Most of the site is in agricultural use. The River Avon forms the eastern boundary of the site, with the A350 and B4528 to the west, Showell Nurseries is to the north and the railway line to the north-west.</p>
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SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses
Decision-Aiding Questions. Will the development site...

1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	<p>The site is made up of agricultural land, predominantly pasture. Bristol Avon River CWS runs along the eastern boundary of the site. The railway corridor runs north-south on the western edge of the site. Both corridors provide commuting and foraging for a range of wildlife species and connectivity between different areas of habitat in the sider landscape. Priority habitat type is running water.</p> <p>There are opportunities to connect the railway corridor to the river corridor by planting a continuous east-west area or by block planting providing stepping stones. NB such stepping stones within urbanised areas would need to be unlit. The inclusion of the buffer zones is to ensure avoidance of impacts. In addition to this, mitigation for loss of pastoral land of relatively low ecological value could be provided through enhancement of retained features within individual sites.</p> <p>Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.</p>
2. Protect and enhance designated and non-designated sites,	There is one ecological designation associated with the site, Bristol River Avon County Wildlife Site and priority habitats include running water. The Bristol River Avon CWS runs along the eastern boundary of the site and the railway corridor runs north-south on the western edge of the site. Both these corridors provide commuting

<p>priority species and habitats and protected species?</p>	<p>and foraging for a range of wildlife species and connectivity between different areas of habitat in the wider landscape area. 50m buffer zones for all water courses and the railway line will be required. This may significantly reduce the potential capacity of the sites.</p> <p>There is potential for adverse impacts to water quality within Bristol Avon CWS and disturbance of wildlife using the riparian corridor (including a number of European Protected Species).</p> <p>Development of the site has the potential to increase recreational pressure upon identified protected species, habitats, and designated/non-designated biodiversity features in the local area and this must be assessed and mitigated accordingly.</p>
<p>3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?</p>	<p>There are no LGS in proximity to this site which are likely to be affected by development.</p>
<p>4. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example:</p> <ul style="list-style-type: none"> - Corridors on site, such as the railway, hedgerows and Bristol Avon River CWS provide commuting and foraging for a range of wildlife species and connectivity between different areas of habitat in the wider landscape area. - The inclusion of buffer zones to ensure avoidance of impacts. <p>In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site would have the potential to make suitable provision for buffers to recognised green/water course corridors. Protection should be given to mature hedgerows and trees along the boundaries of the site where possible. Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of public open space which may give opportunities for biodiversity enhancement.</p> <p>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multifunctional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.</p>
<p>Assessment outcome (on balance): Minor adverse effect</p>	
<p>Summary of SA Objective 1</p> <ul style="list-style-type: none"> • The River Avon and railway corridor provide commuting and foraging for a range of wildlife species and connectivity between different areas of habitat in the wider landscape. • There are opportunities to connect the railway corridor to the river corridor by planting a continuous east-west area or by block planting providing stepping stones. • A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and overall layout and design should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. • 50m buffer zones for all watercourses and the railway line will be required. • There is potential for adverse impacts to water quality within Bristol River Avon County Wildlife Site and disturbance of wildlife using the riparian corridor (including European Protected Species). • Overall, a minor adverse effect is likely against this objective. 	
<p>SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings Decision-Aiding Questions. Will the development site...</p>	

<p>1. Ensure development maximises the efficient use of land?</p>	<p>It is considered that the development of this site would be capable of delivering appropriate densities, and therefore helping to make efficient use of land, in line with local planning policy and available evidence.</p> <p>Development density will be influenced by the size of the site and the significant degree of landscape mitigation which will likely be required due to the site's size, location extending out into open countryside to the south of Chippenham, the presence of the River Avon and associated flood risk areas which will not be developable, presence of the Sewage Treatment Works which may require a buffer zone and views in/out of the site, particularly from the south-east.</p> <p>New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.</p>
<p>2. Maximise the reuse of Previously Developed Land?</p>	<p>This site contains very little PDL. The majority of the site is agricultural land. Opportunities for maximising PDL are therefore limited.</p>
<p>3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?</p>	<p>This site is located primarily on greenfield, agricultural land which has not been developed before and is unlikely to be contaminated. However, on the basis of available evidence, it is considered unlikely that remediation measures would be required for most of this site in order to facilitate development. If subsequent evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.</p>
<p>4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?</p>	<p>Evidence shows that this site consists of roughly equal amounts of Grades 1, 2, 3 and 4 agricultural land. There is no differentiation between Grades 3a and 3b so further assessment may be required to establish the proportion of Grade 3a BMV. Development of this site therefore would likely lead to a significant loss of the highest quality agricultural land. Where possible, any development on this site should be located to reduce the loss of BMV, with development of lower quality land instead. Given the likely loss of the highest quality agricultural land, significant adverse effects would be anticipated.</p>
<p>5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?</p>	<p>The eastern third part of the site lies within the Bristol Avon sand and gravel Mineral Safeguarding Area. The potential impact on the resource will be high and the potential resource would be substantially sterilised. A significant area of the site could be lost but constraints could be overcome through mitigation (such as extraction of mineral prior to development).</p>
<p>6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?</p>	<p>This is a medium-sized site and it is considered possible to incorporate sustainable waste management facilities and integrated recycling infrastructure into the layout and design of development. The nearest Household Recycling Centre to this site is just off J17 of the M4 some 10km away, with the Calne Household Recycling Centre some 15km away, so enabling sustainable waste management on-site would be the most effective and beneficial.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	

<p>Summary of SA Objective 2</p> <ul style="list-style-type: none"> • A medium-sized site consisting of roughly equal amounts of Grades 1, 2, 3 and 4 agricultural land. Very little previously developed land present. Development of this site therefore would likely lead to a significant loss of the highest quality agricultural land. • Site is located primarily on greenfield land which has not been developed before and therefore is unlikely to be contaminated. • The mineral resource within the site could be substantially sterilised but constraints could be overcome through mitigation, such as extraction of mineral prior to development. And such a loss would need to be considered against the potential benefits of developing the site. • It is considered possible to incorporate sustainable waste management facilities and integrated recycling infrastructure into the layout and design of development. • Site would be capable of delivering appropriate densities but will be influenced by the degree of landscape mitigation which will likely be required. • Overall, given the likely scale of loss of the highest quality agricultural land, and likely mineral sterilisation that would occur, a moderate adverse effect is likely against this objective. 	
<p>SA objective 3 - Use and manage water resources in a sustainable manner</p> <p>Decision-Aiding Questions. Will the development site...</p>	
<p>1. Protect surface, ground and drinking water quantity/quality?</p>	<p>Approximately 40% of this site is covered by Source Protection Zone 2 which is the outer protection zone. Therefore, it does not require an assessment as to whether it poses an unacceptable risk to the source of supply. This zone is defined by the 400-day travel time from pollutant to source. The 400-day travel time is based loosely on consideration of the minimum time required to provide delay, dilution, and attenuation of slowly degrading pollutants. The site is not covered by Drinking Water Protected Areas or Drinking Water Safeguard Zones.</p> <p>In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses.</p> <p>Consultation with the Environment Agency may be required to determine the likely effects of development within the areas identified within the Source Protection Zones. Reference should also be made to Wiltshire Council's Groundwater Management Strategy 2016. Consideration should be given to the inclusion of sustainable drainage systems to control the risk of surface water flooding from impermeable surfaces. As this site covers a Source Protection Zone, the extent to which Sustainable Drainage systems can be used may be affected.</p>
<p>2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?</p>	<p>This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.</p> <p>With regard to foul network capacity, it is likely that significant off-site infrastructure reinforcement would be required. Depending on the scale of development west of the River Avon, works may be required to the twin syphons crossing beneath the river.</p> <p>With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. Any development should follow the surface water hierarchy: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer. Where infiltration is not a viable option then flows being released from the site would need a controlled discharge and to be agreed with the council on a site by site basis. Flows from greenfield sites should aim for 20% betterment over pre-developed discharge rates.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 3</p> <ul style="list-style-type: none"> • The site is partially covered (approximately 40%) by Source Protection Zone 2, meaning there is a 400-day travel time from pollutant to source. • Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. This is particularly the case when designing surface water drainage systems where techniques such as attenuation and infiltration may be limited. • The site does not cover a Drinking Water Protected Area or Drinking Water Safeguard Zone. 	

- The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.
- With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required.
- With regard to foul network capacity, it is likely that significant off-site infrastructure reinforcement would be required. Depending on the scale of development west of the River Avon, works may be required to the twin syphons crossing beneath the river.
- With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development.
- Overall, given the increased demand on water resources, and the proximity of the site to Source Protection Zone 2, a moderate adverse effect is likely.

SA objective 4 - Improve air quality and reduce all sources of environmental pollution
Decision-Aiding Questions. Will the development site...

<p>1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?</p>	<p>Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases, in an area of open countryside. New transport infrastructure will also be needed, which is likely to increase levels of noise, light and vibration. However, this site already has potential access to the A350 so some large-scale highway infrastructure may not be necessary. The A350 will also already impact on this area somewhat in terms of noise and light pollution.</p> <p>Mitigation measures could include locating higher density development towards the north and west of the site, nearer to the existing CSAP strategic allocation and the A350, with lower density development located to the south and east of the site. Levels of light pollution could be minimised through sensitive design and layout and locating new highways infrastructure so as to reduce noise, light and vibration levels on surrounding rural areas. The River Avon corridor and areas of woodland to the east and south of this site should be protected from noise and light pollution by leaving wide, dark undeveloped buffer zones that will benefit wildlife. The site contains a working farm and nurseries and developers will need to carry out appropriate assessments to determine whether any impacts are significant. The site is also close to sewage treatment works so there may be odour implications which will need to be investigated by the developer and will require mitigation such as separation distance.</p> <p>Due to proximity of the A350, the proposed design of residential amenity should follow the principals of ProPG - Professional Practice Guidance on Planning & Noise Guidance for new residential development and ensure noise impacts are incorporated into the early design stages.</p>
<p>2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?</p>	<p>This site extends out into open countryside south of Chippenham. Impacts on local air quality are most likely to arise from a significant increase in vehicle usage on existing roads and from any new highway infrastructure needed to serve the development.</p> <p>The centre of Chippenham has shown elevated levels of Nitrogen dioxide close to the Annual mean objective, particularly in the vicinity of Station Hill. There is a strong potential that an Air Quality Management Area (AQMA) would be required in this area. Development of this site is likely to increase traffic entering the town network to access facilities and shops and to reach other destinations more generally. Traffic from new development in this location would feed into the network of roads that goes through Chippenham, Calne, Corsham and Bradford on Avon, with potential to further contribute to elevation of emissions.</p> <p>In order to mitigate / prevent this risk, any future development proposals should contain measures to reduce or prevent this or for CIL/S106 contributions to enable the Council to put in place measures to reduce or prevent this. The availability of a range of reliable and accessible sustainable transport options will be required to help avoid significant impacts on local air quality. Air Quality assessment showing cumulative effects of this development on relevant receptors in locality would be required.</p>

3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 4</p> <ul style="list-style-type: none"> • This site extends out into open countryside south of Chippenham. Impacts on local air quality are most likely to arise from a significant increase in vehicle usage on existing roads and from any new highway infrastructure needed to serve the development. • The site has potential access to the A350 so some large-scale highway infrastructure may not be necessary and the A350 will already impact on this area somewhat in terms of noise and light pollution. • The availability of a range of reliable and accessible sustainable transport options will be required to help avoid significant impacts on local air quality. • Traffic from new development in this location would feed into the network of roads that goes through Chippenham, Calne, Corsham and Bradford on Avon, with potential to further contribute to elevation of emissions. • The scale of development likely on a site of this size will inevitably significantly increase levels of environmental pollution, including on air quality, noise, light and vibration. • The River Avon corridor and areas of woodland to the east and south of this site should be protected from noise and light pollution by leaving wide, dark undeveloped buffer zones that will benefit wildlife. • The site contains a working farm and nurseries and developers will need to carry out appropriate assessments to determine whether any impacts are significant. • The site is also close to sewage treatment works so there may be odour implications which will need to be investigated by the developer and will require mitigation such as separation distance. • Overall, given the size of this site and the likelihood that activities within new development will have noise, air, light and vibration impacts, and potential impacts on the AQMAs a moderate adverse effect is considered likely against this objective. 	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) Decision-Aiding Questions. Will the development site...	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	<p>A site of this size has the potential to produce large amounts of greenhouse gases through the construction and occupation of the development, although this is thought to be far less than bigger sites. Mitigation measures can be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport.</p> <p>Although this site isn't as large as others, it would still be possible for a development of this scale to include significant renewable energy generation, both within buildings and in areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into.</p> <p>To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within	It is considered possible for all new development to be located within Flood Zone 1. 16% of the site is unsuitable for "more vulnerable" development such as housing as it is in flood zone 3b, and a further 18% may also be unsuitable, subject to the exception test. The areas of significant and moderate flood risk are to the east of the site, adjacent to the River Avon. The site borders and is traversed by approximately 3 watercourses and although not all present a flood risk, they could affect where development can be located.

<p>Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?</p>	<p>Wide buffer zones should be left adjacent to those watercourses with significant biodiversity enhancement and Green Infrastructure. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated.</p>
<p>3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?</p>	<p>There is a significant risk posed to 40% of the site due to high groundwater levels. This means groundwater levels are less than 0.25m below ground level. A further 14% of the site has a medium risk and has groundwater levels between 0.25 and 0.5m below ground level. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required.</p> <p>There is also significant flood risk associated with both fluvial and pluvial surface water flooding, which is exacerbated by climate change. Vulnerability could be minimised using flood defences and buffer zones.</p> <p>The highest fluvial risk on site, located in Flood Zone 3b (5% chance of flooding each year) covers 16% of the site whilst the highest pluvial risk on site covers 14% of the site. Flood risk from surface water, both fluvial and pluvial is highest in the area to the right of the site, adjacent to the River Avon and along the tributary which transverses the site from west to east. Although development could avoid these areas and avoid risk, it may worsen the risk elsewhere if surface water isn't managed sustainably.</p> <p>Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. A detailed Flood Risk Assessment and Surface Water Drainage Strategy would be required to identify and mitigate flood risk and to ensure flood risk isn't exacerbated elsewhere.</p>
<p>4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?</p>	<p>Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located further than 1 km from the town centre inhibiting active travel to the town centre and ease of access to public transport.</p> <p>It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p> <p>This site isn't as large as some of the other sites in Chippenham, therefore there may not be as much provision of large areas of open space, however there won't be as much development of what is currently greenfield agricultural land. Enough land would need to be set aside for robust surface water management to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. However, some commonly used sustainable drainage techniques will not be able to be used across some of the site due to high groundwater levels. Areas currently at risk of fluvial flooding should be protected with wide buffer zones that incorporate significant biodiversity enhancement and Green Infrastructure.</p>

Assessment outcome (on balance): Moderate (significant) adverse effect

- Summary of SA Objective 5**
- The majority of the site is located in Flood Zone 1.
 - Areas of significant and moderate fluvial flood risk are associated with the River Avon to the east of the site. This means 18% of the site is potentially undevelopable.
 - Wide buffer zones should be left adjacent to those watercourses with significant biodiversity enhancement and Green Infrastructure.

<ul style="list-style-type: none"> • Flood risk could be exacerbated by climate change. Although development could avoid this area and avoid risk, it may worsen the risk elsewhere. • Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. • There is also a significant risk associated with shallow groundwater under 40% of the site. This would inhibit the use of some sustainable draining methods. • It would be possible for this development to include renewable energy generation, both within buildings and in areas of open space, and it is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Although the size of this site may not lend itself to large amounts of renewable energy opportunity, it also has the potential to produce significantly less greenhouse gas emissions than one of the larger sites in Chippenham. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, this site would produce fewer emissions than some of the larger sites in Chippenham. It is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. It is considered possible for new development to be in Flood Zone 1. However, given the flood risk and the high groundwater levels, which could inhibit the use of SUDs and thus worsen flood risk elsewhere, a moderate adverse effect is likely where mitigation would be problematic. 	
<p>SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy Decision-Aiding Questions. Will the development site...</p>	
1. Support the development of renewable and low carbon sources of energy?	<p>This is one of the smaller sites in Chippenham however it's size still presents opportunities to support energy generation from renewable and low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that:</p> <ul style="list-style-type: none"> • maximises the potential for suitable development; • considers identifying suitable areas for renewable and low carbon energy sources; and • identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be capable of connecting to the local Grid without the need for further investment?	<p>The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained.</p> <p>Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>It is thought that energy demand from a site of this size would be significant and could require substantial investment to reinforce the grid however any associated costs are likely to be proportionate to the number of homes being delivered. According to SSEN's generation availability map, the substations in Chippenham are constrained, therefore may need reinforcement to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Chippenham are constrained, therefore could potentially struggle to withstand further significant demand without reinforcement works. Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>It is unknown how the site would be bought forward therefore further evidence would be required to understand whether investment in the grid would be required for a site of this size in Chippenham. If the site was able to support its own renewable energy, then the site would be less likely to depend on the grid.</p>
3. Create economic and employment opportunities in	<p>It is considered that a site of this size could enable some economic and employment opportunities in sustainable green technologies. There are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. And possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, it is more likely that undeveloped areas of the site would be used for open space, green infrastructure, and biodiversity net gain.</p>

sustainable green technologies?	
4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and also into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
Assessment outcome (on balance): Neutral effect	
<p>Summary of SA Objective 6</p> <ul style="list-style-type: none"> • There are no known details of future development schemes but there are opportunities for a site of this size to support some energy generation from renewable and low carbon sources and create economic and employment opportunities in sustainable green technologies. • There will need to be a positive strategy for energy from these sources from developers and there are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. However, it is thought that undeveloped areas of the site may be used for different priorities. • New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site. • It is considered that the current energy infrastructure would struggle to cope with the increased demand of this site, increasing the cost associated with reinforcing the grid. However further evidence is required to confirm this. As this is a large site the energy demand would be significantly higher than a smaller site. • If the site were to be bought forward with its own self-supporting local network through renewable energy generation, these costs could be significantly less. • Overall, given the opportunities for future renewable energy generation and the use of sustainable construction materials and sustainable green technologies, but considering the potential cost implications for increasing the demand on the grid, a neutral effect is likely against this objective. 	
<p>SA objective 7 - Protect, maintain and enhance the historic environment</p> <p>Decision-Aiding Questions. Will the development site...</p>	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage	<p>Conservation – potential impacts include those on the Grade II listed Showell Farm and its individually listed farm buildings and the approach to Grade II Lackham country house and Grade II lodge.</p> <p>Showell Farm is a large multi-yard farmstead with good survival of significant buildings. Parts of this site wrap around the farmstead causing complete loss of setting. Farmsteads have a fundamental relationship with their surrounding hinterland and mitigation is likely to be difficult. The site includes a significant area of the remaining agricultural setting of Showell Farm. Although not involving direct and clear 'substantial harm' the public benefit of any significant scale of development across this site appears highly unlikely to be such that it can outweigh the harm to the designated assets.</p> <p>There is potential for some urbanising impact on the approach to Grade II Lackham country house affecting the understanding as a country house in a rural setting. Low density/low overall numbers likely to be required to meet need to avoid urbanising impact on approach to Lackham Estate (a country house in a designed landscape).</p> <p>Archaeology – the site has various features of medium/high archaeological value associated with a Roman settlement and prehistoric flint tools. The site is within 100m buffer of an undated ring ditch and prehistoric roundhouse, also of high archaeological value. Following further investigation, mitigation could include avoidance</p>

assets and their settings?	<p>of high value archaeological remains across the site where preservation in situ is likely to be required. Mitigation strategy could also include preservation and a potential management strategy.</p> <p>Historic environment - some parts of the site are considered to have low sensitive historic landscape features, including post medieval meadows and a potential former deer park. Any mitigation strategy should include incorporation of areas of surviving historic landscape elements, such as field patterns, hedgerows and mature trees, within future development.</p>
2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design.</p> <p>No details of any potential future development scheme or design and layout are currently known.</p> <p>Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. This site is not located in or near to any conservation area or heritage designation. Whilst there are several listed buildings associated with the site and its immediate surroundings it is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 7</p> <ul style="list-style-type: none"> • Potential impacts include those on the Grade II listed Showell Farm and its individually listed farm buildings and the approach to Grade II Lackham country house and Grade II lodge • The site has various features of medium/high archaeological value - mitigation could include avoidance of high value archaeological remains across the site and preservation and potential management strategy. • Some parts of the site are considered to have low sensitive historic landscape features. • Overall, a moderate adverse effect is considered likely against this objective. 	
<p>SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.</p> <p>Decision-Aiding Questions. Will the development site...</p>	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	<p>No AONBs, national parks or other nationally designated landscapes cover this area. The North Wessex Downs AONB is approx. 9km to the southeast of this site with the Cotswolds AONB approx. 4.5km to the west. No significant impacts are anticipated on nationally designated landscapes.</p>
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>The site lies to the south of Chippenham at the junction of the B4528 and A350 roads and the private entrance road to the Wiltshire College/University Campus at Lackham House south of Chippenham. The site shares its northern boundary with the southern edge of a site allocation which has numerous planning consents for new housing development, which contribute to existing planned growth to the southwest of Chippenham.</p> <p>The site forms part of the predominantly pastoral landscape with some management as hay meadows in the east of the site. The landscape is characterised by medium to large sized fields bounded by generally high hedgerows with trees and copses at the corner boundaries.</p> <p>The site has a predominantly rural character and is separated from the site allocation to the north by mature hedgerow boundaries. There is no built form within the site but Showell Farmhouse with livery yard and associated outbuildings lie to the northwest of the site and some individual dwellings are loosely laid out along the</p>

	<p>edges of the Showell Nurseries site (which has planning consent for residential development). The traditional stone walls are in generally good condition where present around these properties and surrounding tree planting provides a buffer between built form and the surrounding fields. The Southwest Chippenham Strategic Site Allocation will introduce a new urban presence along the B4528 and will change the character of adjoining land to the north of this site leading into Chippenham along Patterdown Road.</p> <p>This is an undesignated, relatively ordinary rural landscape with distinctive features including high hedgerow field boundaries and copses at the corners of fields, which are well connected to the River Avon. There is a strong sense of separation from the existing urban area created by the network of trees and hedgerows through and beyond the site. The landscape is in generally good condition.</p> <p>Overall, the site is of generally medium landscape sensitivity to development, with some areas of higher sensitivity to the east. The site has generally medium capacity to accommodate development.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> • Potential for built form to encroach on the river corridor and alter the local pastoral meadow and wooded character. • Potential loss of hedgerows, riparian vegetation and woodland that would alter treed skylines and enclosed character of the site. • Potential reduction of scenic quality, particularly considering the river corridor and woodland features that contribute to the rural approach to Chippenham. • Potential loss / change from a rural to urban context for users of a small section of rural footpath crossing the site. <p>Scope for mitigation includes the following:</p> <ul style="list-style-type: none"> • Limit development in the east of the site, in proximity to the River Avon corridor, in order to retain open meadow land as part of a strategic green-blue corridor. • Retain hedgerows, trees and woodland as part of a mature landscape framework. • Retain rural views from key public rights of way and particularly open, long-distance views east towards the wooded ridgeline. • Retain and augment a strategic green-blue corridor along the River Avon, through the eastern part of the site that links with and extends the new Riverside Park from the south of Chippenham, in order to protect the rural landscape setting of the River Avon and incorporate key landscape features including woodland and riparian vegetation.
<p>3. Protect and enhance rights of way, public open space and common land?</p>	<p>There is no public open space or common land within this site but there are a number of public rights of way that will need to be protected and enhanced, with significant opportunities to create new rights of way both into Chippenham and out into the open countryside, along with significant areas of public open space. A public footpath passes through the centre of the site, which links with the path along the river to the east and paths around the south of Chippenham to the north, which provide links to a large new strategic Riverside Park being created around Rowden Manor including the Rowden Mile (a new cycleway connection between the strategic site allocation and the centre of Chippenham) currently being delivered alongside the consented development to the north of the site.</p> <p>There is opportunity to create biodiverse, accessible, and connected greenspaces through the development that connect with the existing public rights of way as part of the landscape strategy for the site.</p>
<p>Assessment outcome (on balance): Minor adverse effect</p>	
<p>Summary of SA Objective 8</p> <ul style="list-style-type: none"> • No AONBs, national parks or other nationally designated landscapes cover this area. No significant impacts are anticipated on nationally designated landscapes. • The site forms part of a predominantly pastoral landscape. • The Southwest Chippenham Strategic Site Allocation will introduce a new urban presence along the B4528 and will change the character of adjoining land to the north of this site leading into Chippenham along Patterdown Road. • This is an undesignated, relatively ordinary rural landscape with distinctive features including high hedgerow field boundaries and copses at the corners of fields, which are well connected to the River Avon. • There is no public open space or common land within this site but there are several public rights of way that will need to be protected and enhanced. • There is a strong sense of separation from the existing urban area created by the network of trees and hedgerows through and beyond the site. • The landscape is in generally good condition. • The site is of generally medium landscape sensitivity to development, with some areas of higher sensitivity to the east. The site has generally medium capacity to accommodate development. • Development is considered likely to have a minor adverse effect on the SA objective overall. 	

SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures Decision-Aiding Questions. Will the development site...	
1. Provide an appropriate supply of affordable housing?	The record of delivery of homes in the town has been below planned levels over the WCS plan period but has more recently shown increased numbers of housing completions. Existing local planning policy requires 30-40% affordable housing to be delivered across sites in Wiltshire, but current rates of house building and the proportion of affordable housing delivery at the town suggest that the ability of housing sites in Chippenham to achieve these levels are a concern. There is topographical variation across this site, which may lead to a reduction in site capacity in some areas. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a significant number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Chippenham.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	There is an area close to the southern boundary, east of the B4528, that has contours at greater than 1:20 gradient. However, the remaining area of level ground is substantial and there is significant potential for wide ranging housing delivery. Should this large site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a wide range of housing types and tenures. The site has potential to deliver a significant amount of high quality, sustainable homes of different types and tenures. The development of this site would have significant benefits in terms of providing for the housing needs of a wide cross-section of the community.
Assessment outcome (on balance): Major (significant) positive effect	
Summary of SA Objective 9	
<ul style="list-style-type: none"> • Notwithstanding any mitigation that may be required which results in a reduced developable area, this large site could bring forward a significant amount of affordable housing alongside market homes. • Development on this site could deliver high-quality and inclusive design. • A significant number of homes of different sizes, types and tenures could be delivered as part of the development on this site. • Overall, a major positive effect is considered likely against this objective. 	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities Decision-Aiding Questions. Will the development site...	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The IMD 2019 suggests that this site is in an area where higher levels of deprivation are apparent and which could benefit from additional development of new home and jobs in the area. However, the site is not within one of Chippenham's most deprived areas and so some distance from these. Therefore, while benefits would be apparent, they would be unlikely to be significant in maximising opportunities in the most deprived areas. Taking account of the size of this site and it's potential to deliver up to 1200 homes, it could deliver a substantial level of affordable housing and help meet the needs of those on low incomes or who cannot afford to buy their own home. There would be benefits for the Chippenham area through housing provision, short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	This site lies approximately 2.5km from the town centre. Development on this site should make attempts to improve connectivity to the town centre through sustainable transport options and where possible introduce amenity greenspace. This includes creation and enhancement of walking and cycling routes along the River Avon. Development of the proposed range would produce 119-167 new early years places, 285-399 primary school places and 202-283 secondary school places. There is no additional capacity identified at existing schools in the settlement due to planned development. It is likely that this site would require on site provision of one 2FE primary school on a site of at least 2ha. This could contain a 60-place nursery, while a full day care nursery of up to 100 places would be required to meet additional early years needs. Financial contributions would be required towards the expansion of an existing secondary school to meet the demands for secondary provision, a new secondary school site will still need to be safeguarded, capable of accommodating 10FE plus 300 Sixth Form places

	The site is likely to be served by current health provision at the Chippenham Community Hospital, Rowden Surgery and Lodge Surgery these are all within 2.5km of the southern boundary of the site. The latter of which is undergoing internal redevelopment to support new patients. The redevelopment of Chippenham Community Hospital was agreed as part of the Chippenham Site Allocations Plan, but this has not come forward. In 2016 and 2020 all but one of the GP surgeries in Chippenham were analysed as being subject to negative capacity gaps, with these being forecast to increase during the period up to 2026. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	This site is dissected by the B4528, when taking the site as whole into consideration, there is potential for this site to deliver some public open space. The site could support a large development that could support new community facilities onsite but would be more likely to support existing facilities offsite through new users and financial contributions. Improvements to public rights of way LACO9 and LACO39, which cross the site, could be apparent as a result of development on this site.
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	Development of this site in Chippenham is unlikely to reduce rural isolation to any great extent as the housing will be located at Chippenham and will be meeting the needs of Chippenham primarily. However, new development could provide significant affordable housing for those people living in surrounding rural areas who cannot afford rural house prices and there will be new education, healthcare and community facilities which rural residents could access. Public transport services will need to be extended to serve this new development and this could also benefit people in rural areas.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 10	
<ul style="list-style-type: none"> • Development at this site is likely to direct new homes and jobs in an area that is more deprived but is currently detached from the existing settlement. This suggests that integration with the town would be harder to achieve. • This site would be capable of delivering affordable housing, thus increasing access to different housing types and tenures. • It is unlikely that this site would be able to support new health or community facilities on site, but financial contributions could be made to ensure these can be accessed sufficiently. • There is an opportunity to deliver onsite education provision to meet needs arising from new housing development. A site for a new Secondary school should be safeguarded. • Sustainable transport linkages and onsite public rights of way could be improved to increase access to the town centre and existing services and facilities in the town. • Development could lead to some social benefits for rural communities but is unlikely to lead to reduced social isolation. • Overall, a minor positive effect is likely. 	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices	
Decision-Aiding Questions. Will the development site...	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	It may be possible to provide a mixed-use development in this location given the site's size. Accessibility by Mode: Site 3 is positioned far to the south of all the Chippenham sites, and whilst it may share a boundary with the Railway, Hunters Moon development and access under the railway via the B4528, the site must be considered separated and 'satellite' to the town. Even when considering potential access via Rowden Park, the development would be likely to be considered car dominated; easy access to the A350 and limited accessibility to the rail station and restricted commerciality of bus service provision, due to limited crossing of the railway, enhance this dominance.

	<p>Whilst there is some planning comfort in that Showell Farm development may provide some necessary employment, and hence containment which is not provided by surrounding applications, this site appears to subsume Showell Farm and hence this analysis is predicated by the assumption that the employment may not be forthcoming.</p>
<p>2. Provide suitable access and not significantly exacerbate issues of local transport capacity?</p>	<p>Local Constraints: The site is considered too far from Chippenham centre and has little opportunity to access similar infrastructure in surrounding development.</p> <p>Site Specific Mitigation: If supported, a new access onto the A350 will require capacity to accommodate dualling of the main line. The internal access roads will also need to accommodate through traffic from growth in Chippenham.</p> <p>Necessary Strategic Mitigation: Support for A350 dualling.</p>
<p>3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?</p>	<p>Pedestrian/Cycle: Pedestrian and Cycle accessibility is not provided along the A350 or B4528 and hence all reliance is placed upon surrounding development opportunities for connection, which may not be forthcoming. The site is also not considered within reasonable walking distance or with sufficient cycle infrastructure to be considered accessible to necessary infrastructure such as the town centre, railway station, employment opportunities or the hospital.</p> <p>Bus: Whilst there may be some opportunity to provide service uplift as part of the conurbation of development sites such as Hunters Moon and Rowden Park, this is considered limited due to constraints provided by railway and river Avon crossing access.</p> <p>Rail: The site is considered sufficiently far enough away from the rail station to suppress all aspirations to utilise rail as a commuting mode of transport.</p> <p>Service Vehicles: Given the prior consideration of B1/B8 employment opportunities at Showell Farm, the access opportunities at his site are considered sufficient for service vehicles.</p> <p>Car: The site has potentially good access to the A350 as proposed as part of the Showell Farm development and as less than 800 dwellings, generating less than 500 vehicles, would require relatively limited mitigation other than to accommodate A350 dualling in its access strategy and potential through traffic on its internal spine road infrastructure; please note, such internal infrastructure may further segregate pedestrian and cyclist movement within the development site, as will crossing the B4528 close to the A350 existing roundabout.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> • Site 3 is positioned furthest to the south of all the Chippenham sites, and whilst it may share a boundary with the Railway, Hunters Moon development and access under the railway via the B4528, the site must be considered separated and 'satellite' to the town. • Showell Farm development may provide some necessary employment, and hence containment which is not provided by surrounding applications, but this site appears to subsume Showell Farm and hence the employment may not be forthcoming. • The site is considered too far from Chippenham centre and has little opportunity to access similar infrastructure in surrounding development. • A new access onto the A350 will require capacity to accommodate dualling of the main line. The internal access roads will also need to accommodate through traffic from growth in Chippenham. • Overall, a moderate adverse effect is considered likely against this objective. 	
<p>SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth Decision-Aiding Questions. Will the development site...</p>	

1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	The town centre is to the north and approximately 2km from the nearest boundary and 2.8km from the farthest boundary. There will need to be good sustainable transport options available to serve all parts of this site to the town centre and other local facilities. Although some distance from the town centre, development could lead to benefits of supporting the town centre through new users. These benefits are likely to be limited as a result of the location of the site.
2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	This site has good access to the A350 and B4528, which means good access to Bath Road Industrial Estate and Methuen Park. Development of this site could help to support these. This site is less likely to be able to support new onsite employment land alongside housing due to its size. An employment development could have benefits of supplying new types of employment land to diversify the offer at Chippenham. Development of the site would not lead to any loss of protected employment land and could support the provision of new employment. Opportunities should be taken to ensure all parts of the site are accessible by sustainable modes of transport, including extending existing public transport services to the town centre and to existing employment uses.
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	This site could provide new housing, including affordable housing and associated infrastructure, that will help support the local economy and economic growth, including new highway infrastructure. While the town currently boasts excellent regional transport connectivity, the site is not in a location that currently benefits from these. There is a need to support and improve the local transport network to reduce congestion. Opportunities to enhance the sustainable transport network should be considered as a part of any development at this site. This site is less likely to support economic and employment opportunities in sustainable green technologies.
4. Promote a balance between residential and employment development to help reduce travel to work distances?	While this site offers some potential for mixed-used development, it is less likely to support employment land. It may be able to support smaller scale employment needs onsite, but transport measures to promote sustainable modes, increasing access to existing provision will likely be required. These will also need to promote access to the town centre and to the railway station.

Assessment outcome (on balance): Moderate positive (significant) effect

Summary of SA Objective 12

- This site has good accessibility via the A350 and B4528, suggesting that the site would be able to support existing employment land to the south-west of Chippenham.
- Nonetheless, sustainable modes of transport would need to be improved to support this site and access to the town centre, railway station and existing employment.
- There is some, but little opportunity to introduce a mixed-use development on this site, but the development of this land for employment or housing would require onsite infrastructure improvements and could lead to local benefits as a result.
- Overall, a moderate positive effect is likely to arise from this site for Objective 12.

<p>Site Number and SHELAA ref(s): Site 4 (SHELAA site 803) Site name: Land at Chippenham Business Park adjoining Saltersford Lane Site size: 4.54ha Site capacity: approximate range 98 – 138 dwellings Site description: This relatively small site is in agricultural use (pasture). It is located to the south of Chippenham, between the B4528, railway line and B & Q. Pudding Brook runs along the northern boundary of the site.</p>	
<p>SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses Decision-Aiding Questions. Will the development site...</p>	
<p>1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?</p>	<p>The site comprises two, small fields laid to rough and wet grassland. The elevated embankment of the GWR railway encloses the site to the east and south. Hedgerows along Saltersford Lane form the site boundary to the west. It is on low-lying land that forms part of the tributary valley of Pudding Brook, which flows east along the northern site boundary towards the River Avon. Both Pudding Brook and the railway embankment have significant function for biodiversity as commuting and foraging corridors between other habitat areas in the wider landscape. The land use is predominantly agricultural, enclosed with tall overgrown hedgerows. Large, tall hedgerows and hedgerow trees, mature, veteran, standing deadwood trees are all significant ecological features. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.</p>
<p>2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?</p>	<p>Greater and Lesser horseshoe bats are known to forage in and around Patterdown. Great crested newts have also been recorded here, but the populations are small and isolated, and would therefore benefit from additional wetland and terrestrial habitat creation. The main ecological characteristics of this area include the river corridor, hedgerows, woodlands, mature trees, wetlands and habitat connectivity. Important corridors should be retained, protected, and enhanced. The site does not present a direct risk to any European sites or SSSI's. However, development of the site has the potential to increase recreational pressure upon identified protected species, habitats, and designated/non-designated biodiversity features in the local area and this must be assessed and mitigated accordingly.</p>
<p>3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?</p>	<p>There are no LGS in proximity to this site which are likely to be affected by development.</p>

<p>4. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example:</p> <ul style="list-style-type: none"> - Hedgerows - Mature tree lines - Railway embankment - Wetlands - Pudding Brook - Woodlands - Bat roosts. <p>A significant buffer strip for both the Pudding Brook watercourse and the railway corridor will be required, so this may significantly reduce the developable area within this site. Corridors provide commuting and foraging for a range of wildlife species and connectivity between different areas of habitat in the wider landscape area. The inclusion of the buffer zones is to ensure avoidance of impacts. In addition to this, mitigation for loss of pastoral land of relatively low ecological value could be provided through enhancement of retained features within individual sites.</p> <p>In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site would have the potential to make suitable provision for buffers to recognised green/water course corridors. Protection should be given to mature hedgerows and trees along the boundaries of the site where possible. In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multifunctional green infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.</p>
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Assessment outcome (on balance): Minor adverse effect

<p>Summary of SA Objective 1</p> <ul style="list-style-type: none"> • The site has several biodiversity sensitive areas including Pudding Brook and the railway line. Both these features have significant function for biodiversity as commuting and foraging corridors between other habitat areas in the wider landscape. • A significant buffer strip for both the Pudding Brook watercourse and the railway corridor will be required, so this may significantly reduce the developable area within this site. • Mitigation for loss of pastoral land of relatively low ecological value could be provided through enhancement of retained features within individual sites. • Scope for integrated green and blue infrastructure (GBI) include opportunities presented by Pudding Brook, railway embankment, hedgerows and mature tree lines. • A minimum of 10% net gain for biodiversity is required within individual sites and overall layout and design should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. • Overall, a minor adverse effect is considered likely against this objective. 	
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SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings
Decision-Aiding Questions. Will the development site...

<p>1. Ensure development maximises the efficient use of land?</p>	<p>This is a relatively small site. It is considered that the development of this site would be capable of delivering appropriate densities, and therefore helping to make efficient use of land, in line with local planning policy and available evidence.</p> <p>The site is adjacent to a retail park, engineering company and Pudding Brook to the north, and a building supplies company to the west. An area of mature woodland and the main railway line is to the east which could reduce the number of dwellings delivered on this site.</p> <p>New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.</p>
<p>2. Maximise the reuse of Previously Developed Land?</p>	<p>This site contains two small fields of pasture and a small area of woodland. There is no PDL on the site therefore no opportunities for maximising PDL.</p>

3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	This relatively small site is located on greenfield, agricultural land which has not been developed before. It is unlikely to be contaminated. On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development. If subsequent evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	This small site is Grade 3 agricultural land but given the size of the site, development would have only minor impacts on this question.
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	The site is relatively small and is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the significant sterilisation of known, potentially viable mineral resources.
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	<p>This small site would likely have fewer opportunities to incorporate sustainable waste management facilities and integrated recycling infrastructure than a larger site, given lack of space. Benefits are therefore likely to be less, although kerbside collection will still be available.</p> <p>The nearest Household Recycling Centre to this site is just off J17 of the M4 some 9km away, with the Calne Household Recycling Centre some 14km away, so enabling sustainable waste management on-site would be the most effective and beneficial.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance): Minor adverse effect	
<p>Summary of SA Objective 2</p> <ul style="list-style-type: none"> • A small greenfield site consisting of two fields of Grade 3 agricultural land. No previously developed land present. • Site is unlikely to be contaminated but further assessment may be required. • There are several adjacent land uses which could reduce the number of dwellings delivered on this site. • It is not located within a designated Mineral Safeguarding Area and there would be no significant sterilisation of mineral resources • There would be fewer opportunities to incorporate sustainable waste management facilities and integrated recycling infrastructure than a larger site. • Overall, given the size of the site and likely impacts, a minor adverse effect is considered likely against this objective. 	
SA objective 3 - Use and manage water resources in a sustainable manner	
Decision-Aiding Questions. Will the development site...	
1. Protect surface, ground and drinking water quantity/quality?	This site is covered in its entirety by Source Protection Zone 2 which is the outer protection zone. Therefore, it does not require an assessment as to whether it poses an unacceptable risk to the source of supply. Zone 2 is defined by the 400-day travel time from pollutant to source. The 400-day travel time is based loosely on consideration of the minimum time required to provide delay, dilution and attenuation of slowly degrading pollutants. The site is not covered by Drinking Water

	Protected Areas or Drinking Water Safeguard Zones. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground, and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses. Consultation with the Environment Agency could be required to determine the likely effects of development within the areas identified within the Source Protection Zones. Reference should also be made to Wiltshire Council's Groundwater Management Strategy 2016. Consideration should be given to the inclusion of sustainable drainage systems to control the risk of surface water flooding from impermeable surfaces. As this site covers a Source Protection Zone, the extent to which sustainable drainage systems can be used may be affected.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site. With regard to foul network capacity, it is likely that moderate off-site infrastructure reinforcement would be required. Depending on the scale of development west of the River Avon, works may be required to the twin syphons crossing beneath the river. Significant water infrastructure crosses the site. With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. Any development should follow the surface water hierarchy: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer. Where infiltration is not a viable option then flows being released from the site would need a controlled discharge and to be agreed with the council on a site by site basis. Flows from greenfield sites should aim for 20% betterment over pre-developed discharge rates.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 3 <ul style="list-style-type: none"> • The site is completely covered by Source Protection Zone 2, meaning there is a 400-day travel time from pollutant to source. • Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. This is particularly the case when designing surface water drainage systems where techniques such as attenuation and infiltration may be limited. • The site does not cover a Drinking Water Protected Area or Drinking Water Safeguard Zone. • The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site. • With regard to water supply it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. • With regard to foul network capacity, it is likely that moderate off-site infrastructure reinforcement would be required. Depending on the scale of development west of the River Avon, works may be required to the twin syphons crossing beneath the river. Significant water infrastructure crosses the site. • With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. • Overall, given the increased demand on water resources, and that the site is entirely covered by Source Protection Zone 2, a moderate adverse effect is likely. 	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution Decision-Aiding Questions. Will the development site...	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases – but it is a relatively small site and will already be affected somewhat by noise, light and vibration from adjacent uses. Mitigation measures could include locating any new development away from the woodland and railway line in the east of the site. Levels of light pollution could be minimised through sensitive design and layout. Due to proximity of the railway line and industrial/retail premises, the proposed design of residential amenity should follow the principals of ProPG - Professional Practice Guidance on Planning & Noise Guidance for new residential development and ensure noise impacts are incorporated into the early design stages. A noise assessment will be required to confirm noise impact on noise sensitive receptors and appropriate mitigation.

2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	<p>Impacts on local air quality are most likely to arise from an increase in vehicle usage on existing roads and from any new highway infrastructure needed to serve the development. The centre of Chippenham has shown elevated levels of Nitrogen dioxide close to the Annual mean objective, particularly in the vicinity of Station Hill. There is a strong potential that an Air Quality Management Area (AQMA) would be required in this area. Development of this site is likely to increase traffic entering the town network to access facilities and shops and to reach other destinations more generally. Traffic from new development in this location would feed into the network of roads that goes through Chippenham, Calne, Corsham and Bradford on Avon, with potential to further contribute to elevation of emissions.</p> <p>In order to mitigate / prevent this risk, any future development proposals should contain measures to reduce or prevent this or for CIL/S106 contributions to enable the Council to put in place measures to reduce or prevent this. The availability of a range of reliable and accessible sustainable transport options will be required to help avoid significant impacts on local air quality. Air Quality assessment showing cumulative effects of this development on relevant receptors in locality would be required.</p>
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Moderate adverse effect	
<p>Summary of SA Objective 4</p> <ul style="list-style-type: none"> • The site is likely to be affected somewhat by noise, light and vibration from adjacent uses, including the railway line and industrial and retail premises. • Development will increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. • Traffic from new development in this location would feed into the network of roads that goes through Chippenham, Calne, Corsham and Bradford on Avon, with potential to further contribute to elevation of emissions. • Given adjacent land uses, developers will need to carry out appropriate assessments in order to determine whether any impacts are significant. • Overall, on the basis of the above evidence a moderate adverse effect is considered likely against this objective. 	
<p>SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) Decision-Aiding Questions. Will the development site...</p>	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	<p>As this is a smaller site, it is thought that far fewer emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport.</p> <p>It would be possible for a development of this scale to include renewable energy generation; however, this would mainly be within buildings rather than areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in	It is considered possible for all new development to be located within Flood Zone 1. 11% of the site is unsuitable for "more vulnerable" development such as housing as it is in flood zone 3b, and a further 12% may also be unsuitable, subject to the exception test. The areas of significant and moderate flood risk are in proximity to Pudding Brook, to the north of the site. Wide buffer zones with significant biodiversity enhancement and Green Infrastructure should be left adjacent to Pudding Brook, which is the only watercourse near to the site. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated.

preference to developing land in Flood Zones 2 or 3?	
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	<p>There is a high risk posed to 15% of the site due to high groundwater levels, along the northern border of the site. This means groundwater levels are less than 0.25m below ground level. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. As this is the area also at risk of surface water flooding, it would be possible to locate development away from this area. Vulnerability could be further minimised using flood defences and buffer zones.</p> <p>There is also significant and moderate risk associated with both fluvial and pluvial surface water flooding, which is exacerbated by climate change. The highest fluvial risk on site, located in Flood Zone 3b covers 11% of the site. There is minimal risk of pluvial flooding, with 29% of the site having 0.1% chance of flooding each year, and the rest of the site is less than this. Flood risk from surface water, is highest along the northern edge of the site, near Pudding Brook. Although development could avoid these areas and avoid risk, it may worsen the risk elsewhere if surface water isn't managed sustainably.</p> <p>Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. A detailed Flood Risk Assessment and Surface Water Drainage Strategy would be required to identify and mitigate flood risk and to ensure flood risk isn't exacerbated elsewhere.</p>
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	<p>Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located more than 1 km from the town centre inhibiting active travel to the town centre and ease of access to public transport.</p> <p>It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p> <p>As this is a small site in Chippenham, there may not be much provision for large areas of open space, however there will be less greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. However, some commonly used sustainable drainage techniques will not be able to be used across some of the site due to high groundwater levels. Areas currently at risk of fluvial flooding should be protected with wide buffer zones that incorporate significant biodiversity enhancement and Green Infrastructure.</p>
Assessment outcome (on balance): Moderate adverse effect	
<p>Summary of SA Objective 5</p> <ul style="list-style-type: none"> • This is a smaller site, the majority of which is in Flood Zone 1. • Areas of significant and moderate flood risk are associated with Pudding Brook to the north of the site. This means 12% of the site is potentially undevelopable. • There is also a significant risk associated with shallow groundwater under 15% of the site. This would inhibit the use of some sustainable draining methods. • Flood risk could be exacerbated by climate change. Although development could avoid this area and avoid risk, it may worsen the risk elsewhere. • Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. • Wide buffer zones should be left adjacent to those watercourses with significant biodiversity enhancement and Green Infrastructure. • It would be possible for this development to include renewable energy generation. As this is a smaller site, there may be limited open space for renewable energy however it could still be provided within buildings. It is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Although the size of this site may not lend itself to large amounts of renewable energy opportunity, it also has the potential to produce significantly less greenhouse gas emissions than a larger site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. 	

- Overall, this is a smaller site which should produce fewer emissions than a larger one. It is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. It is considered possible for new development to be in flood zone 1. However, given the flood risk from all sources and the high groundwater levels across a small section of the site, a moderate adverse effect is likely where mitigation would be problematic.

SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy
Decision-Aiding Questions. Will the development site...

1. Support the development of renewable and low carbon sources of energy?	<p>This is a small site in Chippenham meaning there may be less open space available for opportunities to support energy generation from renewable and low carbon sources. There may still be opportunities for renewable energy generation on a smaller scale, for example, solar panels on roofs. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that:</p> <ul style="list-style-type: none"> • maximises the potential for suitable development; • considers identifying suitable areas and options for renewable and low carbon energy sources; and • identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be capable of connecting to the local Grid without the need for further investment?	<p>The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained.</p> <p>Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>Due to the size of this site, it is thought that less investment may be required to reinforce the grid as the increased demand wouldn't be so great.</p> <p>According to SSEN's generation availability map, the substations in Chippenham are constrained, therefore may need reinforcement to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Chippenham are also constrained, therefore could potentially struggle to withstand further significant demand without reinforcement works. Further conversation with SSEN would be required to ensure connectivity to the grid. It is not known how the site will be brought forward - if the site was able to support its own renewable energy, then the site would be less likely to depend on the grid</p>
3. Create economic and employment opportunities in sustainable green technologies?	<p>It is considered that a site of this size would enable less economic and employment opportunities in sustainable green technologies. There may be parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure however it is thought that most of the site will be used for development to improve viability. With less renewable energy generation on site there are fewer possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, being a smaller site, there will be a lower energy demand.</p>

4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and also into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
Assessment outcome (on balance): Neutral effect	
<p>Summary of SA Objective 6</p> <ul style="list-style-type: none"> • It is thought that a site of this size would not support large-scale renewable energy generation or create economic and employment opportunities in sustainable green technologies as there is limited space available. It would still be possible to generate renewable energy on a smaller scale. • There will need to be a positive strategy for energy from renewable sources from developers for example, solar panels. • As this is a smaller site, energy demand will be less than a larger site. • It is considered that the current energy infrastructure could potentially struggle to cope with the increased demand of this site without reinforcement works however further evidence is required to confirm this. • Overall, given that this is a smaller site, energy demand will be less than that of a larger site. There may be opportunities for small scale renewable energy generation, and there is potential for this site to provide EV charging points, which would encourage more sustainable car use, therefore a neutral effect is considered likely against this objective. 	
<p>SA objective 7 - Protect, maintain and enhance the historic environment Decision-Aiding Questions. Will the development site...</p>	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?	<p>Conservation – Patterdown Farm is physically and visually separated from the site by the railway embankment. No significant effects likely.</p> <p>Archaeology – Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. Further investigation is likely needed during a planning application process in the form of geophysical survey and subsequent trial trenching to identify the presence and significance of potential archaeological remains.</p> <p>Historic Environment - The site is characterised as post-medieval to 21st century piecemeal enclosure fields, with no former character legible – not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change.</p>
2. Maintain and enhance the character	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design.

and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. This site is not located in or near to any conservation area or heritage designation.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 7 <ul style="list-style-type: none"> • Patterdown Farm is physically and visually separated from site by the railway embankment. No significant effects likely. • Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. • The site is characterised as post medieval to 21st century piecemeal enclosure fields, with no former character legible – not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change • Overall, a minor adverse effect is considered likely against this objective. 	
SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Decision-Aiding Questions. Will the development site...	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	No AONBs, national parks or other nationally designated landscapes cover this area. The Cotswolds AONB is approx. 4.5km to the west and Corsham Court Registered Park and Garden (Grade II*) is located approximately 1.5km, also to the west. No significant impacts are anticipated on any nationally designated landscapes.
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>The site is on the southwest of Chippenham between the railway line and B458 (Saltersford Lane). Consented residential development (Land at Hunters Moon) is currently under construction opposite the site to the west of Saltersford Lane.</p> <p>The site comprises two, small fields laid to rough and wet grassland. The elevated embankment of the railway line encloses the site to the east and south. Hedgerows along Saltersford Lane form the site boundary to the west. The site is on low-lying land that forms part of the tributary valley of Pudding Brook, which flows east along the northern site boundary towards the River Avon.</p> <p>The site is encompassed by existing commercial and industrial units located at Methuen Park to the northwest. This fronts onto the A4 to the north that forms the southern edge of the large residential suburb of Cepen Park (South), located to the northwest of the site. It is a secluded site, detached and isolated from countryside due to a combination of topography, vegetation and consented development on adjacent land. It is heavily influenced by surrounding built form and railway infrastructure. The small, detached, undesignated area of land contains few distinctive characteristics. It is a simple landscape with limited scenic quality. The landscape is in generally moderate to poor condition and is influenced by surrounding urban land uses.</p> <p>Overall, the site is of generally low landscape sensitivity to development. The site has high capacity to accommodate development due to limited scenic value and strong influence of surrounding urban land uses.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> • Potential loss of hedgerows and woodland that would alter the wooded character and historic enclosure pattern. • Potential loss of green links associated with the railway corridor and Pudding Brook.

	<p>Scope for mitigation include the following:</p> <ul style="list-style-type: none"> • Retain hedgerows, trees, and woodland as part of a mature landscape framework. • Limit development heights to retain treed skylines along railway embankment and wooded character of the site. • Incorporate appropriate built development separation to the watercourse.
3. Protect and enhance rights of way, public open space and common land?	There is no public open space or common land within this site and no Public Rights of way cross the site.
Assessment outcome (on balance): Neutral effect	
<p>Summary of SA Objective 8</p> <ul style="list-style-type: none"> • No AONBs, national parks or other nationally designated landscapes cover this area. No significant impacts are anticipated on any nationally designated landscapes. • The site is encompassed by existing commercial and industrial units located at Methuen Park to the northwest and fronting onto the A4 to the north. • It is a secluded site, detached and isolated from countryside due to a combination of topography, vegetation and consented development on adjacent land. • It is heavily influenced by surrounding built form and railway infrastructure. • There is no public open space or common land within this site. The site shares no inter-visibility with countryside and no Public Rights of way cross the site. • This is a simple landscape with limited scenic quality. The landscape is in generally moderate to poor condition and is influenced by surrounding urban land uses. The site is of generally low landscape sensitivity to development. • Development is considered likely to have a neutral effect on the SA objective overall. 	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision-Aiding Questions. Will the development site...	
1. Provide an appropriate supply of affordable housing?	The record of delivery of homes in the town has been below planned levels over the WCS plan period but has more recently shown increased numbers of housing completions. Existing local planning policy requires 30-40% affordable housing to be delivered across sites in Wiltshire, but current rates of house building and the proportion of affordable housing delivery at the town suggest that achieving these levels may be difficult for the settlement in its entirety. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a small number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Chippenham.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this small site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a range of housing needs and types. The site has potential to deliver a small number of high quality, sustainable homes of different types and tenures. The development of this site would have benefits in terms of providing a range of house types, sizes and tenures to meet the housing needs of a wide cross-section of the community.
Assessment outcome (on balance): Minor positive effect	
<p>Summary of SA Objective 9</p> <ul style="list-style-type: none"> • Notwithstanding any mitigation that may be required which results in a reduced developable area, this small site could bring forward a small amount of affordable housing alongside market homes. • Development on this site could deliver high-quality and inclusive design. • The site would be likely to support a limited range of house types, tenures and sizes. Overall, a minor positive effect is considered likely against this objective. 	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities	

Decision-Aiding Questions. Will the development site...	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	This site is in an area with less deprivation outlined by the IMD 2019. However, the site adjoins a most deprived area. This is a smaller site, despite adjoining a most deprived area, development of the site is unlikely to have significant social benefits, albeit social benefits would be likely to arise as a result of new homes and jobs. The site could support up to 140 homes and therefore help to meet the needs of those on low incomes or who cannot afford to buy their own home. There would be benefits for the Chippenham area through housing provision, short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	This site is positioned approximately 1.6km to the west of Chippenham town centre. Opportunities to improve accessibility to the town centre could be sought as part of any development on this site. This would include creating or enhancing opportunities to cross the railway line, which runs north to south, easterly of this site. While the site of this site is unlikely to support vast amounts of amenity greenspace on site, opportunities should be taken to enhance access to nearby Green Infrastructure assets, including pudding brook. Housing development at this site would be likely to produce a need for 13-18 early years places, 30-43 primary school places and 22-43 secondary school places. In meeting the needs arising from this site, it is expected that Section 106 monies would be required to expand an existing pre-school, be sought to support the expansion of the planned 1.5FE primary school on the Rowden Park site and further, be required for the expansion of an existing secondary school. A site for a new Secondary School should be safeguarded. In terms of GP provision, the site is within 1km of Chippenham Community Hospital and Rowden Surgery. The redevelopment of Chippenham Community Hospital was agreed as part of the Chippenham Site Allocations Plan, but this has not come forward. In 2016 and 2020 all but one of the GP surgeries in Chippenham were analysed as being subject to negative capacity gaps, with these being forecast to increase during the period up to 2026. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	This site is situated in close proximity to the existing facilities of Chippenham. Given the size of the site, it would be unlikely to be able to support onsite public space or community facilities. Nonetheless, proximity to existing provision suggests that there could be opportunities to ensure that access to these through sustainable modes of transport for all residents of the site. Employment development could also create opportunities for public open space off site.
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	Development of this site in Chippenham is unlikely to reduce rural isolation to any great extent as the housing will be located at Chippenham and will be meeting the needs of Chippenham primarily. However, new development could provide significant affordable housing for those people living in surrounding rural areas who cannot afford rural house prices and there will be new education, healthcare and community facilities which rural residents could access. Public transport services will need to be extended to serve this new development and this could also benefit people in rural areas.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 10	
<ul style="list-style-type: none"> • Development at this site would not lead to homes and/or job creation in an area subject to higher levels of deprivation. • This site would be unlikely to deliver a high level of affordable housing, but a proportion should be sought to ensure access to a mix of housing types and tenures. • Education needs arising from the development of the site are likely to be required to be met onsite or through financial contributions towards offsite provision. • While the site would be unlikely to support onsite health provision, community facilities or amenity greenspace, contributions could be sought to ensure sufficient access, thus social benefits from the site. 	

<ul style="list-style-type: none"> • This site is well related to existing service and facility provision in Chippenham and could therefore improve accessibility to these through sustainable modes of transport. • This site is unlikely to lead to any social benefits in reducing rural isolation. • Overall, a minor positive effect is likely when assessed against this objective. 	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices Decision-Aiding Questions. Will the development site...	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	<p>It may be possible to provide a mixed-use development in this location, although the site is relatively small. There is already good access to employment, health and retail facilities which are within close proximity to the site.</p> <p>Accessibility by Mode: The site is constrained by the B4528 and the railway line, however vehicle access is feasible given the relatively straight nature of the road and visibility potential where the site is positioned on an out-side curve. This site does however lie between the B4528/Bath Road roundabout and the shuttle working tunnel under the railway, both of which experience anecdotal congestion and queuing, which will be exacerbated by planned growth. The site is however within close proximity to employment, retail and health opportunities, although local primary schooling is approx. 2km away and a 30-minute walk.</p>
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p>Local Constraints: Local congestion, direct pedestrian and cycle access</p> <p>Site Specific Mitigation: Possible need for a controlled pedestrian crossing across Bath Road to maximise pedestrian, cycling and bus patronage.</p> <p>Necessary Strategic Mitigation: Limited opportunity for direct delivery of strategic mitigation. Contributions necessary.</p>
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	<p>Pedestrian/Cycle: Within the immediate location, cycle and pedestrian access is poor, but the provision of infrastructure leading to Bath Road would significantly improve this; there is a likely need to provide a controlled crossing across Bath Road near to the B4528/Bath Road roundabout – the nearest being east of B&Q.</p> <p>The site is within close proximity to the Hospital, with the Town Centre and Rail Station just beyond an acceptable distance. However, the route to these destinations, whilst well served, is not attractive at the outset, with the route passing along a heavily used road (Bath Road) and through an area dominated by industrial and large retail surroundings.</p> <p>Bus: Bath Road appears relatively well served by existing bus services, with bus stops just beyond the acceptable norm, i.e. 400m, nearest bus stop being 450m.</p> <p>Rail: The rail station is just beyond 2km walk, which is generally considered the maximum commuting distance. However, with station improvements, good cycle accessibility and a multitude of destinations, this distance may not heavily impact upon rail patronage.</p> <p>Service Vehicles: The site is well served for Service Vehicles, given the industrial nature of the surroundings.</p> <p>Car: Direct access to the site is achievable, however on the approach there are areas of congestion (railway underbridge and Bath Road Roundabout) which may not be addressed by a development of such little scale.</p>
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 11 <ul style="list-style-type: none"> • The site is constrained by the B4528 and the railway line, however vehicle access is feasible given the relatively straight nature of the road and visibility potential where the site is positioned on an out-side curve. 	

<ul style="list-style-type: none"> • This site does however lie between the B4528/Bath Road roundabout and the shuttle working tunnel under the railway, both of which experience anecdotal congestion and queuing, which will be exacerbated by planned growth. • The site is however within close proximity to employment, retail and health opportunities, although local primary schooling is approx. 2km away and a 30-minute walk. • Overall, a minor adverse effect is considered likely against this objective. 	
SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision-Aiding Questions. Will the development site...	
1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	<p>The site is positioned approximately 1.6km to the west of Chippenham town centre. While access by sustainable modes of transport will need to be enhanced as part of any development on this site, there are existing public transport connection to Bath Road and approximately a 3-minute walk away from the site, which create an opportunity for enhanced access to the town centre.</p> <p>Although less well related to the town centre, development could lead to benefits of supporting the town centre through new users. Any benefits are likely to be limited due to the size of the site.</p>
2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	<p>This site has good access to the A350 and B4528. Bath Road Industrial Estate is positioned north of the boundary of this site. The A4 (Bath Road) to the north provides access to Methuen Park and the centre of the town. Given the size of this site it would be less likely to support a mixed-use development but could accommodate housing or employment. Nonetheless, development at the site could help to support existing employment, particularly that positioned to the north, either through an extension to employment land or through an enhanced workforce.</p> <p>Development of the site would not lead to any loss of protected employment land and could support existing local employment uses. Opportunities to enhance public transport and promote other sustainable modes should be pursued as part of any development on this site, improving access to the town centre and local employment area where possible.</p>
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	<p>This site could provide some new housing, including affordable housing and associated infrastructure, that will help support the local economy and economic growth, including new highway infrastructure. While the town currently boasts excellent regional transport connectivity, there is a need to support and improve the local transport network to reduce congestion. Opportunities to enhance the sustainable transport network should be considered as a part of any development at this site.</p> <p>This site is less likely to support economic and employment opportunities in sustainable green technologies alongside housing but could support the renewable energy sector as employment land. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
4. Promote a balance between residential and employment development to help reduce travel to work distances?	<p>While this site provides very little opportunity for mixed-use development, it is closely related to an existing employment site and situated on the edge of the built area of Chippenham. This means that it is well related to existing residential and employment land and would likely support reduced travel to work distances.</p>
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 12	
<ul style="list-style-type: none"> • Development at this site would benefit from access to the existing public transport network, but opportunities should be taken to ensure the promotion of all sustainable modes of transport. 	

- The site would be less likely to support a mixed-use development to meet all employment needs arising from housing development on the site but would benefit from its situation near the Bath Road Industrial Estate and existing residential areas.
- New housing or employment on this site could support some local infrastructure improvements but is unlikely to go much beyond that which would be needed to support the site.
- Overall, a minor positive effect is likely in relation to this objective.

Site Number and SHELAA ref(s): Site 5 (SHELAA site 3666 and 3786)

Site name: Land west of Chippenham

Site size: 154.73ha **Site capacity:** approximate range 3868 - 5415 dwellings

Site description: This site is located to the west of Chippenham, west of the A350 and north of the A4. The site extends north as far as Frogwell. The western boundary of the site is a small lane that runs south from Sheldon Business Park. The site is mainly in arable use.

SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision-Aiding Questions. Will the development site...

1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	<p>The site is characterised by medium and often large sized fields that are defined by hedgerow boundaries with occasional trees. Within the site a tributary of Pudding Brook runs though the south of the site as well as at least two field ditches which are known to support Great Crested Newt. Such watercourses and ditches offer function for biodiversity and should be protected and enhanced, for example a significant buffer each side of the Pudding Brook will be required, plus smaller buffering for the field ditches if retained (although these could be incorporated into a sustainable drainage scheme (SuDs) for the site). There is potential for adverse impacts to water quality within Bristol Avon County Wildlife site and disturbance of wildlife using the riparian corridor (including a number of European Protected Species). With this in mind, consideration should be given to the retention of the southern part of the site, to the immediate south of Pudding Brook as habitat retention, creation and restoration.</p> <p>Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries the site alongside other ecologically valuable habitat/features.</p> <p>Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of biodiverse open space which may give opportunities for biodiversity enhancement.</p> <p>A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.</p>
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	<p>Ecological designations include Vincient's Wood that lies adjacent to the site on the opposite side of A350 while priority habitats include broadleaved and mixed woodland. The tributary of Pudding Brook runs through the middle of the site as well as at least two field ditches which are known to support great crested newts. Development of the site has the potential to increase recreational pressure upon identified protected species, habitats and designated/non-designated biodiversity features in the local area and this must be assessed and mitigated accordingly.</p>
3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	<p>There are no LGS in proximity to this site which are likely to be affected by development.</p>

<p>4. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example:</p> <ul style="list-style-type: none"> - Protecting and enhancing the corridors that provide commuting and foraging for a range of wildlife species and connectivity between different areas of habitat in the wider landscape area. - The inclusion of buffer zones is to ensure avoidance of impacts. <p>In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site would have the potential to make suitable provision for buffers to recognised green/water course corridors. Protection should be given to mature hedgerows and trees along the boundaries of the site where possible. Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of public open space which may give opportunities for biodiversity enhancement.</p> <p>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multifunctional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.</p>
<p>Assessment outcome (on balance): Minor adverse effect</p>	
<p>Summary of SA Objective 1</p> <ul style="list-style-type: none"> • Potential for adverse impacts to water quality within Bristol Avon County Wildlife Site and disturbance of wildlife using the riparian corridor (including a number of European Protected Species). • Watercourses and ditches offer function for biodiversity. A significant buffer each side of the Pudding Brook will be required, plus smaller buffering for the field ditches if retained (although these could be incorporated into a sustainable drainage scheme (SuDs) for the site). • Consider retaining the southern part of the site, to the immediate south of Pudding Brook as habitat retention, creation, and restoration. • In addition to this, mitigation for loss of pastoral land of relatively low ecological value could be provided through enhancement of retained features. • A minimum of 10% net gain for biodiversity is required and overall layout and design should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. • Overall, a minor adverse effect is considered likely against this objective. 	
<p>SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings Decision-Aiding Questions. Will the development site...</p>	
<p>1. Ensure development maximises the efficient use of land?</p>	<p>It is considered that delivering appropriate densities on this site would be problematic given its location west of the A350 where there is no other development. The site is large and extends out into open countryside.</p> <p>Development density will be influenced by the size of the site and the significant degree of landscape mitigation which will likely be required due to the site's size and location extending out into open countryside and particularly not being adjacent to any existing development. Density of development is likely to be lower than for other sites to take these factors into account.</p> <p>New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.</p>
<p>2. Maximise the reuse of Previously Developed Land?</p>	<p>This site contains very little PDL. There is one farm with associated farmyard and buildings and one dwelling close to the farm. The majority of the site is agricultural land. Opportunities for maximising PDL are therefore limited.</p>
<p>3. Encourage remediation of contaminated land? If so, would this lead to</p>	<p>This large site is located on greenfield, agricultural land which has not been developed before and is unlikely to be contaminated. There is one farmstead within the site where localised contamination may be an issue. However, on the basis of available evidence, it is considered unlikely that remediation measures would be required for most of this site in order to facilitate development. If subsequent evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.</p>

issues of viability and deliverability?	
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Evidence shows that all of this site consists of Grade 3 agricultural land. There is no differentiation between Grades 3a and 3b so further assessment may be required to establish the proportion of Grade 3a BMV. Development of this large site would lead to a significant loss of mainly medium quality agricultural land. Where possible, any development on this site should be located so as to reduce the loss of BMV, with development of lower quality land instead. Given the likely scale of development, significant adverse effects would be anticipated.
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the significant sterilisation of known, potentially viable mineral resources.
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	This is a large site and it is considered possible to incorporate sustainable waste management facilities and integrated recycling infrastructure into the layout and design of development. The nearest Household Recycling Centre to this site is just off J17 of the M4 some 9km away, with the Calne Household Recycling Centre some 11km away, so enabling sustainable waste management on-site would be the most effective and beneficial. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 2	
<ul style="list-style-type: none"> • A large site consisting of Grade 3 agricultural land. No previously developed land present. Development of this site would likely lead to a significant loss of medium quality agricultural land. • Site is located on greenfield land which has not been developed before therefore unlikely to be contaminated. There may be some localised contamination at the one farm which may need further assessment. • The site is not located within a designated Mineral Safeguarding Area and therefore there would be no significant sterilisation of mineral resources • It is considered possible to incorporate sustainable waste management facilities and integrated recycling infrastructure into the layout and design of development. • Delivering appropriate densities on this site would be problematic given its location west of the A350 where there is no other development. This will be influenced by the significant degree of landscape mitigation which will likely be required. • Overall, given the likely scale of loss of medium quality agricultural land, and likely issues delivering appropriate densities in a location west of the A350 where there is no other development, a moderate adverse effect is likely against this objective where mitigation would be problematic. 	
SA objective 3 - Use and manage water resources in a sustainable manner	
Decision-Aiding Questions. Will the development site...	
1. Protect surface, ground and drinking water quantity/quality?	This site is covered in its entirety by Source Protection Zone 2 which is the outer protection zone. Therefore, it does not require an assessment as to whether it poses an unacceptable risk to the source of supply. Zone 2 is defined by the 400-day travel time from pollutant to source. The 400-day travel time is based loosely on consideration of the minimum time required to provide delay, dilution and attenuation of slowly degrading pollutants. The site is not covered by Drinking Water Protected Areas or Drinking Water Safeguard Zones.

	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses.</p> <p>Consultation with the Environment Agency could be required to determine the likely effects of development within the areas identified within the Source Protection Zones. Reference should also be made to Wiltshire Council's Groundwater Management Strategy 2016. Consideration should be given to the inclusion of sustainable drainage systems to control the risk of surface water flooding from impermeable surfaces. As this site covers a Source Protection Zone, the extent to which Sustainable Drainage systems can be used may be affected.</p>
<p>2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?</p>	<p>This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required. Significant water infrastructure crosses the site. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.</p> <p>With regard to foul network capacity, it is likely that significant off-site infrastructure reinforcement would be required. Depending on the scale of development west of the River Avon, works may be required to the twin syphons crossing beneath the river - Long off site connection to the syphons or via a new river crossing.</p> <p>With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. Any development should follow the surface water hierarchy: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer. Where infiltration is not a viable option then flows being released from the site would need a controlled discharge and to be agreed with the council on a site by site basis. Flows from greenfield sites should aim for 20% betterment over pre-developed discharge rates.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 3</p> <ul style="list-style-type: none"> • The site is covered by Source Protection Zone 2 meaning there is a 400-day travel time from pollutant to source. • Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. This is particularly the case when designing surface water drainage Systems where techniques such attenuation and infiltration may be limited. • The site does not cover a Drinking Water Protected Area or Drinking Water Safeguard Zone. • The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site. • With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required. Significant water infrastructure crosses the site. • With regard to foul network capacity, it is likely that significant off-site infrastructure reinforcement would be required. Depending on the scale of development west of the River Avon, works may be required to the twin syphons crossing beneath the river - Long off site connection to the syphons or via a new river crossing. • With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. • Overall, given the increased demand on water resources, and that the site is entirely covered by Source Protection Zone 2, a moderate adverse effect is likely. 	
<p>SA objective 4 - Improve air quality and reduce all sources of environmental pollution Decision-Aiding Questions. Will the development site...</p>	
<p>1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?</p>	<p>Development of this large site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases, in an area of open countryside. Significant new transport infrastructure will also be needed, which is likely to increase levels of noise, light and vibration. However, this site does potentially have access to the A350 and A4 so some large-scale highway infrastructure may not be necessary. The A350 and A4 and proximity to Chippenham will also already impact on this area somewhat in terms of noise and light pollution. Mitigation measures could include locating higher density development towards the east of the site, nearer to the urban area, with lower density development located to the west, north and south of the site. Levels of light pollution could be minimised through sensitive design and layout and locating new highways infrastructure so as to reduce noise, light and vibration levels on surrounding rural areas.</p>

	<p>Due to proximity of the A350 and A4, the proposed design of residential amenity should follow the principals of ProPG - Professional Practice Guidance on Planning & Noise Guidance for new residential development and ensure noise impacts are incorporated into the early design stages. A noise assessment will be required to confirm noise impact on noise sensitive receptors and appropriate mitigation.</p>
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	<p>This is a large site extending out into open countryside west of Chippenham. Impacts on local air quality are most likely to arise from a significant increase in vehicle usage on existing roads and from any new highway infrastructure needed to serve the development.</p> <p>The centre of Chippenham has shown elevated levels of Nitrogen dioxide close to the Annual mean objective, particularly in the vicinity of Station Hill. There is a strong potential that an Air Quality Management Area (AQMA) would be required in this area. Development of this site is likely to increase traffic entering the town network to access facilities and shops and to reach other destinations more generally. Traffic from new development in this location would feed into the network of roads that goes through Chippenham, Calne, Corsham and Bradford on Avon, with potential to further contribute to elevation of emissions.</p> <p>In order to mitigate / prevent this risk, any future development proposals should contain measures to reduce or prevent this or for CIL/S106 contributions to enable the Council to put in place measures to reduce or prevent this. The availability of a range of reliable and accessible sustainable transport options will be required to help avoid significant impacts on local air quality. Air Quality assessment showing cumulative effects of this development on relevant receptors in locality would be required.</p>
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	<p>This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 4</p> <ul style="list-style-type: none"> • The scale of development likely on a site of this size will inevitably significantly increase levels of environmental pollution, including on air quality, noise, light and vibration. • Impacts on local air quality are most likely to arise from a significant increase in vehicle usage on existing roads and from any new highway infrastructure needed to serve the development. • The availability of a range of reliable and accessible sustainable transport options will be required to help avoid significant impacts on local air quality. • This site does potentially have access to the A350 and A4 so some large-scale highway infrastructure may not be necessary. • The A350 and A4 and proximity to Chippenham will also already impact on this area somewhat in terms of noise and light pollution. • Traffic from new development in this location would feed into the network of roads that goes through Chippenham, Calne, Corsham and Bradford on Avon, with potential to further contribute to elevation of emissions. • Overall, given the significant size of this site and the likelihood that activities within new development will have noise, air, light and vibration impacts, and potential impacts on the AQMAs a moderate adverse effect is considered likely against this objective. 	
<p>SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation)</p> <p>Decision-Aiding Questions. Will the development site...</p>	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	<p>A site of this size has the potential to produce significant amounts of greenhouse gases through the construction and occupation of the development. Mitigation measures can be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport.</p> <p>It would be possible for a development of this scale to include significant renewable energy generation, both within buildings and in areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into.</p> <p>To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources</p>

	and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	More than 90% of the site is located within Flood Zone 1. Pudding Brook runs through the south of the site, from north west to south east, which presents a fluvial flood risk adjacent to the brook only, thus development would have to be to the north and south of the brook. The site borders and is traversed by approximately 4 watercourses and although not all present a flood risk, they could affect where development can be located. Buffer zones with significant biodiversity enhancement and Green Infrastructure should be left adjacent to Pudding Brook, which should provide enough surface water flood protection.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	There is a moderate risk posed to 88% of the site due to high groundwater levels. This means groundwater levels are between 0.25 and 0.5m below ground level. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. There is thought to be minimal risk from surface water flooding. Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. A detailed Flood Risk Assessment and Surface Water Drainage Strategy would be required to identify and mitigate flood risk and to ensure flood risk isn't exacerbated elsewhere.
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located more than 1 km from the town centre inhibiting active travel to the town centre and ease of access to public transport. It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials). The significant size of this site will allow for the provision of large areas of open space, but much of what is currently greenfield agricultural land will be developed. There will likely be issues with using some types of sustainable drainage systems due to high groundwater levels. Greenfield infiltration rates are unlikely to be possible. Areas currently at risk of fluvial flooding should be protected with wide buffer zones that incorporate significant biodiversity enhancement and Green Infrastructure.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 5 <ul style="list-style-type: none"> • This is a larger site, the majority of which is in Flood Zone 1. • Pudding Brook runs through the south of the site, from north west to south east, which presents a fluvial flood risk adjacent to the brook only, thus development would have to be to the north and south of the brook. • Wide buffer zones should be left adjacent to those watercourses with significant biodiversity enhancement and Green Infrastructure. • There is a significant risk associated with shallow groundwater under 88% of the site. This would inhibit the use of some sustainable draining methods. • Flood risk could be exacerbated by climate change. Although development could avoid this area and avoid risk, it may worsen the risk elsewhere • Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. • It would be possible for a development of this scale to include significant renewable energy generation, both within buildings and in areas of open space, and it is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. 	

<ul style="list-style-type: none"> • Development of this significant sized site has the potential to significantly increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, although future development is likely to increase emissions, it is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. It is considered possible for new development to be in flood zone 1. However, given the high groundwater levels, which could inhibit the use of SUDs and thus worsen flood risk elsewhere, a moderate adverse effect is likely where mitigation would be achievable. 	
<p>SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy</p> <p>Decision-Aiding Questions. Will the development site...</p>	
1. Support the development of renewable and low carbon sources of energy?	<p>This site is of a considerable size and as such presents significant opportunities to support energy generation from renewable and low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that:</p> <ul style="list-style-type: none"> • maximises the potential for suitable development; • considers identifying suitable areas for renewable and low carbon energy sources; and • identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be capable of connecting to the local Grid without the need for further investment?	<p>The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained.</p> <p>Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>It is thought that energy demand from a site of this size would be significant and could require substantial investment to reinforce the grid however any associated costs are likely to be proportionate to the number of homes being delivered. According to SSEN's generation availability map, the substations in Chippenham are constrained, therefore may need reinforcement to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Chippenham are also constrained therefore could potentially struggle to withstand further significant demand without reinforcement works. Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>It is unknown how the site would be bought forward therefore further evidence would be required to understand whether investment in the grid would be required for a site of this size in Chippenham. If the site was able to support its own renewable energy, then the site would be less likely to depend on the grid.</p>
3. Create economic and employment opportunities in sustainable green technologies?	<p>It is considered that a site of this size could enable significant economic and employment opportunities in sustainable green technologies. There are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. And possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, it is more likely that undeveloped areas of the site would be used for open space, green infrastructure, and biodiversity net gain.</p>

4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
Assessment outcome (on balance): Neutral effect	
<p>Summary of SA Objective 6</p> <ul style="list-style-type: none"> • There are no known details of future development schemes but there are opportunities for a site of this size to support energy generation from renewable and low carbon sources and create economic and employment opportunities in sustainable green technologies. • There will need to be a positive strategy for energy from developers and there are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. However, it is thought that undeveloped areas of the site may be used for different priorities. • New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site. • It is considered that the current energy infrastructure could potentially struggle to cope with the increased demand of this site, increasing the cost associated with reinforcing the grid. However further evidence is required to confirm this. As this is a large site the energy demand would be significantly higher than a smaller site. • If the site were to be bought forward with its own self-supporting local network through renewable energy generation, these costs could be significantly less. • Overall, given the opportunities for future renewable energy generation and the use of sustainable construction materials and sustainable green technologies, but considering the potential cost implications for increasing the demand on the grid, a neutral effect is likely against this objective. 	
<p>SA objective 7 - Protect, maintain and enhance the historic environment. Decision-Aiding Questions. Will the development site...</p>	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?	<p>Conservation – this is a large site, but development could have a severe impact on the setting of Chiverlins (formerly Cheverden) Farm possibly leading to complete loss of its agricultural setting. Development of the southern section would impact on the intact Mynte Farmstead group and Chequers Farm. Farmsteads have a fundamental relationship with their surrounding hinterland and mitigation is likely to be difficult. South of site has likely impact on setting of high status Corsham Court Registered Park and Garden and approach. Further assessment of contribution of area to significance required.</p> <p>Archaeology – based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. Further investigation is likely needed during a planning application process in the form of geophysical survey and subsequent trial trenching, specifically across the central northern area and east edge of the site.</p> <p>Historic Environment - the site is characterised as C21 amalgamated and reorganised fields which have been altered from former piecemeal field character which is no longer legible – not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change.</p>

2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	Although not involving direct and clear 'substantial harm' the public benefit of any significant scale of development in the south-west (south-west of the Pudding Brook) or the central areas (around Chiverlins Farm) of this site appears highly unlikely to be such that it can outweigh the harm to the designated assets. A narrow strip of development along the route of the A350 offers greatest opportunity for successful mitigation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 7</p> <ul style="list-style-type: none"> • Development could have a severe impact on the setting of Chiverlins (formerly Cheverden) Farm possibly leading to complete loss of its agricultural setting. • Development of the southern section would impact on the intact Mynte Farmstead group and Chequers Farm. Farmsteads have a fundamental relationship with their surrounding hinterland and mitigation is likely to be difficult. • The south of the site has likely impact on setting of high status Corsham Court registered park and garden and approach. Further assessment of contribution of area to significance required. • Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. • The site is characterised as 21st century amalgamated and reorganised fields which have been altered from former piecemeal field character which is no longer legible – not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. • Overall, a moderate adverse effect is considered likely against this objective. 	
<p>SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.</p> <p>Decision-Aiding Questions. Will the development site...</p>	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	No AONBs, national parks or other nationally designated landscapes cover this area, but the Cotswolds AONB is approx. 2km to the west and Corsham Court Registered Park and Garden (Grade II*) is approximately 150m to the southwest. The site, in proximity to the Cotswolds AONB, has long-distance open views across Chippenham towards the rising North Wessex Downs beyond.
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>The site forms part of a wider gently rising landform, that generally slopes up from approximately 75m AOD along the edge of the A350, to 95m AOD at the highest point along Chiverlins Farm Road at the western extent of the site.</p> <p>The boundaries of the site are defined by the local road network; A350 to the east, A4 to the south and country lanes to the north, northwest and southwest. The site forms part of a predominantly arable landscape that extends to the west of Chippenham. It is characterised by medium and often large sized fields that are defined by hedgerow boundaries with occasional trees, some of which are remnant of piecemeal enclosure patterns, particularly legible in the south of the site and in proximity to Chiverlins House and Farm.</p> <p>There is a strong sense of separation from the urban area due to the enclosed field pattern, linear and riparian woodland, and robust roadside buffer along the eastern side of the A350. The landscape is in generally good condition and the features contribute to the sense of place.</p>

	<p>Overall, the site is of generally medium-high landscape sensitivity to development, with areas of higher sensitivity on rising, open land to the west of the site and to the southwest overlooking the A4 towards elevated areas of Corsham Court's designed parkland. The site has generally medium to limited capacity to accommodate development.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> • Potential for built form to stand out and introduce harsh urban ridgelines on higher, more open land to the west of the site, in proximity to the Cotswolds AONB and also along the local rolling ridge and south facing slope of the sites small southern valley overlooking Corsham Park. • Potential urbanisation of the rural landscape setting to Corsham Court Park and Garden located a short distance to the southwest of the site. • Potential loss of hedgerows and woodland that would alter the legible network. • Potential loss of ponds, open field drains / small open water courses. • Potential reduction in rural separation between Chippenham and the outlying rural settlement at Sheldon and Corsham Park. • Potential reduction of scenic quality and rural character of the rising landform between Chippenham and the Cotswolds AONB. <p>Scope for mitigation includes the following:</p> <ul style="list-style-type: none"> • Avoid development on higher landform where it would be prominent in the wider landscape. • Limit development of the south of the site to conserve the rural landscape setting of Corsham Park and retain a network of vegetation in proximity to the watercourse and linking to nearby woodland. • Retain hedgerows, trees, woodland, ponds and watercourses as part of a mature landscape framework. • Create a strategic green-blue corridor along Pudding Brook that retains and strengthens the existing watercourse, to integrate it within development and contribute to improved accessibility for people and wildlife between west Chippenham and the countryside. • Maintain rural separation between Chippenham and Corsham Park.
<p>3. Protect and enhance rights of way, public open space and common land?</p>	<p>There is no public open space or common land within this site but there are public rights of way that will need to be protected and enhanced with significant opportunities to create new rights of way both into Chippenham and out into the open countryside, along with significant areas of public open space. A public bridleway links through the south and centre of the site, between the A4 and the country lanes. It is not well-linked to the wider rural public rights of way network or wider countryside, but the route provides an onward link from the site over a modern footbridge to cross the dual carriageway to Chippenham's western suburbs at Cepen Park South.</p> <p>There is opportunity to create biodiverse, accessible, and connected greenspaces through the development that connect with the existing public rights of way as part of the landscape strategy for the site.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 8</p> <ul style="list-style-type: none"> • No AONBs, national parks or other nationally designated landscapes cover this area, but the Cotswolds AONB is approx. 2km to the west and Corsham Court Registered Park and Garden (Grade II*) is approximately 150m to the southwest. • The site is in proximity to the Cotswolds AONB, from which there are long-distance open views available across Chippenham towards the rising North Wessex Downs beyond. It is an identifiable landscape with distinctive rural qualities and moderate scenic value. • There is no public open space or common land within this site but there are public rights of way that will need to be protected and enhanced. • The site is in an undesignated landscape with a strong sense of separation from the urban area. The landscape is in generally good condition and the features contribute to the sense of place. • It is considered that the site is of generally medium-high landscape sensitivity to development and the site has generally medium to limited capacity to accommodate development. • Development is considered likely to have a moderate adverse effect on the SA objective overall. 	
<p>SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures Decision-Aiding Questions. Will the development site...</p>	

1. Provide an appropriate supply of affordable housing?	The record of delivery of homes in the town has been below planned levels over the WCS plan period but has more recently shown increased numbers of housing completions. Existing local planning policy requires 30-40% affordable housing to be delivered across sites in Wiltshire, but current rates of house building and the proportion of affordable housing delivery at the town suggest that achieving these levels may be difficult for the settlement in its entirety. There is topographical variation across this site, which may lead to a reduction in site capacity in some areas. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a significant number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Chippenham.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	There is an area close to the southern part of the site, as the land drops towards the watercourse, that has contours at greater than 1:20 gradient. However, the remaining area of level ground is substantial and therefore there is significant potential to provide a wide range of housing sizes, types and tenures. Should this large site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a wide range of housing needs and types. The site has the potential to deliver a significant amount of high quality, sustainable homes of different types and tenures. The development of this site would have significant benefits in terms of providing for the housing needs of a wide cross-section of the community.
Assessment outcome (on balance): Major (significant) positive effect	
<p>Summary of SA Objective 9</p> <ul style="list-style-type: none"> • Notwithstanding any mitigation that may be required which results in a reduced developable area, this large site could bring forward a significant amount of affordable housing alongside market homes. • Development on this site could deliver high-quality and inclusive design. • A significant number of homes of different sizes, types and tenures could be delivered as part of the development. • Overall, a major positive effect is considered likely against this objective. 	
<p>SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities Decision-Aiding Questions. Will the development site...</p>	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	This site is in an area of lower deprivation as indicated by the Indices of Multiple Deprivation (IMD) 2019. There are potential opportunities for development on this site to have social benefits as a result of its size and capability of delivering new jobs and homes that could have benefits for the wider Chippenham area. However, benefits are limited comparatively to other sites at the town. Taking account of the size of this site and it's potential to deliver up to approximately 5000 homes, it could deliver a high level of affordable housing and help meet the needs of those on low incomes or who cannot afford to buy their own home. There would be significant social and economic benefits for the Chippenham area through housing provision, short-term construction jobs and a significantly larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	The eastern boundary of this site is approximately 2.3km to the west of Chippenham town centre, although the western-most part of the site is around 3.9km away from the town centre. Additionally, the A350 and the railway line form physical barriers to access via walking and cycling. Any scale of development on this site should incorporate measures to increase sustainable transport options across all part of the site. A development of this size could and would need to incorporate sufficient public open space and amenity greenspace, as well as Green Infrastructure. A housing development on this site has the potential to create need for 464-650 early years places, 1107-1550 primary school places and 786-1100 secondary school places. Given the high level of need arising and taking into account the school capacity issues at current in the town, it is expected in meeting the higher end of the range of dwellings four 2FE primary schools would be required on sites of at least 2ha. These would each be able to support a 60-place nursery each. Additionally, four 100 place full day care nurseries or smaller provisions would be required to meet early year's needs. Secondary school places are likely to be met by expansion of existing secondary schools but a new secondary school site will still need to be safeguarded, capable of accommodating 10FE plus 300 Sixth Form places. Financial contributions could be sought to support additional places. The northern-most part of the site is approx. 1.5km from Hathaway Medical Centre, while Rowden Surgery and Chippenham Community Hospital are both positioned approx. 2km to the east of the site. Hathaway Medical Centre is the only GP practice currently operating with a positive capacity at Chippenham, although this is

	forecast as reducing to a negative capacity gap by 2026. The redevelopment of Chippenham Community Hospital was agreed as part of the Chippenham Site Allocations Plan, but this has not come forward. The scale of development that could come forward on this site may be capable of bringing forward onsite healthcare facilities. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	Due to the scale of this site, it would be capable of delivering a sizeable amount of public open space and additional community facilities onsite. This includes the potential to enhance public rights of way: CHIW8 and CHIW10 and a local/district centre incorporating community uses to serve the site. Employment development could also create opportunities for public open space on site. New community, healthcare, education and recreational facilities will be required to serve a development of up to potentially 5000 homes on this site in locations that are accessible by sustainable modes of transport to all residents.
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	Development of this site in Chippenham is unlikely to reduce rural isolation to any great extent as the housing will be located at Chippenham and will be meeting the needs of Chippenham primarily. However, new development could provide significant affordable housing for those people living in surrounding rural areas who cannot afford rural house prices and there will be new education, healthcare and community facilities which rural residents could access. Public transport services will need to be extended to serve this new development and this could also benefit people in rural areas.
Assessment outcome (on balance): Moderate (significant) positive effect	
Summary of SA Objective 10	
<ul style="list-style-type: none"> • Development at this site is less likely to direct new housing and employment land to an area subject to higher levels of deprivation. • Financial contributions into existing or new education facilities would be required to meet the needs arising from population growth, but opportunities should be taken to deliver these onsite where possible, e.g. new primary schools. • Development should be accompanied by improvements to local public transport and enhancements to promote sustainable modes of transport. • Opportunities may be apparent in improving existing public rights of way introducing onsite recreation/open space and community facilities. • This site is less likely to significantly reduce rural isolation but could make some contribution to reduction through access to new services, such as community facilities and public transport. • Overall, a moderate positive effect is likely to arise from this site for this objective. 	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices	
Decision-Aiding Questions. Will the development site...	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	The significant size of this site would suggest that a mixed-use development involving residential, health, education, employment and other uses could be achieved that may help reduce the need to travel, reduce out-commuting and reduce impacts on existing roads. However, the site is considered difficult to serve by bus and access to the railway station is prejudiced by convenient access to the A350. Accessibility by Mode: The site is on the western side of the A350 resulting in significant severance for pedestrian, cyclist and railway mode shares. Whilst the site is of a scale that would attract a bespoke bus service, this is likely to serve the site and the town centre only, as opportunities to serve the wider community is restricted due to 'outlier' geography of the site.
2. Provide suitable access and not significantly exacerbate	Local Constraints The site is significantly severed by the A350, which may not be addressed to serve pedestrians and cyclists. The site is also considered difficult to serve by bus and access to the railway station is prejudiced by convenient access to the A350.

<p>issues of local transport capacity?</p>	<p><u>Site Specific Mitigation</u></p> <ul style="list-style-type: none"> • 4th arm access from existing roundabout • New access from A4 • Accommodation of dualling of A350 • Bus service provision <p><u>Necessary Strategic Mitigation</u></p> <ul style="list-style-type: none"> • Rail station improvements and community travel planning to facilitate ‘headroom capacity’ to deliver development. • M4 Junction 17 Major Road Network capacity scheme and contributions to Melksham Bypass Major Road Network scheme.
<p>3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?</p>	<p>Pedestrian/Cycle: Despite the development being of a scale that its internal network can well serve pedestrians and cyclist, it has limited opportunity to access destinations within Chippenham.</p> <p>Bus: As mentioned, the site may attract a bus service, however this is unlikely to fully address the severance created by the A350 and the likely dominance by the car.</p> <p>Rail: Due to potential access to the principal route A350, residents are unlikely to drive into Chippenham to access the railway network.</p> <p>Service Vehicles: Achievable access from the A350 would adequately accommodate service vehicles.</p> <p>Car: The site location allows for a 4th arm off the A350/Sandown Drive roundabout and further access from the A4. Alternative access from the A350 is inadvisable due to aspirations of dualling, current road speed and weaving distances ensuring that a further A350 junction would not meet necessary design parameters or address current Local Plan Policy direction i.e. resistance to additional access points on the Primary Road Network.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> • The significant size of this site would suggest that a mixed-use development involving residential, health, education, employment and other uses could be achieved that may help reduce the need to travel, reduce out-commuting and reduce impacts on existing roads. • The site is considered difficult to serve by bus and access to the railway station is prejudiced by convenient access to the A350. • The site is on the western side of the A350 resulting in significant severance for pedestrian, cyclist and railway mode shares. Whilst the site is of a scale that would attract a bespoke bus service, this is likely to serve the site and the town centre only, as opportunities to serve the wider community is restricted due to ‘outlier’ geography of the site • Overall, a moderate adverse effect is considered likely against this objective. 	
<p>SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision-Aiding Questions. Will the development site...</p>	
<p>1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?</p>	<p>The eastern edge of the site is over 2km away from Chippenham town centre, which is positioned to the east of the site. Despite this distance, there are good existing public transport options connecting the west of Chippenham to the town centre and the railway station. Any scale of development on this site should incorporate measures to increase sustainable transport options across all parts of the site to ensure sufficient and appropriate levels of access to the town centre and local facilities from the site using sustainable modes.</p> <p>The site is large and would have benefits for supporting the town centre, including supporting the redevelopment of the station hub and helping to bring forward redevelopment in the town centre through new users and investment in this location.</p>

2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	The site is very well related to the A350 and the A4. It falls in close proximity to Methuen Park. A site of this size is likely to be able to support mixed-use development incorporating employment land, meeting a range of different economic needs. It would also be capable of helping to support existing employment areas, including Methuen Park employment area and Bath Road Industrial Park. Development of the site would not lead to any loss of protected employment land and could support the provision of new employment alongside housing to support new jobs and an enhanced workforce. The site benefits from access to the A350 and A4, but opportunities should be taken to ensure all parts of the site are accessible by sustainable modes of transport, including extending existing public transport services to the town centre and to Langley Park.
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	<p>This site could provide significant new housing, including affordable housing, employment and community facilities and associated infrastructure that will help support the local economy and economic growth, including new highway infrastructure. While the town currently boasts excellent regional transport connectivity, there is a need to support and improve the local network to reduce congestion. Opportunities to enhance local transport infrastructure, including the sustainable transport network should be considered as a part of any development at this site.</p> <p>This site is of a large size and as such presents opportunities to support energy generation from renewable and low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers. It is considered that a site of this size could enable significant economic and employment opportunities in sustainable green technologies.</p>
4. Promote a balance between residential and employment development to help reduce travel to work distances?	A site of this size could provide mixed-use development that includes a balance of employment and residential land to meet a wide range of needs, including those arising from existing residential development to the east of the A350. This could help reduce the need to travel but there will still need to be significant investment in sustainable transport modes linking to the town centre and railway station for those people who work elsewhere.

Assessment outcome (on balance): Moderate (significant) positive effect

Summary of SA Objective 12

- Development at this site is likely to be capable of helping support existing employment areas, such as Methuen Park and Bath Road Industrial Estate.
- There is an opportunity to incorporate a mix of uses on this site.
- This site could help to enhance local infrastructure, including enhancements to existing public transport connections to existing employment, the town centre and railway station.
- Overall, it is likely that there will be a moderate positive effect on Objective 12 arising from development at this site.

Site Number and SHELAA ref(s): Site 7 (SHELAA site 744)

Site name: Land to the North of Barrow Farm

Site size: 43.46ha **Site capacity:** approximate range 1086 – 1521 dwellings

Site description: This site is located to the north of Chippenham, adjacent to Birds Marsh Wood and the B4069. The site is in agricultural use.

SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses Decision-Aiding Questions. Will the development site...	
1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	<p>This site comprises mainly agricultural fields, predominantly improved pasture fields with some more diverse grassland. Fields are bordered by tall, mature hedgerows with mature and veteran hedgerow trees, especially to the west. There are standing deadwood trees within agricultural fields, which are an important habitat for a range of wildlife, including deadwood invertebrates, and may contain features for roosting bats. The north-eastern area contains small woodlands, copses, and linear woodlands, which form a network of habitats and an important green corridor.</p> <p>Mitigation measures will include suitable buffers around sensitive areas such as Birds Marsh Wood, ponds, priority habitat and smaller woodlands. These buffer areas should be connected by newly created habitat wherever possible. The buffer strips around sensitive features - in most cases these will be 50m minimum (Birds Marsh Wood may need to be more). Green Infrastructure within the site must realistically connect with green infrastructure in neighbouring sites and be based on an overview/masterplan to ensure that sensitive areas are not indirectly compromised by adjacent development. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.</p>
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	<p>Birds Marsh Wood County Wildlife Site (CWS) is adjacent to the site, situated at the top of a rolling hill, comprising mature deciduous woodland. The landscape extending eastwards from Birds Marsh Wood includes wood pasture and neutral grassland, a high density of ponds, copses, mature trees, small watercourses and a network of mature hedgerows, and is known to support populations of protected species, including Great crested newt, and Lesser and Greater horseshoe bats. This area is significant and is likely to be particularly sensitive to change. Priority habitats include natural grassland and broadleaf, mixed woodland.</p> <p>The area immediately to the south of Birds Marsh Wood excluding a 50m buffer from the woodland already has outline consent for up to 750 dwellings, therefore there is potential for significant cumulative effects with further development in this area, particularly upon Birds Marsh Wood.</p> <p>Development of the site has the potential to increase recreational pressure upon identified protected species, habitats, and designated/non-designated biodiversity features in the local area and this must be assessed and mitigated accordingly.</p>
3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	<p>There are no LGS in proximity to this site which are likely to be affected by development.</p>

<p>4. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example:</p> <ul style="list-style-type: none"> - Birds Marsh Wood County Wildlife Site, The Grove woodland, wood pasture - Green corridors including woodlands, hedgerows and streams. - Ponds and suitable terrestrial habitat - Habitat connectivity and dark corridors - Neutral grassland - Buffers around sensitive areas such as Birds Marsh Wood, ponds, priority habitat, smaller woodlands <p>In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site would have the potential to make suitable provision for buffers to recognised green/water course corridors. Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of public open space which may give opportunities for biodiversity enhancement. The buffer strips in most cases will be 50m minimum (Birds Marsh Wood may need to be more).</p> <p>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multifunctional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain. Green Infrastructure within the site must realistically connect with green infrastructure in neighbouring sites and be based on an overview/masterplan to ensure that sensitive areas are not indirectly compromised by adjacent development.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 1</p> <ul style="list-style-type: none"> • This site comprises mainly agricultural fields, predominantly improved pasture fields with some more diverse grassland. Fields are bordered by tall, mature hedgerows with mature and veteran hedgerow trees, especially to the west. • There are standing deadwood trees within agricultural fields, which are an important habitat for a range of wildlife and may contain features for roosting bats. • Birds Marsh Wood County Wildlife Site (CWS) is adjacent to the site to the west. • The area immediately to the south of Birds Marsh Wood excluding a 50m buffer already has outline consent for up to 750 dwellings, therefore there is potential for significant cumulative effects with further development in this area, particularly upon Birds Marsh Wood. • Mitigation measures will include suitable buffers around sensitive areas such as Birds Marsh Wood, ponds, priority habitat and smaller woodlands. These buffer areas should be connected by newly created habitat wherever possible. • Green Infrastructure within the site must realistically connect with green infrastructure in neighbouring sites and be based on an overview/masterplan to ensure that sensitive areas are not indirectly compromised by adjacent development. • Overall, a moderate adverse effect is considered likely against this objective. 	
<p>SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings Decision-Aiding Questions. Will the development site...</p>	
<p>1. Ensure development maximises the efficient use of land?</p>	<p>It is considered that delivering appropriate densities on this site may be possible but could be problematic given its location in such close proximity to Birds Marsh Wood and extending out into open countryside to the north and east towards Langley Burrell. However, this site is adjacent to the strategic Chippenham Site Allocations Plan North Chippenham allocation and therefore would be adjacent to existing development.</p> <p>Development density will be influenced by the size of the site and the significant degree of landscape mitigation which will likely be required due to the site's size and location extending out into open countryside and proximity to Birds Marsh Wood and Langley Burrell. Development would also need to take account of the settings of various listed buildings to the east and south of the site i.e. Barrow Farm, The Old School, Pound House, Church of St Peter. Density of development may need to be lower than for other sites to take these factors into account.</p>

	New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.
2. Maximise the reuse of Previously Developed Land?	This site consists entirely of agricultural land. There are therefore no opportunities for maximising reuse of PDL.
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	This large site is located on greenfield, agricultural land which has not been developed before and is unlikely to be contaminated. On the basis of available evidence, it is considered unlikely that remediation measures would be required for this site in order to facilitate development. If subsequent evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Evidence shows that most of this site consists of Grade 2 BMV agricultural land. Development of this large site would therefore lead to a significant loss of higher quality agricultural land. Where possible, any development on this site should be located so as to reduce the loss of BMV, with development of lower quality land instead. Given the likely scale of development, significant adverse effects would be anticipated.
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the significant sterilisation of known, potentially viable mineral resources.
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	<p>This is a medium-sized site and it is considered possible to incorporate sustainable waste management facilities and integrated recycling infrastructure into the layout and design of development.</p> <p>The nearest Household Recycling Centre to this site is just off J17 of the M4 some 6km away, with the Calne Household Recycling Centre some 15km away, so enabling sustainable waste management on-site would be the most effective and beneficial.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 2	
<ul style="list-style-type: none"> • This large site is located on greenfield, agricultural land consisting mostly of Grade 2 BMV agricultural land. There are no opportunities for maximising reuse of PDL. • Development of this site would lead to a significant loss of higher quality agricultural land. • Development density will be influenced by the size of the site and the significant degree of landscape mitigation which will likely be required due to the site extending out into open countryside, proximity to Birds Marsh Wood and Langley Burrell and the need to take account of the settings of various listed buildings. • The site is entirely greenfield, agricultural land which has not been developed before and is therefore unlikely to be contaminated. • The site is not located within a designated Mineral Safeguarding Area and therefore there would be no significant sterilisation of mineral resources 	

- Overall, a moderate adverse effect is considered likely against this objective due to the size of the site, likely scale of loss of higher quality agricultural land and likely impacts on densities due to the site's location, proximity to Birds Marsh Wood and Langley Burrell and the need to take account of the settings of various listed buildings. Mitigation is likely to be problematic.

SA objective 3 - Use and manage water resources in a sustainable manner

Decision-Aiding Questions. Will the development site...

<p>1. Protect surface, ground and drinking water quantity/quality?</p>	<p>This site is covered in its entirety by Source Protection Zone 2c which is an extension to the outer protection zone. Therefore, it does not require an assessment as to whether it poses an unacceptable risk to the source of supply. Some zones are extended because activities below the surface, such as deep drilling, could create pathways for pollutants to enter the groundwater. Zone 2 is defined by the 400-day travel time from pollutant to source. The 400-day travel time is based loosely on consideration of the minimum time required to provide delay, dilution and attenuation of slowly degrading pollutants. The site is not covered by Drinking Water Protected Areas or Drinking Water Safeguard Zones.</p> <p>In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses.</p> <p>Consultation with the Environment Agency could be required to determine the likely effects of development within the areas identified within the Source Protection Zones. Reference should also be made to Wiltshire Council's Groundwater Management Strategy 2016. Consideration should be given to the inclusion of sustainable drainage systems to control the risk of surface water flooding from impermeable surfaces. As this site covers a Source Protection Zone, the extent to which Sustainable Drainage systems can be used may be affected.</p>
<p>2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?</p>	<p>This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.</p> <p>With regard to foul network capacity, it is likely that significant off-site infrastructure reinforcement would be required. The site would be directed east or west to connect to new sewers. Lack of capacity in local networks and railway and river crossings likely to be problematic.</p> <p>With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. Any development should follow the surface water hierarchy: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer. Where infiltration is not a viable option then flows being released from the site would need a controlled discharge and to be agreed with the council on a site by site basis. Flows from greenfield sites should aim for 20% betterment over pre-developed discharge rates.</p>

Assessment outcome (on balance): Moderate (significant) adverse effect

Summary of SA Objective 3

- The site is covered by an extension to Source Protection Zone 2 meaning there is a 400-day travel time from pollutant to source.
- Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. This is particularly the case when designing surface water drainage systems where techniques such attenuation and infiltration may be limited.
- The site does not cover a Drinking Water Protected Area or Drinking Water Safeguard Zone.
- The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.
- With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required.
- With regard to foul network capacity, it is likely that significant off-site infrastructure reinforcement would be required. The site would be directed east or west to connect to new sewers. Lack of capacity in local networks and railway and river crossings likely to be problematic.
- With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development.
- Overall, given the increased demand on water resources, significant infrastructure requirements, and that the site is covered by Source Protection Zone 2c (an extension to SPZ Zone 2), which could affect the ability to use sustainable drainage systems, a moderate adverse effect is likely.

SA objective 4 - Improve air quality and reduce all sources of environmental pollution

Decision-Aiding Questions. Will the development site...	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	<p>Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases - in an area of open countryside. New transport infrastructure will also be needed, which is likely to increase levels of noise, light and vibration. Sensitive receptors include the nearby Birds Marsh Wood and the village of Langley Burrell – mitigation measures will be needed to reduce impacts on those. Mitigation measures could include locating higher density development towards the south of the site, which is adjacent to the existing CSAP strategic allocation, with lower density development located to the west, north and east of the site. Levels of light pollution could be minimised through sensitive design and layout and locating new highways infrastructure so as to reduce noise, light and vibration levels on surrounding rural areas. Birds Marsh Wood should be protected from noise and light pollution by leaving a wide, dark undeveloped buffer zone between the wood and new development.</p> <p>The design of residential amenity should follow the principals of ProPG - Professional Practice Guidance on Planning & Noise Guidance for new residential development and ensure noise impacts are incorporated into the early design stages. A noise assessment will be required to confirm noise impact on noise sensitive receptors and appropriate mitigation.</p>
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	<p>This is a large site extending out into open countryside north of Chippenham. Impacts on local air quality are most likely to arise from a significant increase in vehicle usage on existing roads and from any new highway infrastructure needed to serve the development.</p> <p>The centre of Chippenham has shown elevated levels of Nitrogen dioxide close to the Annual mean objective, particularly in the vicinity of Station Hill. There is a strong potential that an Air Quality Management Area (AQMA) would be required in this area. Development of this site is likely to increase traffic entering the town network to access facilities and shops and to reach other destinations more generally. Traffic from new development in this location would feed into the network of roads that goes through Chippenham, Calne, Corsham and Bradford on Avon, with potential to further contribute to elevation of emissions.</p> <p>In order to mitigate / prevent this risk, any future development proposals should contain measures to reduce or prevent this or for CIL/S106 contributions to enable the Council to put in place measures to reduce or prevent this. The availability of a range of reliable and accessible sustainable transport options will be required to help avoid significant impacts on local air quality. Air Quality assessment showing cumulative effects of this development on relevant receptors in locality would be required.</p>
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 4</p> <ul style="list-style-type: none"> • Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases - in an area of open countryside. • Sensitive receptors include the nearby Birds Marsh Wood and the village of Langley Burrell – mitigation measures will be needed to reduce impacts on those. • Birds Marsh Wood should be protected from noise and light pollution by leaving a wide, dark undeveloped buffer zone between the wood and new development. • Impacts on local air quality are most likely to arise from a significant increase in vehicle usage on existing roads and from any new highway infrastructure needed to serve the development. • Traffic from new development in this location would feed into the network of roads that goes through Chippenham, Calne, Corsham and Bradford on Avon, with potential to further contribute to elevation of emissions. • The availability of a range of reliable and accessible sustainable transport options will be required to help avoid significant impacts on local air quality. • Overall, given the size and location of this site and extent of likely impacts against this objective, and potential impacts on the AQMAs a moderate adverse effect is considered likely. 	

SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) Decision-Aiding Questions. Will the development site...	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	<p>Although this isn't one of the largest sites in Chippenham, a site of this size still has the potential to produce large amounts of greenhouse gases through the construction and occupation of the development, although this is thought to be far less than bigger sites. Mitigation measures can be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport.</p> <p>Although this site isn't as large as others, it would still be possible for a development of this scale to include significant renewable energy generation, both within buildings and in areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into.</p> <p>To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	<p>The entire site is within Flood Zone 1. The site borders and is traversed by approximately 3 watercourses although they are not thought to present a flood risk. However, it is advisable to implement buffer zones adjacent to watercourses with significant biodiversity enhancement and Green Infrastructure.</p>
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	<p>The entire site is identified as having a moderate risk due to high groundwater levels. This means that groundwater is between 0.25 and 0.5m below the ground surface. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. There is thought to be minimal risk of fluvial surface water flooding. There are minimal patches within the site which present a pluvial flood risk however this is below 8% of the site and should be mitigated by an appropriate surface water drainage strategy.</p> <p>Cumulative impacts have been scored as high. More stringent policy with regards the control of surface water discharges from new development is required. A detailed Flood Risk Assessment and Surface Water Drainage Strategy would be required to identify and mitigate flood risk and to ensure flood risk isn't exacerbated elsewhere.</p>
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	<p>Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located approximately 1 km from the town centre enabling active travel to the town centre and ease of access to public transport.</p> <p>It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p> <p>This site isn't as large as some of the other sites in Chippenham, therefore there may not be as much provision of large areas of open space, however there won't be as much development of what is currently greenfield agricultural land. Enough land would need to be set aside for robust surface water management to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. However, some commonly used sustainable drainage techniques will not be able to be used across some of the site due to high groundwater levels. Areas currently at risk of fluvial flooding should be protected with wide buffer zones that incorporate significant biodiversity enhancement and Green Infrastructure.</p>

Assessment outcome (on balance): Moderate (significant) adverse effect

Summary of SA Objective 5

- Most of the site is in Flood Zone 1.
- There is thought to be minimal fluvial or fluvial flood risk to most of the site.
- There is a moderate risk associated with shallow groundwater under the entire site. This would inhibit the use of some sustainable draining methods, likely resulting in surface water having to be drained through conventional piping systems. This puts pressure on the existing system.
- Flood risk could be exacerbated by climate change. Although development could avoid this area and avoid risk, it may worsen the risk elsewhere.
- Cumulative impacts have been scored as high. More stringent policy with regards the control of surface water discharges from new development is required.
- It would be possible for this development to include renewable energy generation, both within buildings and in areas of open space, and it is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change.
- Although the size of this site may not lend itself to large amounts of renewable energy opportunity, it also has the potential to produce significantly less greenhouse gas emissions than one of the larger sites in Chippenham. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport.
- Overall, this is a smaller site in Chippenham which should produce fewer emissions than one of the larger sites. It is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. It is considered possible for new development to be in Flood Zone 1. However, given the high groundwater levels, which could inhibit the use of SUDs and thus worsen flood risk elsewhere, a moderate adverse effect is likely where mitigation would be achievable.

**SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy
Decision-Aiding Questions. Will the development site...**

1. Support the development of renewable and low carbon sources of energy?

This site is of a considerable size and as such presents significant opportunities to support energy generation from renewable and low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that:

- maximises the potential for suitable development;
- considers identifying suitable areas for renewable and low carbon energy sources; and
- identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

2. Be capable of connecting to the local Grid without the need for further investment?

The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained. Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required. It is thought that energy demand from a site of this size would be significant and could require substantial investment to reinforce the grid however any associated costs are likely to be proportionate to the number of homes being delivered. According to SSEN's generation availability map, the substations in Chippenham are constrained, therefore may need reinforcement to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Chippenham are also constrained, therefore could potentially struggle to withstand further significant demand without significant reinforcement works. Further conversation with SSEN would be required to ensure connectivity to the grid. It is unknown how the site would be bought forward therefore further evidence would be required to understand whether investment in the grid would be required for a site of this size in Chippenham. If the site was able to support its own renewable energy, then the site would be less likely to depend on the grid.

3. Create economic and employment opportunities in sustainable green technologies?	It is considered that a site of this size could enable significant economic and employment opportunities in sustainable green technologies. There are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. And possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, it is more likely that undeveloped areas of the site would be used for open space, green infrastructure, and biodiversity net gain.
4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
Assessment outcome (on balance): Neutral effect	
<p>Summary of SA Objective 6</p> <ul style="list-style-type: none"> • There are no known details of future development schemes but there are opportunities for a site of this size to support some energy generation from renewable and low carbon sources and create economic and employment opportunities in sustainable green technologies. • There will need to be a positive strategy for energy from these sources from developers and there are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. However, it is thought that undeveloped areas of the site may be used for different priorities. • New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site. • It is considered that the current energy infrastructure could potentially struggle with the increased demand of this site, increasing the cost associated with reinforcing the grid. However further evidence is required to confirm this. As this is a large site the energy demand would be significantly higher than a smaller site. • If the site were to be bought forward with its own self-supporting local network through renewable energy generation, these costs could be significantly less. • Overall, given the opportunities for future renewable energy generation and the use of sustainable construction materials and sustainable green technologies, but considering the potential cost implications for increasing the demand on the grid, a neutral effect is likely against this objective. 	
<p>SA objective 7 - Protect, maintain and enhance the historic environment Decision-Aiding Questions. Will the development site...</p>	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of	<p>Conservation – potential impacts on Grade II Barrow Farmhouse, Barrow farm Cottages, Pound House and Old School House, Also Grade II* Langley House and Grade I Church of St Peter. Indirect impact on Langley Burrell CA and Kington Langley CA. Previously dismissed at appeal (16/05640/OUT) for reasons including impact on settings of Listed Buildings. The cumulative impact in combination with the previously approved N/12/00560/OUT would be severe. Barrow Farm is an historic farmstead with good survival of buildings and associated cottages. Farmsteads have a fundamental relationship with their surrounding hinterland and mitigation likely to be very difficult as site wraps round farmhouse and remove agricultural setting and identity. Site encroaches on separate rural identity of Langton Burrell and Kington St Michael.</p> <p>Archaeology – Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. Further investigation across the site is likely needed during a planning application process in the form of geophysical survey and subsequent trial trenching. Following further investigation, mitigation could include avoidance of high value archaeological remains where preservation in situ is likely to be required, specifically along the north-</p>

<p>archaeological interest and, where appropriate, undesignated heritage assets and their settings?</p>	<p>east edge of the site, where settlement remains seem to be concentrated. Also, mitigation strategy could include preservation by record where preservation in situ is not required.</p> <p>Historic Environment - The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. A small area of Post medieval to 21st century parkland character borders the site to the north-east, around Langley House, this character has not been altered since the house was founded. Further research is likely required- possibly in the form of a visual setting study to identify contribution of the Site to Langley House & Park's setting. Mitigation strategy could include incorporation of surviving historic landscape elements, such as field patterns, hedgerows and mature trees, within future development. A mitigation strategy could also include consideration of the setting of Langley House and Parkland.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?</p>	<p>Development of this site was previously dismissed at appeal (16/05640/OUT) for reasons including impact on settings of Listed Buildings. The cumulative impact in combination with the previously approved N/12/00560/OUT would be severe. Barrow Farm is an historic farmstead with good survival of buildings and associated cottages. Farmsteads have a fundamental relationship with their surrounding hinterland and mitigation likely to be very difficult as site wraps round farmhouse and would remove the agricultural setting and identity.</p> <p>The site encroaches on the separate rural identity of Langton Burrell and Kington St Michael. Larger than appeal site, it also impacts on the setting of the high-status group of Grade I St Peter's Church and Grade II*Langley House, a country house to the north-east with a designed setting and formal frontages facing west and south. Urbanisation of landscape and impact on tranquillity would change the understanding as a country church and house within a designed setting in a rural landscape.</p> <p>The public benefit of any significant scale of development on this site appears highly unlikely to be such that it can outweigh the harm to multiple designated assets.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 7</p> <ul style="list-style-type: none"> • There would be potential impacts on Grade II Barrow Farmhouse, Barrow farm Cottages, Pound House and Old School House, Also Grade II* Langley House and Grade I Church of St Peter. Indirect impact on Langley Burrell CA and Kington Langley CA. • The cumulative impact in combination with the previously approved N/12/00560/OUT would be severe. Barrow Farm is an historic farmstead with good survival of buildings and associated cottages. Farmsteads have a fundamental relationship with their surrounding hinterland and mitigation likely to be very difficult as site wraps round farmhouse and remove agricultural setting and identity. • Site encroaches on the separate rural identity of Langton Burrell and Kington St Michael. • Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. Further investigation across the site is likely needed • The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Mitigation strategy could include incorporation of surviving historic landscape elements, such as field patterns, hedgerows and mature trees, within future development and consideration of the setting of Langley House and Parkland. • Overall, a moderate adverse effect is considered likely against this objective. 	
<p>SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Decision-Aiding Questions. Will the development site...</p>	
<p>1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?</p>	<p>The Cotswolds AONB is approximately 5.5km to the west of this site and the North Wessex Downs AONB approximately 10km to the southeast. No significant effects on nationally designated landscapes are considered likely.</p>

<p>2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?</p>	<p>The site lies to the north of consented development land to the north of Chippenham (Land at North Chippenham), located between Bird's Marsh woodland and the B4069 to Kington Langley.</p> <p>The site forms part of a predominantly arable landscape that extends north from the urban edge of Chippenham. The landscape is characterised by large, irregular fields defined by largely intact hedgerows containing numerous scattered veteran oak trees.</p> <p>The site has a predominantly rural character. The pattern of vegetation creates a wooded approach to Chippenham from the north that contributes to a strong sense of separation between Chippenham and outlying rural settlements of Kington Langley and Langley Burrell.</p> <p>This is an undesignated landscape that contains occasional features of cultural and heritage value, including the network of public footpaths, accessible public woodland and rural settlements including the church and Country Manor House at Langley Burrell. It is a relatively ordinary, rural landscape with some distinctive characteristics such as the scattered mature trees including many veteran oak field trees and woodland edges. There is a moderate sense of separation from the urban area created by the network of trees and hedgerows. The landscape is in generally moderate condition.</p> <p>There is potential for built form to be intrusive in the rural landscape setting where it breaks wooded skylines and extends the urban edge, reducing separation between Chippenham and outlying rural settlement at Kington Langley and the separate identity of Langley Burrell, and Bird's Marsh Wood.</p> <p>Overall, it is considered that the site is of generally medium landscape sensitivity to development, with higher sensitivity to the north. The site has generally medium capacity to accommodate development.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> • Potential for built form to be intrusive in the rural landscape setting where it breaks wooded skylines and extends the urban edge, reducing separation between Chippenham and outlying rural settlement at Kington Langley and the separate identity of Langley Burrell, and Bird's Marsh wood. • Potential loss of hedgerows, field trees including many fine veteran oaks, and woodland that would alter the sense of place and rural approach to Chippenham. • Potential reduction of scenic quality, particularly considering the woodland blocks, veteran trees and treed skylines. • Potential changes to the dispersed settlement pattern of individual cottages, small farms and villages encompassed by trees. <p>Scope for mitigation include the following:</p> <ul style="list-style-type: none"> • Avoid development that would break the tree line and detract from the wooded character. • Limit development in the north and east of the site to retain rural separation between Chippenham and the outlying settlements of Kington Langley and characteristic small rural settlement of Langley Burrell including the church and Country Manor House to the northeast of the site. • Retain hedgerows, trees, and woodland as part of a mature landscape framework; ensuring appropriate buffers to development, commensurate with the veteran status of the many mature field boundary oaks, Bird's Marsh wood and other smaller areas of woodland present in this area.
<p>3. Protect and enhance rights of way, public open space and common land?</p>	<p>There is no public open space or common land within this site. There are several public footpaths that cross through the site, linking between the urban edge of Chippenham, into Bird's Marsh woodland, to the outlying rural villages and river valley in the surrounding countryside.</p> <p>There is opportunity to create biodiverse, accessible, and connected greenspaces through the development that connect with the existing public rights of way as part of the landscape strategy for the site.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 8</p> <ul style="list-style-type: none"> • The Cotswolds AONB is approximately 5.5km to the west of this site and the North Wessex Downs AONB approximately 10km to the southeast. No significant effects on nationally designated landscapes are considered likely. • The site has a predominantly rural character. The pattern of vegetation creates a wooded approach to Chippenham from the north that contributes to a strong sense of separation between Chippenham and outlying rural settlements of Kington Langley and Langley Burrell. • There are several public footpaths that cross through the site, linking between the urban edge of Chippenham, into Bird's Marsh woodland, to the outlying rural villages and river valley in the surrounding countryside. • It is a relatively ordinary, rural landscape with some distinctive characteristics such as the scattered mature trees including many veteran Oak field trees and woodland edges. There is a moderate sense of separation from the urban area created by the network of trees and hedgerows. 	

<ul style="list-style-type: none"> • There is potential for built form to be intrusive in the rural landscape setting where it breaks wooded skylines and extends the urban edge, reducing separation between Chippenham and outlying rural settlement at Kington Langley and the separate identity of Langley Burrell, and Bird's Marsh Wood. • The site is of generally medium landscape sensitivity to housing development, with higher sensitivity to the north. The site has generally medium capacity to accommodate housing development • Development is considered likely to have a moderate adverse effect on the SA objective overall. 	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures Decision-Aiding Questions. Will the development site...	
1. Provide an appropriate supply of affordable housing?	The record of delivery of homes in the town has been below planned levels over the WCS plan period but has more recently shown increased numbers of housing completions. Existing local planning policy requires 30-40% affordable housing to be delivered across sites in Wiltshire, but current rates of house building and the proportion of affordable housing delivery at the town suggest that achieving these levels may be difficult for the settlement in its entirety. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a significant number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Chippenham.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this large site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a wide range of housing needs and types. The site has the potential to deliver significant benefits in terms of providing a wide range of house types, sizes and tenures to meet the housing needs of a wide cross-section of the community. The development of this site would have significant benefits in terms of providing for the housing needs of a wide cross-section of the community.
Assessment outcome (on balance): Major (significant) positive effect	
Summary of SA Objective 9 <ul style="list-style-type: none"> • Notwithstanding any mitigation that may be required which results in a reduced developable area, this large site could bring forward a significant amount of affordable housing alongside market homes. • Development on this site could deliver high-quality and inclusive design. • A significant number of homes of different sizes, types and tenures could be delivered as part of the development. • Overall, a major positive effect is considered likely against this objective. 	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities Decision-Aiding Questions. Will the development site...	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The site is within a less deprived area but is positioned close to a more deprived area, as per the Indices of Multiple Deprivation (IMD) 2019. Development at this site could create opportunities to introduce new homes or employment land in a more deprived area which could improve social opportunities locally. Taking account of the size of this site and its potential to deliver up to 1500 homes, it could deliver a high level of affordable housing and help meet the needs of those on low incomes or who cannot afford to buy their own home. Overall, there would be significant social and economic benefits for the Chippenham area through housing provision, short-term construction jobs and a significantly larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which	The site is approximately 1.4km from the town centre. Some parts of the site are up to 2km from the town centre. Opportunities to enhance sustainable transport options will need to be undertaken to assist development on this site. This site is in close proximity to Birds Marsh and The Grove, enhanced access to these from the site would be encouraged through new development, including contributions to the enhancement of accessible public amenity greenspace. Other opportunities to introduce onsite amenity greenspace and Green Infrastructure should be pursued. A housing development on this site would be likely to generate a need for 141-198 early years spaces, 337-472 primary school places and 238-334 secondary school places. When taking account of the existing issues with school capacity in the town, it is likely that in meeting the upper end of these needs a new primary school

are able to cope with the additional demand?	would be required on a site of at least 2ha. This would be able to support a 60-place nursery and two 80 place full day care or smaller provision would be able to meet the remainder of early year's needs. Financial contributions would be required to supply new places at existing primary provision in the town to meet the remaining need arising from the development. Secondary school places are likely to be met by expansion of existing secondary schools but a new secondary school site will still need to be safeguarded, capable of accommodating 10FE plus 300 Sixth Form places. S106 contributions would be required to support expansion of existing schools. This site is not very well related to existing GP provision and lies between 2.1-2.7km from nearest provision at Hathaway Medical Centre. The redevelopment of Chippenham Community Hospital was agreed as part of the Chippenham Site Allocations Plan, but this has not come forward. In 2016 all but one of the GP surgeries in Chippenham were analysed as being subject to negative capacity gaps, with these being forecast to increase during the period up to 2026. The scale of development that could come forward on this site may be capable of bringing forward onsite healthcare facilities. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	There is potential for this site to deliver some public open space on site, additional opportunities could be taken to enhance nearby Birds Marsh and The Grove, as well as public rights of way: LBUR50, LBUR35, LBUR36, LBUR28, LBUR36, LBUR37 and CHIP28. Development at this site could encourage public access to these wooded areas, creating social benefits for those within the site and those beyond, within the existing settlement who would benefit from sustainable linkages. An employment development or housing development of up to 1500 would be less likely to support new onsite health, civic, cultural or community uses. This site would require enhanced connectivity through sustainable modes of transport to the main settlement in order to achieve an appropriate level of access to existing facilities.
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	Development of this site in Chippenham is unlikely to reduce rural isolation to any great extent as the housing will be located at Chippenham and will be meeting the needs of Chippenham primarily. However, new development could provide significant affordable housing for those people living in surrounding rural areas who cannot afford rural house prices and there will be new education, healthcare and community facilities which rural residents could access. Public transport services will need to be extended to serve this new development and this could also benefit people in rural areas.
Assessment outcome (on balance): Major (significant) positive effect	
<p>Summary of SA Objective 10</p> <ul style="list-style-type: none"> • Development at this site could have significant social benefits in an area where there are concerns relating to social deprivation. • The site could deliver a very good level of affordable housing alongside employment land, community facilities, public open space, amenity greenspace and services, such as schools. • There is some potential for development at this site to deliver onsite services and facilities and for offsite contributions to be made into increasing capacity at existing and new services and facilities in the local area. A site for a new secondary school should be safeguarded. • There are existing public rights of way on or adjoining this site, in addition to local open spaces that could be enhanced to produce social benefits. Additional opportunities to increase accessibility to central Chippenham through sustainable modes of transport may be apparent. • This site would be unlikely to lead to a significant reduction of rural isolation but could have some benefits for rural communities. • Overall, a major positive effect is considered likely against this objective. 	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices	
Decision-Aiding Questions. Will the development site...	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce	<p>The size of this site would suggest that a mixed-use development involving residential, health, education, employment and other uses could be achieved that may help reduce the need to travel, reduce out-commuting and reduce impacts on existing roads.</p> <p>Accessibility by Mode:</p>

reliance on the private car?	The proposed development is reliant upon the delivery of the adjacent development site to the south, its associated link road between Malmesbury Road roundabout (A350) and Mauds Heath Causeway and the eastern Relief Road proposed in the Chippenham Sites Allocation Plan. Notwithstanding this, significant caution is raised for the capability of the Malmesbury Road Roundabout improvements, as proposed for the adjacent development, to accommodate additional development.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p>Direct access would be easily achieved for the site, however the capacity and observed heavy congestion around Malmesbury Road Roundabout causes significant concern; mitigation will require land beyond the development site.</p> <p><u>Local Constraints</u></p> <p>Malmesbury Road Roundabout and Mauds Heath Causeway junction capacity.</p> <p><u>Site Specific Mitigation</u></p> <p>Malmesbury Road Roundabout and Mauds Heath Causeway junction capacity</p> <p>Footway cycleway improvements</p> <p>Rail station improvements</p> <p>Bus service provision</p> <p><u>Necessary Strategic Mitigation</u></p> <p>Eastern Relief Road delivery.</p>
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	<p><u>Pedestrian/Cycle:</u> The site is within reasonable access to the railway station, via Langley Park (1.5km), the Town Centre (less than 2km), local primary school (1km) and other facilities.</p> <p><u>Bus:</u> Serving the proposed site may be difficult directly, however much of the development may lie within walking distance to those services penetrating the adjacent development site to the south and west. The site areas beyond walking distance to existing bus services may be considered unsustainable and measures to penetrate the site with a bespoke service should be sought.</p> <p><u>Rail:</u> The rail station is within reasonable walking distance.</p> <p><u>Service Vehicles:</u> The proposed development roads from the adjacent site would adequately accommodate service vehicles.</p> <p><u>Car:</u> Direct access would be easily achieved for the site, however the capacity and observed heavy congestion around Malmesbury Road Roundabout causes significant concern; mitigation will require land beyond the development site.</p>
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> • Direct access would be easily achieved for the site • The site is within reasonable access to the railway station, via Langley Park (1.5km), the Town Centre (less than 2km), local primary school (1km) and other facilities. 	

<ul style="list-style-type: none"> • The site is reliant upon the delivery of the adjacent development site to the south, its associated link road between Malmesbury Road roundabout (A350) and Mauds Heath Causeway and the eastern Relief Road proposed in the Chippenham Sites Allocation Plan. Notwithstanding this, significant caution is raised for the capability of the Malmesbury Road Roundabout improvements, as proposed for the adjacent development, to accommodate additional development. • Overall, a moderate adverse effect is considered likely against this objective. 	
SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision-Aiding Questions. Will the development site...	
1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	<p>The site's southern boundary is approximately 1.4km to the north of the town centre. While the site is closely related to the B4069, access would have to be achieved to the south of the site, nonetheless opportunities to create sustainable transport linkages to the town centre are likely to be apparent. These should look to promote, enhance and extend existing public transport routes from Heathfield. All other opportunities to enhance sustainable transport options will need to be assessed to assist accessibility to existing facilities from new development on this site.</p> <p>The site is reasonably sized and would have benefits for supporting the town centre through new users.</p>
2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	<p>Access would most likely be achieved through the CSAP allocated housing site to the south as it cannot be achieved onto the B4069 to the east. The site is more constrained in terms of access to existing employment land. Given the size of the site, there may be an opportunity to introduce a mixed-use development including an element of employment land. It is more likely that this site would be able to support smaller scale employment needs, nonetheless. Development of the site would not lead to any loss of protected employment land and could support the provision of new employment to enhance the offer at Chippenham. Opportunities should be taken to ensure all parts of the site are accessible by sustainable modes of transport, including extending existing public transport services to the town centre and existing employment areas.</p>
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	<p>This site could provide new housing, including affordable housing, employment and associated infrastructure that will help support the local economy and economic growth, including new highway infrastructure. While the town currently boasts excellent regional transport connectivity, there is a need to support and improve the local network to reduce congestion. Opportunities to enhance local transport infrastructure, including the sustainable transport network should be considered as a part of any development at this site.</p> <p>It is considered that a site of this size could enable significant economic and employment opportunities in sustainable green technologies. Opportunities to support energy generation from renewable and low carbon sources should be explored. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development.</p>
4. Promote a balance between residential and employment development to help reduce travel to work distances?	<p>A site of this size may provide mixed-use development that includes a balance of employment and residential land to meet a wide range of needs, including those arising from existing residents in north Chippenham. This could help reduce the need to travel but there will still need to be significant investment in sustainable transport modes linking to the town centre and railway station for those people who work elsewhere.</p>
Assessment outcome (on balance): Moderate (significant) positive effect	
Summary of SA Objective 12	
<ul style="list-style-type: none"> • This site is likely to be capable of delivering an element of employment/other uses alongside housing onsite. 	

- Development at this site would have to overcome access issues, which may make any onsite or nearby employment areas harder to access.
- There are opportunities to create linkages to existing employment sites, including Parsonage Way Industrial Estate and Langley Park. This can be done by taking advantage of the existing public transport network and introducing enhancements to this.
- Nonetheless, all sustainable modes of transport would be required to support any development on this site.
- Overall, a moderate positive effect is considered to be likely for Objective 12.

<p>Site Number and SHELAA ref(s): Site 8 (SHELAA sites 3693, 506a) Site name: Land at Peckingell Farm and Rawlings Green Site size: 14.58ha Site capacity: approximate range 364 - 511 dwellings Site description: The site is located to the north east edge of Chippenham, on land surrounding Peckingell Farm. The site is formed by a series of field parcels defined by tree and hedgerow boundaries. To the south, the site is adjoined by land at Rawlings Green which is allocated for development by the Chippenham Site Allocations Plan. The site also adjoins the River Avon on its eastern edge and the railway line on its western edge, beyond which lies the small village of Langley Burrell and its conservation area. Two Grade II Listed properties are located at Peckingell Farm. A number of public rights of way intersect the site.</p>	
<p>SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses Decision-Aiding Questions. Will the development site...</p>	
<p>1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?</p>	<p>The site comprises arable fields and modified permanent grassland. Notable features include the bordering River Avon County Wildlife Site (CWS) and the railway corridor, two woodlands on the eastern site boundary and a hedgerow corridor linking the railway and the river. Farm buildings hold potential for bat roosts with hedgerows forming bat flightlines. Three large mature trees lie within the eastern most field near the river. Other similar trees occur within the hedgerows. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.</p>
<p>2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?</p>	<p>The River Avon CWS lies along eastern boundary of site. Two woodlands on eastern boundary next to the River Avon are priority broadleaved woodland habitat. An overgrown hedgerow on the boundary between the two land parcels is a valuable habitat corridor linking the railway and the river. Another overgrown hedgerow on the northern boundary is part of an extensive, mostly off-site habitat corridor between the railway and the river. To reduce impacts, buffers of 50-100m should be provided along the River Avon and buffers of 20-50m where priority habitat is present. Development of the site has the potential to increase recreational pressure upon identified protected species, habitats and designated/non-designated biodiversity features in the local area and this must be assessed and mitigated accordingly.</p>
<p>3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?</p>	<p>The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.</p>

4. Aid in the delivery of a network of multifunctional Green Infrastructure?	<p>Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example:</p> <ul style="list-style-type: none"> - River Avon CWS and the railway corridor - Two woodlands on eastern boundary next to the River Avon that are priority broadleaved woodland habitat. - Hedgerow on the boundary between the two land parcels representing a valuable habitat corridor linking the railway and the river. Another hedgerow on the northern boundary is part of an extensive, mostly off-site habitat corridor between the railway and the river. - Buffers of 50-100m should be provided along the River Avon and buffers of 20-50m where priority habitat is present. - Expand woodland planting along the eastern boundary to connect the two existing woodlands. - Create a second wide hedgerow parallel to the hedgerow on the boundary of the two land parcels to create a 'double hedgerow'. - Enhance or create neutral grassland adjacent to priority habitats <p>In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.</p>
Assessment outcome (on balance): Minor adverse effect	
<p>Summary of SA Objective 1</p> <ul style="list-style-type: none"> • The River Avon CWS lies along eastern boundary of site. Two woodlands on eastern boundary next to the River Avon are priority broadleaved woodland habitat. • An overgrown hedgerow on the boundary between the two land parcels and another on the northern boundary are valuable habitat corridors. To reduce impacts, buffers of 50-100m should be provided along the River Avon and buffers of 20-50m where priority habitat is present. • Protection, maintenance and enhancement should be provided for habitats such as mature hedgerows and trees along the boundaries and within the site alongside other ecologically valuable habitat. • Scope for integrated GBI include opportunities presented by the retention of hedgerow boundaries and trees alongside buffers long the river and railway corridors. The development of the site should conserve and enhance GBI. • Mitigation measures could also include expanding woodland planting along the eastern boundary to connect the two existing woodlands, creating a second wide hedgerow parallel to the hedgerow on the boundary of the two land parcels to create a 'double hedgerow' and enhancing or creating neutral grassland adjacent to priority habitats. • A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. • Overall, a minor adverse effect is considered likely against this objective. 	
<p>SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings Decision-Aiding Questions. Will the development site...</p>	
1. Ensure development maximises the efficient use of land?	<p>It is considered that delivering appropriate densities may be possible on this site given that the adjacent Rawlings Farm site has outline planning permission for up to 650 dwellings. Although this site does extend out into open countryside along the railway line and this may affect capacity.</p> <p>Development density will be influenced by the size of the site and the significant degree of landscape mitigation which will likely be required due to the site's size and location extending out into open countryside.</p> <p>New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.</p>
2. Maximise the reuse of Previously	This site consists of greenfield, agricultural land. Opportunities for maximising PDL are therefore limited.

Developed Land?	
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	<p>This large site is located on greenfield, agricultural land which has not been developed before and is unlikely to be contaminated. There is one farmstead (Upper Peckingell Farm) adjacent to the site where localised contamination may be an issue. However, on the basis of available evidence, it is considered unlikely that remediation measures would be required for most of this site in order to facilitate development.</p> <p>If subsequent evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.</p>
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	<p>Evidence shows that all of this site consists of Grade 2 BMV agricultural land. Development of this site would therefore lead to a significant loss of BMV agricultural land. Given the likely scale of development, significant adverse effects would be anticipated.</p>
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	<p>Part of this site sits within a Mineral Safeguarding Area (MSA) - Bristol Avon sand and gravel MSA, and development of the site could therefore lead to some sterilisation of viable mineral resources. However, this impact could be overcome through mitigation, such as extraction of mineral prior to development. However, the impact of working the site and the land required for stand-off between quarry and residential development should be noted prior to extraction.</p>
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated	<p>It is considered possible to incorporate sustainable waste management facilities and integrated recycling infrastructure into the layout and design of development. The nearest Household Recycling Centre to this site is just off J17 of the M4 some 6km away, so enabling sustainable waste management on-site would be the most effective and beneficial.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>

recycling infrastructure?	
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 2	
<ul style="list-style-type: none"> • It is considered that delivering appropriate densities may be possible on this site given that the adjacent Rawlings Farm site has outline planning permission for up to 650 dwellings. Although this site does extend out into open countryside along the railway line and this may affect capacity. • There are no opportunities to reuse Previously Developed Land • Land contamination is considered unlikely to be a significant issue but a more detailed assessment of the site would be required prior to any development coming forward. There is one farmstead (Upper Peckingell Farm) adjacent to the site where localised contamination may be an issue • Evidence shows that all of this site consists of Grade 2 BMV agricultural land. Development of this site would therefore lead to a significant loss of BMV agricultural land. • Part of this site sits within a Mineral Safeguarding Area (MSA) and development of the site could therefore lead to some sterilisation of viable mineral resources • The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation • Overall, a moderate adverse effect is considered most likely against this objective 	
SA objective 3 - Use and manage water resources in a sustainable manner	
Decision-Aiding Questions. Will the development site...	
1. Protect surface, ground and drinking water quantity/quality?	<p>This site is entirely covered by Source Protection Zone 2c, which is an extension to the Outer Protection Zone. Therefore, it does not require an assessment as to whether it poses an unacceptable risk to the source of supply. Some zones are extended because activities below the surface, such as deep drilling, could create pathways for pollutants to enter the groundwater. Zone 2 is defined by the 400-day travel time from pollutant to source. The 400-day travel time is based loosely on consideration of the minimum time required to provide delay, dilution, and attenuation of slowly degrading pollutants. The site is not covered by Drinking Water Protected Areas or Drinking Water Safeguard Zones.</p> <p>In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses.</p> <p>Consideration should be given to the inclusion of sustainable drainage systems to control the risk of surface water flooding from impermeable surfaces. As this site covers a Source Protection Zone, the extent to which sustainable drainage systems can be used may be affected.</p>
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	<p>This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.</p> <p>With regard to foul network capacity, it is likely that significant off-site infrastructure reinforcement would be required. The site would be directed east or west to connect to new sewers. Lack of capacity in local networks and railway and river crossings likely to be problematic.</p> <p>With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. Any development should follow the surface water hierarchy: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer. Where infiltration is not a viable option then flows being released from the site would need a controlled discharge and to be agreed with the council on a site-by-site basis. Flows from greenfield sites should aim for 20% betterment over pre-developed discharge rates.</p>
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 3	

- The site is covered by an extension to Source Protection Zone 2c meaning there is a 400-day travel time from pollutant to source.
- Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. This is particularly the case when designing surface water drainage systems where techniques such as attenuation and infiltration may be limited.
- The site does not cover a Drinking Water Protected Area or Drinking Water Safeguard Zone.
- The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.
- With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required.
- With regard to foul network capacity, it is likely that significant off-site infrastructure reinforcement would be required. The site would be directed east or west to connect to new sewers. Lack of capacity in local networks and railway and river crossings likely to be problematic.
- With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development.
- On the basis of the above evidence, a moderate adverse effect is likely.

SA objective 4 - Improve air quality and reduce all sources of environmental pollution

Decision-Aiding Questions. Will the development site...

<p>1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?</p>	<p>Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Given the size of the site it is considered that mitigation measures could feasibly be achieved onsite. The site is close to working farms with other potential commercial activity, which may give rise to noise/odour impacts and may require mitigation such as through physical separation of sensitive uses. The site is also located next to a busy railway line, which could give rise to noise impacts and may also require mitigation through site design. Noise impact assessment and odour impact assessment would be required.</p>
<p>2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?</p>	<p>Impacts on local air quality are most likely to arise from an increase in vehicle usage on existing roads and from any new highway infrastructure needed to serve the development. The centre of Chippenham has shown elevated levels of Nitrogen dioxide close to the annual mean objective, particularly in the vicinity of Station Hill. There is a strong potential that an Air Quality Management Area (AQMA) would be required in this area. Development of this site is likely to increase traffic entering the town network to access facilities and shops and to reach other destinations more generally. Traffic from new development in this location would feed into the network of roads that goes through Chippenham, Calne, Corsham and Bradford on Avon, with potential to further contribute to elevation of emissions.</p> <p>In order to mitigate / prevent this risk, any future development proposals should contain measures to reduce or prevent this or for CIL/S106 contributions to enable the Council to put in place measures to reduce or prevent this. The availability of a range of reliable and accessible sustainable transport options will be required to help avoid significant impacts on local air quality. Air Quality assessment showing cumulative effects of this development on relevant receptors in locality would be required.</p>

3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 4</p> <ul style="list-style-type: none"> • Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. • The site is close to working farms with other potential commercial activity, which may give rise to noise/odour impacts and may require mitigation such as through physical separation of sensitive uses. The site is also located next to a busy railway line, which could give rise to noise impacts and may also require mitigation through site design. Noise impact assessment and odour impact assessment would be required. • Traffic from new development in this location would feed into the network of roads that goes through Chippenham, Calne, Corsham and Bradford on Avon, with potential to further contribute to elevation of emissions. • Based on the above evidence, a moderate adverse effect is likely. 	
<p>SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) Decision-Aiding Questions. Will the development site...</p>	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	<p>As this is a smaller site in Chippenham, it is thought that far fewer emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport.</p> <p>It would be possible for a development of this scale to include renewable energy generation; however, this would mainly be within buildings rather than areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to	Almost the entire site is within Flood Zone 1. The River Avon run along the eastern edge of the site. Wide buffer zones would need to be implemented to enhance biodiversity and Green Infrastructure which could lead to a reduction in developable land.

developing land in Flood Zones 2 or 3?	
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	<p>Almost the entire site (98%) is identified as having a moderate risk due to high groundwater levels. This means that groundwater is between 0.025 and 0.5 m below the ground surface. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. There is thought to be minimal risk of fluvial surface water flooding.</p> <p>Cumulative impacts have been scored as high. More stringent policy with regards the control of surface water discharges from new development is required. A detailed Flood Risk Assessment and Surface Water Drainage Strategy would be required to identify and mitigate flood risk and to ensure flood risk isn't exacerbated elsewhere.</p>
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	<p>Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located approximately 1 km from the town centre enabling active travel to the town centre and ease of access to public transport</p> <p>It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p> <p>As this is a small site in Chippenham, there may not be much provision for large areas of open space, however there will be less greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. However, some commonly used sustainable drainage techniques will not be feasible some of the site due to high groundwater levels. Areas currently at risk of fluvial flooding should be protected with wide buffer zones that incorporate significant biodiversity enhancement and Green Infrastructure.</p>
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 5</p> <ul style="list-style-type: none"> • The majority of the site is in Flood Zone 1. • There is thought to be minimal fluvial or fluvial flood risk to most of the site. • There is a moderate risk associated with shallow groundwater under almost the entire site. This would inhibit the use of some sustainable draining methods, likely resulting in surface water having to be drained through conventional piping systems. This puts pressure on the existing system. • Flood risk could be exacerbated by climate change. Although development could avoid this area and avoid risk, it may worsen the risk elsewhere. • Cumulative impacts have been scored as high. More stringent policy with regards the control of surface water discharges from new development is required. • It would be possible for this development to include renewable energy generation, both within buildings and in areas of open space, and it is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. 	

<ul style="list-style-type: none"> • Although the size of this site may not lend itself to large amounts of renewable energy opportunity, it also has the potential to produce significantly less greenhouse gas emissions than a larger site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, this is a smaller site which should produce fewer emissions than a larger one. It is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. It is considered possible for new development to be in flood zone 1. However, given the high groundwater levels, which could inhibit the use of SUDs and thus worsen flood risk elsewhere, a moderate adverse effect is likely where mitigation would be achievable. 	
<p>SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy</p> <p>Decision-Aiding Questions. Will the development site...</p>	
1. Support the development of renewable and low carbon sources of energy?	<p>This a small site in Chippenham meaning there may be less open space available for opportunities to support energy generation from renewable and low carbon sources. There may still be opportunities for renewable energy generation on a smaller scale, for example, solar panels on roofs. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that:</p> <ul style="list-style-type: none"> • maximises the potential for suitable development; • considers identifying suitable areas and options for renewable and low carbon energy sources; and • identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be capable of connecting to the local Grid without the need for further investment?	<p>The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained.</p> <p>Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>According to SSEN's generation availability map, the substations in Chippenham are constrained, therefore may need reinforcement to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Chippenham are also constrained, therefore could potentially struggle to withstand further significant demand without reinforcement works. Further conversation with SSEN would be required to ensure connectivity to the grid. It is not known how the site will be brought forward - if the site was able to support its own renewable energy, then the site would be less likely to depend on the grid</p>
3. Create economic and employment opportunities in sustainable green technologies?	<p>It is considered that a site of this size would enable less economic and employment opportunities in sustainable green technologies. There may be parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure however it is thought that most of the site will be used for development to improve viability. With less renewable energy generation on site there are fewer possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, being a smaller site, there will be a lower energy demand.</p>

4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
Assessment outcome (on balance): Minor positive effect	
<p>Summary of SA Objective 6</p> <ul style="list-style-type: none"> • It is thought that a site of this size would not support large-scale renewable energy generation or create economic and employment opportunities in sustainable green technologies as there is limited space available. It would still be possible to generate renewable energy on a smaller scale. • There will need to be a positive strategy for energy from renewable sources from developers for example, solar panels. • It is considered that the current energy infrastructure could struggle to cope with the increased demand of this site without reinforcement works however further evidence is required to confirm this. • Overall, given that this is a smaller site, energy demand will be less than that of a larger site. There may be opportunities for small scale renewable energy generation, and there is potential for this site to provide EV charging points, which would encourage more sustainable car use, therefore a minor positive effect is considered likely against this objective. 	
<p>SA objective 7 - Protect, maintain and enhance the historic environment Decision-Aiding Questions. Will the development site...</p>	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites	<p>The site would have an impact on setting of Grade II listed Upper Peckingell and Lower Peckingell farmsteads. Both are good surviving farmsteads (Lower Peckingell 15th Century) with surviving agricultural buildings, connections and setting. The site would wrap around farmsteads and remove much of remaining immediate agricultural setting and context. Mitigation is likely to be very difficult to achieve to offset harm caused. The site includes a significant area of the remaining agricultural setting of both farms. For the northern part of the site although not involving direct and clear 'substantial harm' the public benefit of any significant scale of development across this site appears highly unlikely to be such that it can outweigh the harm to the designated assets. There could be some level of development linked to the site to south but there would be a need for mitigation in form of landscaping which would be likely to reduce capacity.</p> <p>The site (Land at Peckingell Farm) includes various archaeological features of low value, including medieval/post-medieval Ridge and Furrow Earthworks across the whole site, no longer visible across most of the site, potential for surviving in the east. The site is also within the 100m buffer of several medium value features, including Peckingell Farm (Lower/Upper) a rural settlement/farmstead of Saxon origin, numerous earthwork features recorded during two magnetometer surveys in land in S area of buffer and S of that, Bronze Age ditches, Roman settlement, medieval and post-medieval agricultural remains, location uncertain, in land in south area of buffer and of medium to high value Undated circular enclosure seen in aerial photography south east of the buffer zone. Of low value is a Mesolithic flint assemblage findspot in east area of the buffer zone. Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. Further investigation is likely needed during a planning application process in the form of geophysical survey and subsequent trial trenching to identify the presence and significance of as yet unknown</p>

<p>of archaeological interest and, where appropriate, undesignated heritage assets and their settings?</p>	<p>archaeological remains across the site. Following this, mitigation could include avoidance of high value archaeological remains where preservation in situ is likely to be required. Mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is moderate.</p> <p>The site (Land at Peckinggell Farm) is considered to have highly sensitive historic landscape features, including at the eastern end which is characterised as 21st century fields with earlier piecemeal fields still legible with ridge and furrow possibly still surviving and less sensitive 21st century amalgamated/reorganised field and enclosed land, form of earlier enclosures still legible but ridge and furrow not visible. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Further research is likely needed to identify survival and extent of potential ridge and furrow earthworks in the east of the site, possibly via site survey. Overall, the site is not heavily constrained by historic landscape character. Mitigation strategy could include incorporation of surviving historic landscape elements, such as ridge and furrow (i.e. in the east of the site) field patterns, hedgerows and mature trees, within future development. Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is low.</p> <p>The site (SHELAA 506a) includes various archaeological features including Bronze Age ditches, Roman settlement, Medieval and Post-medieval agricultural remains recorded during evaluation in site and further to the south of the buffer, location uncertain, numerous undated earthwork features recorded during evaluation in the site and further south of the buffer of medium value and Ridge and Furrow Earthworks across the whole site, not extant of low value. Within 100m of the site there are numerous rural anomalies detected in geophysical survey. Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. Further investigation is likely needed during a planning application process in the form of geophysical survey and subsequent trial trenching to identify the presence and significance of as yet unknown archaeological remains across the site. Following this, mitigation could include avoidance of high value archaeological remains where preservation in situ is likely to be required. Mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is moderate.</p> <p>The site (SHELAA 506a) is characterised as 21st century amalgamated/reorganised field and enclosed land, form of earlier enclosures still legible but ridge and furrow not visible which is not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Overall, the site is not heavily constrained by historic landscape character. Mitigation strategy could include incorporation of surviving historic landscape elements, such as field patterns, hedgerows and mature trees, within future development. Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is very low.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?</p>	<p>In accordance with national policy/local policy, the development of the site for housing could deliver some housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. The site includes a significant area of the remaining agricultural setting of two Grade II listed farmsteads. For the northern part of the site although not involving direct and clear 'substantial harm' the public benefit of any significant scale of development across this site appears highly unlikely to be such that it can outweigh the harm to the designated assets. There could be some level of development linked to the site to south but there would be a need for mitigation in form of landscaping which would be likely to reduce capacity. The site is not located near a conservation area.</p>

Assessment outcome (on balance): Moderate (significant) adverse effect

Summary of SA Objective 7

- The site would have an impact on setting of Grade II listed Upper Peckingell and Lower Peckingell farmsteads.
- For the northern part of the site although not involving direct and clear 'substantial harm' the public benefit of any significant scale of development across this site appears highly unlikely to be such that it can outweigh the harm to the designated assets.
- There could be some level of development linked to the site to south but there would be a need for mitigation in form of landscaping which would be likely to reduce capacity.
- Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is moderate.
- Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is low/very low.
- The site is not located near to a conservation area.
- Overall, a moderate adverse effect is likely.

SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Decision-Aiding Questions. Will the development site...

<p>1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?</p>	<p>The North Wessex Downs AONB sits approximately 10km to the east while the Cotswolds AONB lies approximately 6.5km to the north west. Poor Lains Coppice, Old Coppice and Sydney's Wood ancient woodlands are approximately 1.5km to the north of the site. Significant impacts on nationally designated landscapes from development are not anticipated.</p>
<p>2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?</p>	<p>The site is located to the northeast of Chippenham, to the east of the railway line. Land to the south of the site (Rawlings Farm) is allocated for development with the southern section of this site forming the northern section of development at Rawlings Farm, understood to be designated as a country park mitigating the impacts of Rawlings Farm. It forms part of the valley of the River Avon, located on the rising slopes to the west of the river meander. The tree-lined River Avon forms the east site boundary. A small tributary watercourse forms the north site boundary, flowing east to the River Avon.</p> <p>The site forms part of a network of pastoral fields that extends northeast of Chippenham, alongside the railway line. The site comprises small fields of rough grassland and pasture with some substantial tree field boundaries that connect to riparian vegetation along the river. The tree-lined watercourses to the north and east and trees along the railway to the west enclose the site. This in combination with a tree boundary towards the southern site boundary contribute to a treed skylines and form visual barriers to the site at lower levels.</p> <p>The site has a predominantly rural character. Peckingell is a small rural settlement formed of two rural farmsteads and isolated properties along Crossing Lane to the north. There is a generally strong sense of separation from the urban area. The pattern of vegetation creates a locally wooded landscape that contributes to a strong sense of separation between Chippenham and outlying rural settlements. The railway and associated vegetation also provide separation of the site from Langley Burrell to the north. Trees towards the southern area of the site provide a narrow buffer to the allocated land to the south forming part of Rawlings Farm development.</p> <p>It is a relatively ordinary, rural landscape with some distinctive characteristics including the tree-lined watercourses and nearby linear, rural settlements of Langley Burrell (north) and Tytherton Lucas (east). There is generally a strong sense of separation of the site and isolated properties of Peckingell from the existing urban area, due to the distinct boundary created by the railway and local network of hedgerow and tree boundaries. Development of the allocated land to the south would weaken this sense of</p>

	<p>separation. The landscape is considered to be in generally moderate condition, with some local value in contributing to the rural, pastoral landscape along the River Avon. Peckingell is characteristic of the dispersed rural settlement pattern to the north and east of Chippenham and contributes to the local sense of place. Overall, the site is of generally medium landscape sensitivity to development, with higher sensitivity to the north associated with proximity to the rural settlements. The site has generally medium capacity to accommodate development to the south west of the site, this limited in the north in order to maintain separation of the urban area from outlying rural settlements and more limited to the east in order to maintain a distinct river corridor.</p> <p>Potential for significant adverse effects includes the following:</p> <ul style="list-style-type: none"> • Potential for new built form to be intrusive in the rural landscape especially where it has potential to form harsh new urban edges and skylines, or physically encroach upon the River Avon corridor. • Potential for new built form to be conspicuous on the rising slopes to the west of the River Avon, particularly considering the context of the rural settlements including Peckingell, Langley Burrell and Tytherton Lucas. • Potential loss of hedgerows, riparian vegetation and tree boundaries that would alter the sense of enclosure and separation from Chippenham, and change the existing treed character of the existing settlement edge. • Potential changes in the viewing context for the rural public rights of way users, particularly open elevated views across the river valley to the east. • Potential changes to the dispersed settlement pattern of rural villages and farmsteads around the north and east of Chippenham. • Potential change to the separate identity and rural landscape setting of the Peckingell. <p>Scope for mitigation includes the following:</p> <ul style="list-style-type: none"> • Limit development in close proximity to the River Avon corridor to retain a strong landscape buffer to the settlement edge. • Limit development heights in order to retain treed skylines and treed character of the site and adjoining countryside. • Retain and manage hedgerows and trees as part of a mature landscape framework. • Retain rural views along key public rights of way, particularly associated with the river corridor. • Limit development in the north of the site that would extend the urban settlement line further north, to retain the separate identity and rural separation between Chippenham and the outlying settlements of Peckingell and Langley Burrell.
<p>3. Protect and enhance rights of way, public open space and common land?</p>	<p>Several footpaths pass through the site, linking from the urban edge of Chippenham to the rural settlements and surrounding countryside. These include a footpath along the route of the River Avon following the eastern site boundary.</p> <p>There is opportunity to create biodiverse, accessible and connected greenspaces through the development that connect with the existing public rights of way as part of the landscape strategy for the site. Opportunities should be sought to incorporate public footpaths as part of proposed development, to maintain links through the rural landscape.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 8</p> <ul style="list-style-type: none"> • The North Wessex Downs AONB sits approximately 10km to the east while the Cotswolds AONB lies approximately 6.5km to the north west. Poor Lains Coppice, Old Coppice and Sydney's Wood ancient woodlands are approximately 1.5km to the north of the site. • The site is located to the northeast of Chippenham, to the east of the railway line. Land to the south of the site (Rawlings Farm) is allocated for development with the southern section of this site forming the northern section of development at Rawlings Farm, understood to be designated as a country park mitigating the impacts of Rawlings Farm. • The site forms part of the valley of the River Avon and comprises small fields of rough grassland and pasture with some substantial tree field boundaries that connect to riparian vegetation along the river. • Several footpaths pass through the site, linking from the urban edge of Chippenham to the rural settlements and surrounding countryside. • The site has a predominantly rural character, forming part of the pastoral landscape that characterises the River Avon corridor with a generally strong sense of separation from the urban area. Development of the allocated land to the south would weaken this sense of separation and be conspicuous on the rising slopes to the west of the River Avon, particularly considering the context of the rural settlements including Peckingell, Langley Burrell and Tytherton Lucas. 	

<ul style="list-style-type: none"> • The site is of generally medium landscape sensitivity to development, with higher sensitivity to the north associated with proximity to the rural settlements. The site has generally medium capacity to accommodate development to the southwest of the site, this limited in the north to maintain separation of the urban area from outlying rural settlements and more limited to the east in order to maintain a distinct river corridor. • Overall development would likely have a moderate adverse effect on the SA objective. 	
<p>SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p> <p>Decision-Aiding Questions. Will the development site...</p>	
1. Provide an appropriate supply of affordable housing?	The record of delivery of homes in the town has been below planned levels over the WCS plan period but has more recently shown increased numbers of housing completions. Existing local planning policy requires 30-40% affordable housing to be delivered across sites in Wiltshire, but current rates of house building and the proportion of affordable housing delivery at the town suggest that achieving these levels may be difficult for the settlement in its entirety. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a moderate number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Chippenham.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this medium sized site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a wide range of housing needs and types. The site has the potential to deliver a moderate amount of housing. The development of this site would have moderate benefits in terms of providing house types, sizes and tenures to meet the housing needs of a wide cross-section of the community.
<p>Assessment outcome (on balance): Moderate (significant) positive effect</p>	
<p>Summary of SA Objective 9</p> <ul style="list-style-type: none"> • Notwithstanding any mitigation that may be required which results in a reduced developable area, this medium sized site could bring forward a moderate amount of affordable housing alongside market homes. • Development on this site could deliver high-quality and inclusive design. • A moderate number of homes of different sizes, types and tenures could be delivered as part of the development. • Overall, a moderate positive effect is considered likely against this objective. 	
<p>SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities</p> <p>Decision-Aiding Questions. Will the development site...</p>	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The site is within an area of reasonable levels of deprivation, as per the Indices of Multiple Deprivation (IMD) 2019. The site is likely to be able to deliver new homes and jobs in this location but would be unlikely to have direct effects on Chippenham's most deprived areas or Chippenham overall. The site could deliver up to approximately 511 homes, it could deliver a good level of affordable housing and help meet the needs of those on low incomes or who cannot afford to buy their own home. There would be benefits for the Chippenham area through housing provision, short-term construction jobs and a larger workforce for local businesses.

<p>2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?</p>	<p>The site is approximately 1.6km from the town centre. The site lacks good access to existing sustainable transport links. Including the bus network. Efforts should be made to ensure that a development at this site ensures good connectivity via sustainable modes. The River Avon to the east of the site presents an opportunity to incorporate amenity greenspace as a part of a development.</p> <p>A housing development on this site would be likely to generate a need for 47-67 early years spaces, 113-159 primary school places and 80-113 secondary school places. A new full day care facility would be required to meet the early year needs arising from this development. Primary places could be provided through the provision of additional places at the new primary school on the adjoining Rawlings development. Secondary school places are likely to be met by expansion of existing secondary schools but a new secondary school site will still need to be safeguarded, capable of accommodating 10FE plus 300 Sixth Form places. Financial contributions could be sought to support additional provision.</p> <p>The site is approximately 2.5km from health care provision at Rowdens Surgery and Lodge Surgery. The redevelopment of Chippenham Community Hospital was agreed as part of the Chippenham Site Allocations Plan, but this has not come forward. In 2016 all but one of the GP surgeries in Chippenham were analysed as being subject to negative capacity gaps, with these being forecast to increase during the period up to 2026. The scale of development that could come forward on this site may be capable of bringing forward onsite healthcare facilities. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.</p>
<p>3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?</p>	<p>Although smaller than most other sites at Chippenham, the site is fairly large and could support some public open space on site and potentially a mix of uses, including community facilities. However, a development at the site is most likely to have positive benefits arising from new users for existing community facilities, such as the Olympiad Leisure Centre.</p> <p>Opportunities to improve public rights of way LBUR1, LBUR3, LBUR5 and CHIP43 which cross the site, may be apparent.</p>
<p>4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?</p>	<p>Development of this site in Chippenham is unlikely to reduce rural isolation to any great extent as the housing will be located at Chippenham and will be meeting the needs of Chippenham primarily. However, new development could have benefits for the rural population to the north east of Chippenham, particularly at nearby Langley Burrell, through new affordable homes and sustainable transport improvements in this location.</p>
<p>Assessment outcome (on balance): Minor positive effect</p>	
<p>Summary of SA Objective 10</p> <ul style="list-style-type: none"> • Development at this site would be likely to have limited benefits in reducing deprivation. • The site would be unlikely to deliver new community facilities but could help support existing facilities. • Early years, primary and secondary schooling provision will require financial contributions into expanding facilities. A site for a new Secondary school should be safeguarded. 	

- The site is likely to be able to provide affordable homes as part of housing development.
- The site has extremely reasonable access to Chippenham town centre, but there are risks that redevelopment of this site would lead to a loss of town centre facilities.
- The site has reasonable access to health provision, but financial contributions to avoid worsening capacity issues within existing health services should be delivered as part of any future development for housing at this site.
- This site would be unlikely to lead to a significant reduction of rural isolation but could have some benefits for rural communities.
- Overall, a minor positive effect is considered likely against this objective.

SA objective 11 - Reduce the need to travel and promote more sustainable transport choices
Decision-Aiding Questions. Will the development site...

<p>1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?</p>	<p>The size of this site would suggest that a mixed-use development is possible. However, the accessibility of the location is dependent on the delivery of adjacent developments and their associated transport infrastructure, including a bridge over the railway. Therefore, at the present time, this site is not considered very accessible.</p> <p>Accessibility by Mode:</p> <p>The site is devoid of any individual access, which may serve the travel demands of the site independently of the delivery of adjacent sites. The adjacent site in question is Rawlings Farm, which whilst subject of an approval, the delivery of which is within the gift of the landowner, as opposed to the council. Furthermore, the Rawlings Farm development may be served by two access points, a new bridge over the railway and access via a Link to Cocklebury Road. However, both access points are subject to restrictions, with the Cocklebury Road link restricted to 200 dwellings until the railway bridge is open, with the railway bridge access restricted to a further 200 dwellings until such time as the 'North Chippenham Distributor Road' is open, or additional highway mitigation measures are in place. In this regard, the proposed allocation is significantly constrained by the delivery of an adjacent development, which may be beyond the 'gift' of the landowner and would require the delivery of firstly a railway bridge and secondly the North Chippenham Distributor Road.</p>
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<p>2. Provide suitable access and not significantly exacerbate issues of local transport capacity?</p>	<p><u>Local Constraints</u></p> <p>The running theme through this assessment is the restriction placed upon access should linkages through the adjacent Rawlings Farm not become available. Whilst theoretical access may be achieved through use of the Railway Bridge, this does result in vastly increased walking and cycling access distances to the town centre. In this regard, it may be considered that without access through the Rawlings Farm development, that the site would not present sustainable development by virtue of barriers to sustainable access of the town centre, railway station and employment centres in and around Chippenham.</p> <p><u>Site Specific Mitigation</u></p> <p>In order to achieve proportionate sustainable development, the site should aim to achieve multi-modal access via the Rawlings Farm Developments site.</p> <p>With access through the Rawlings Farm development site, Site 8 would become more sustainable than its current access provision allows, however walking and cycling distances are still considered at the outer extents of preferred maximums; the site may be considered more sustainable than some alternative sites in Chippenham.</p> <p>The site will be further required to contribute to walking and cycling networks, both for direct commuting and education demands, but also recreational requirements and access to the Public Rights of Way network. The site will also be required to finance and extend local bus service provisions to serve the site.</p> <p><u>Necessary Strategic Mitigation</u></p> <p>They will be required to contribute, or deliver works in-kind, to the Chippenham Transport Strategy, as revised to serve the Local Plan review and/or Local Transport Plan.</p>
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<p>3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?</p>	<p>Pedestrian/Cycle: The site is currently landlocked, however should access through Pekingell Farm be achieved, then footway cycleway access may be achieved along Crossing Lane, to Mauds Heath Causeway. However, this route would only provide recreational access, as it diverts away from the Town Centre and would not serve the commuting and educational demands of the site.</p> <p>Notwithstanding the existing constraints of the proposed site, the delivery of the Rawlings Farm Development may allow for pedestrian/cycle access through to Cocklebury Road and onto the Town Centre, however this route exceeds 2km and is thus beyond the preferred maximum for walking distances for commuting and town centre access.</p> <p>Bus: The two closest existing bus services are the 44b and 44m; the 44b serves land to the west of the railway line and 44m serves the residential development around Cocklebury Road. Both services have poorly timetabled start and finish times that do not allow for commuting to be accommodated and have an hourly frequency which would be unlikely to attract new passengers to the service.</p> <p>With regards to service enhancements to serve Rawlings Farm development and the site, a contribution to service uplift has been secured against Rawlings Farm and an additional contribution will be further required to extend the service into the proposed site and enhance service frequency. Such a contribution would traditionally amount to circa. £150k - £180k per annum until the site is sufficiently occupied for a commercially viable service.</p> <p>Rail: Chippenham is well served by rail service provisions, with direct links to Westbury, London and Bristol and a wide array of destinations following a change. Chippenham Railway Station may be accessed on foot through the adjacent Rawlings Farm development to within 2km, making it within the preferred maximum walking distance. However, any ransom to walking through the Rawlings Farm site would result in the station being over 3km walk away and no longer considered accessible on foot.</p> <p>Service Vehicles: Without access via the Rawlings Farm site, the development site may only be accessed via the railway bridge serving Maud's Heath Causeway, which has a restricted height of 3.73m. This restricted height would preclude Wiltshire Council's larger refuse collection truck from servicing the site, which would prejudice efficient refuse collection regimes; for clarity, the larger refuse truck dimensions are as follows: GVW R/steer 6x2 Mercedes/Dennis Eagle POD/Terberg; width = 2.55m; length = 11.57; height = 4.10m; weight = 26000kg. Besides refuse collection, the restricted access provided by the railway bridge (over-bridge), may further preclude large deliveries to the site, both needed through residential operation or construction; Fire Tenders should not be restricted, due to typical max travelling height of less than 3.5m.</p> <p>Further to service vehicle access, it should be noted that increased large vehicle movements through the bridge may result in the application of bridge strike protection measures, which will need to be approved through consultation with Network Rail.</p> <p>Car: Access by car is similarly restricted by the railway bridge, due to restrictive width and the need to provide shuttle working. Such operation may require further land purchase to achieve passing bays. As per other modes of transport, access via the Rawlings Farm site may resolve highway capacity issues that are presented by the bridge.</p>
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Assessment outcome (on balance): Moderate (significant) adverse effect

Summary of SA Objective 11

- The running theme through this assessment is the restriction placed upon access should linkages through the adjacent Rawlings Farm not become available. Whilst theoretical access may be achieved through use of the Railway Bridge, this does result in vastly increased walking and cycling access distances to the town centre. In this regard, it may be considered that without access through the Rawlings Farm development, that the site would not present sustainable development by virtue of barriers to sustainable access of the town centre, railway station and employment centres in and around Chippenham.
- With access through the Rawlings Farm development site, Site 8 would become more sustainable than its current access provision allows, however walking and cycling distances are still considered at the outer extents of preferred maximums; the site may be considered more sustainable than some alternative sites in Chippenham
- Overall, a moderate adverse effect is considered likely against this objective

SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
Decision-Aiding Questions. Will the development site...

1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	The site is approximately 1.6km from the town centre. The site lacks good access to existing sustainable transport links and is approximately 1.5km from Chippenham Train Station. The site is a smaller site and so is unlikely to lead to a significant level of support for the town centre and associated facilities. However, the site is a good distance away from these and could make a contribution to the vitality and viability of the town centre if sustainable transport connections were delivered as a part of any development. The site is smaller and less well connected to the town centre but could still lead to benefits of supporting the town centre through new users.
2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	The site is small and unlikely to deliver a range of employment uses alongside a residential development. An employment development on the site alone could go some way to meeting employment needs and the location of the site suggests that it could be attractive for a higher skilled employment development. The site is in a location with reasonably good access to the railway station. Access to the site is most likely achieved through the Rawlings farm development to the south, which could also support connectivity between the site and surrounding facilities. However, ultimately as the site is small, it is unlikely to meet a wide range of needs or provide a higher number of new homes and workers to support existing employment land.
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	This site could provide some new housing, including affordable housing and associated infrastructure, that will help support the local economy and economic growth, including new highway infrastructure. While the town currently boasts excellent regional transport connectivity, there is a need to support and improve the local network to reduce congestion. Opportunities to enhance local transport infrastructure, including the sustainable transport network should be considered as a part of any development at this site. This site is less likely to support economic and employment opportunities in sustainable green technologies alongside housing but could support the renewable energy sector as employment land. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers. It is considered that a site of this size could enable some economic and employment opportunities in sustainable green technologies.
4. Promote a balance between	The site is in close proximity to existing employment land at Parsonage Way Industrial Estate. The railway line forms a barrier between the site and the employment land, however. A residential use could be complementary to existing employment land in this location. Rawlings Farm to the south is to come forward as a residential-led mixed use development, as such there could be some additional economic benefits to the local area if land was to come forward for an employment use. A residential use could also be

residential and employment development to help reduce travel to work distances?	complementary to employment land at Rawlings Farm through an increased workforce. However, the site itself is less likely to achieve a mixed-use development due to the size.
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Assessment outcome (on balance): Minor positive effect

- This site is likely to be capable of delivering of employment or housing onsite.
- Development at this site would have to need to ensure connectivity to the town via sustainable transport modes, particularly walking routes to the railway station and town centre.
- There are opportunities to create linkages to existing employment sites, including Parsonage Way Industrial Estate and employment land emerging at Rawlings Farm.
- The site is small and unlikely to support a mixed-use development or have significant positive effects in supporting the town centre and other employment land offsite.
- Overall, a minor positive effect is considered to be likely for Objective 12.

Site Number and SHELAA ref(s): Site 9 (WCS CP9 Retail Allocation)
Site name: Bath Road car park and former Bridge Centre site
Site size: 1.03 ha **Site capacity:** approximately 52 dwellings
Site description: These brownfield sites are located within central Chippenham. The sites are within a conservation area and are close to a number of listed buildings. Large parts of the site are covered by hardstanding (car park areas), with some grassed areas and tree planting. The sites are surrounded by built development and are close to the River Avon to the east, with associated Flood Zones 2 and 3 covering most of the sites. The site forms part of the area defined in the Wiltshire Core Strategy under Core Policy 9: Chippenham Masterplan (Areas of Opportunity).

SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses
Decision-Aiding Questions. Will the development site...

1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	The site is largely previously developed land, although a number of mature trees are present on site, especially around the site perimeter. Buffers should avoid impacts to mature trees on and off site. Development should ensure high quality treatment for surface water runoff before it enters the river. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	While this site lies partially within flood zone 3 of the River Avon County Wildlife site, it is largely brownfield in nature and the site does not present a direct risk to any European sites or Sites of Special Scientific Interest (SSSI's.)
3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.

4. Aid in the delivery of a network of multifunctional Green Infrastructure?	<p>Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example:</p> <ul style="list-style-type: none"> - Mature trees and their protection and enhancement - Design sustainable drainage systems (SuDs) to maximise biodiversity gain and to provide attractive setting for new development. <p>In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.</p>
Assessment outcome (on balance): Neutral effect	
<p>Summary of SA Objective 1</p> <ul style="list-style-type: none"> • Site is largely previously developed land with a number of mature trees are present on site, especially around the site perimeter. • Sustainable drainage systems (SuDs) should be designed to maximise biodiversity gain and to provide attractive setting for new development. • A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. • Overall, a neutral effect is considered likely against this objective. 	
<p>SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings Decision-Aiding Questions. Will the development site...</p>	
1. Ensure development maximises the efficient use of land?	<p>It is considered that delivering appropriate densities may be possible on the eastern part of this site i.e. Bath Road Car Park and retail allocation, given its location in the centre of Chippenham, close to a wide range of amenities and public transport links. The site that is in the middle of the Bridge Roundabout may not achieve the same density of housing as it is surrounded by, and in close proximity to, busy roads.</p> <p>New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.</p>
2. Maximise the reuse of Previously Developed Land?	This site consists entirely of previously developed land and buildings and development could maximise the reuse of this in this location.
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	<p>As previously developed land, there may be some contamination issues on site. There is unknown filled ground present at site so contaminated land is a material consideration. Further assessment will be required.</p> <p>If subsequent evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.</p>
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	This site is urban land in the centre of Chippenham and therefore there would be no loss of BMV agricultural land
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to	This site does not sit within a Mineral Safeguarding Area (MSA) and therefore there would be no significant sterilisation of mineral resources.

extract the mineral resource as part of the development?	
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	<p>It is considered possible to incorporate sustainable waste management facilities and integrated recycling infrastructure into the layout and design of any development on this site.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance): Moderate (significant) positive effect	
<p>Summary of SA Objective 2</p> <ul style="list-style-type: none"> • It is considered that delivering appropriate densities is possible on this site given its location in the centre of Chippenham, close to a wide range of amenities and public transport links • This site consists entirely of previously developed land and buildings and development therefore could maximise the reuse of this • As previously developed land, there may be some contamination issues. Further assessment will be required • This site is urban land in the centre of Chippenham and therefore there would be no loss of BMV agricultural land • This site does not sit within a Mineral Safeguarding Area (MSA) and therefore there would be no significant sterilisation of mineral resources • It is considered possible to incorporate sustainable waste management facilities and integrated recycling infrastructure into the layout and design of any development on this site. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation • No significant adverse effects are considered likely. Overall, moderate benefits are considered most likely against this objective 	
<p>SA objective 3 - Use and manage water resources in a sustainable manner Decision-Aiding Questions. Will the development site...</p>	
1. Protect surface, ground and drinking water quantity/quality?	<p>This site is covered in its entirety by Source Protection Zone 2 which is the outer protection zone. therefore, it does not require an assessment as to whether it poses an unacceptable risk to the source of supply. Zone 2 is defined by the 400-day travel time from pollutant to source. The 400-day travel time is based loosely on consideration of the minimum time required to provide delay, dilution, and attenuation of slowly degrading pollutants. The site is not covered by Drinking Water Protected Areas or Drinking Water Safeguard Zones.</p> <p>In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses.</p> <p>Consultation with the Environment Agency could be required to determine the likely effects of development within the areas identified within the Source Protection Zones. Reference should also be made to Wiltshire Council's Groundwater Management Strategy 2016. Consideration should be given to the inclusion of sustainable drainage systems to control the risk of surface water flooding from impermeable surfaces. As this site covers a Source Protection Zone, the extent to which Sustainable Drainage systems can be used may be affected.</p>
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and	<p>This site falls within the catchment area supplied by Wessex Water. With regard to water supply it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. Significant water infrastructure crosses the site. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site. With regard to foul network capacity, It is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. Significant foul water infrastructure crosses the site.</p>

surface water drainage is available?	
Assessment outcome (on balance): Minor adverse effect	
<p>Summary of SA Objective 3</p> <ul style="list-style-type: none"> • The site is covered by an extension to Source Protection Zone 2c meaning there is a 400-day travel time from pollutant to source. • Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. This is particularly the case when designing surface water drainage systems where techniques such as attenuation and infiltration may be limited. • The site does not cover a Drinking Water Protected Area or Drinking Water Safeguard Zone. • The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site. • With regard to water supply, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. Significant water infrastructure crosses the site. • With regard to foul network capacity, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. Significant foul water infrastructure crosses the site. • On the basis of the above evidence, a minor adverse effect is likely. 	
<p>SA objective 4 - Improve air quality and reduce all sources of environmental pollution Decision-Aiding Questions. Will the development site...</p>	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Proximity to employment uses and roads may give rise to potential noise impacts and a noise impact assessment would be required.
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	<p>Impacts on local air quality are most likely to arise from an increase in vehicle usage on existing roads and from any new highway infrastructure needed to serve the development. However, as this is a relatively centrally located brownfield site with vehicles trips likely to be associated with its current use, the additional effects of development on this site are unlikely to be as adverse as for other, greenfield sites.</p> <p>The centre of Chippenham has shown elevated levels of Nitrogen dioxide close to the annual mean objective, particularly in the vicinity of Station Hill. There is a strong potential that an Air Quality Management Area (AQMA) would be required in this area. To a limited degree, development of this site is likely to increase traffic entering the town network to access facilities and shops and to reach other destinations more generally. Traffic from new development in this location would feed into the network of roads that goes through Chippenham, Calne, Corsham and Bradford on Avon, with potential to further contribute to elevation of emissions. However, this is a centrally located site close to many of the town centre's amenities, so the adverse effects may be less severe than greenfield sites on the periphery due to walkability to services and facilities.</p> <p>In order to mitigate / prevent this risk, any future development proposals should contain measures to reduce or prevent this or for CIL/S106 contributions to enable the Council to put in place measures to reduce or prevent this. The availability of a range of reliable and accessible sustainable transport options will be required to help avoid significant impacts on local air quality. Air Quality assessment showing cumulative effects of this development on relevant receptors in locality would be required.</p>

3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 4 <ul style="list-style-type: none"> • Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. • Proximity to employment uses may give rise to potential noise impacts and a noise impact assessment would be required. • Traffic from new development in this location would feed into the network of roads that goes through Chippenham, Calne, Corsham and Bradford on Avon, with potential to further contribute to elevation of emissions. However, as this is a relatively centrally located brownfield site with vehicles trips likely to be associated with its current use, the additional effects of development on this site are unlikely to be as adverse as for other, greenfield sites. • On the basis of the above evidence, a minor adverse effect is likely. 	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) Decision-Aiding Questions. Will the development site...	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	<p>As this is a smaller site, it is thought that far fewer emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport.</p> <p>It would be possible for a development of this scale to include renewable energy generation; however, this would mainly be within buildings rather than areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	The majority of the site is situated in Flood Zone 2, with a third of the site also in flood zone 3a "more vulnerable" development such as housing may be unsuitable, subject to the exception test. The areas of flood risk are in proximity to the River Avon, to the south east of the site. Wide buffer zones should be left adjacent to watercourse with significant biodiversity enhancement and Green Infrastructure. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	<p>There is a significant risk posed to 66% of the site due to high groundwater levels. This means groundwater levels are less than 0.025 m. A further 20% of the site has a medium risk and has groundwater levels between 0.25 and 0.5 m. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required.</p> <p>There is also moderate flood risk associated with both fluvial and pluvial surface water flooding, which is exacerbated by climate change. Vulnerability could be minimised using flood defences and buffer zones. The highest pluvial risk on site (1% chance of flooding each year) covers 13% of the site. Development could worsen the risk elsewhere if surface water isn't managed sustainably.</p>

	Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. A detailed Flood Risk Assessment and Surface Water Drainage Strategy would be required to identify and mitigate flood risk and to ensure flood risk isn't exacerbated elsewhere.
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located approximately 1 km from the town centre enabling active travel to the town centre and ease of access to public transport It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials). As this is a small site in Chippenham, there may not be much provision for large areas of open space. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. However, some commonly used sustainable drainage techniques will not be able to be used across some of the site due to high groundwater levels. Areas currently at risk of fluvial flooding could be protected with wide buffer zones that incorporate significant biodiversity enhancement and Green Infrastructure.
Assessment outcome (on balance): Moderate adverse effect	
Summary of SA Objective 5	
<ul style="list-style-type: none"> • Most of the site is in Flood Zone 2, part of the site is in flood zone 3a. This means 35% of the site is potentially unsuitable for more vulnerable development. • Wide buffer zones should be left adjacent to watercourses with significant biodiversity enhancement and Green Infrastructure. • Flood risk could be exacerbated by climate change. Although development could avoid this area and avoid risk, it may worsen the risk elsewhere. • Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. • There is also a significant risk associated with shallow groundwater under 66% of the site. This would inhibit the use of some sustainable draining methods, likely resulting in surface water having to be drained through conventional piping systems. This puts pressure on the existing system. • It would be possible for this development to include some renewable energy generation, for example solar panels, however open space is restricted, and it is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Although the size of this site may not lend itself to large amounts of renewable energy opportunity, it also has the potential to produce significantly less greenhouse gas emissions than a larger site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, and through development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, this is a smaller site which should produce fewer emissions than a larger one. It is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. However, given the flood risk and the high groundwater levels, which could inhibit the use of SUDs and thus worsen flood risk elsewhere, a moderate adverse effect is likely where mitigation would be problematic. 	
SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy	
Decision-Aiding Questions. Will the development site...	
1. Support the development of renewable and low carbon sources of energy?	This a small site in Chippenham meaning there may be less open space available for opportunities to support energy generation from renewable and low carbon sources. There may still be opportunities for renewable energy generation on a smaller scale, for example, solar panels on roofs. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that: <ul style="list-style-type: none"> • maximises the potential for suitable development; • considers identifying suitable areas and options for renewable and low carbon energy sources; and

	<ul style="list-style-type: none"> identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be capable of connecting to the local Grid without the need for further investment?	<p>The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained.</p> <p>Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>Due to the size of this site, it is thought that less investment may be required to reinforce the grid as the increased demand wouldn't be so great.</p> <p>According to SSEN's generation availability map, the substations in Chippenham are constrained, therefore may need reinforcement to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Chippenham are also constrained, therefore could potentially struggle to withstand further significant demand without reinforcement works. Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>It is not known how the site will be brought forward - if the site was able to support its own renewable energy, then the site would be less likely to depend on the grid</p>
3. Create economic and employment opportunities in sustainable green technologies?	<p>It is considered that a site of this size would enable less economic and employment opportunities in sustainable green technologies. There may be parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure however it is thought that most of the site will be used for development to improve viability. With less renewable energy generation on site there are fewer possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, being a smaller site, there will be a lower energy demand.</p>
4. Deliver high-quality development that maximises the use of sustainable construction materials?	<p>It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.</p>
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	<p>It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.</p>

Assessment outcome (on balance): Minor positive effect

Summary of SA Objective 6

- It is thought that a site of this size would not support large-scale renewable energy generation or create economic and employment opportunities in sustainable green technologies as there is limited space available. It would still be possible to generate renewable energy on a smaller scale.
- There will need to be a positive strategy for energy from renewable sources from developers for example, solar panels.
- As this is a smaller site, energy demand will be less than a larger site.
- New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site.
- It is considered that the current energy infrastructure could struggle to cope with the increased demand of this site without reinforcement works however further evidence is required to confirm this.
- Overall, given that this is a smaller site, energy demand will be less than that of a larger site. There may be opportunities for small scale renewable energy generation, and there is potential for this site to provide EV charging points, which would encourage more sustainable car use, therefore a minor positive effect is considered likely against this objective.

SA objective 7 - Protect, maintain and enhance the historic environment	
Decision-Aiding Questions. Will the development site...	
<p>1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?</p>	<p>The site is in the town centre, within conservation area and the Grade II listed building Bank House is adjacent. There would be a requirement to respect the settlement pattern, character and appearance of the town and setting of Bank House. Mitigation is likely to be possible via good design which should be informed by detailed analysis of townscape which may affect capacity of site.</p> <p>The site is within the 100m buffer of the core Saxon settlement of Chippenham which extends into the south-east area of the buffer and has been inhabited continuously since which is of high value archaeological feature, and World War II allotment gardens seen in 20th century aerial photography, not extant which is of no value. This brownfield site has been subject to development, archaeological remains may survive but are also likely to have been disturbed. The site falls just outside historic core of Saxon settlement of Chippenham indicating potential for such remains within the site and a Pit of unknown date in the south-eastern area of buffer zone which may indicate archaeological remains extend into the site. Due to the level of previous development, overall, the site is not heavily constrained by archaeology. Further investigation is likely needed during a planning application process in the form of trial trenching to identify the presence and significance of yet unknown archaeological remains across the site. Following further investigation, mitigation could include avoidance of high value archaeological remains where preservation in situ is likely to be required. Should preservation be part of a mitigation strategy, opportunities to interpret and enhance understanding and / or improve land management regimes could be taken forward. Mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is moderate.</p> <p>The site located within historic urban core and defined as urban area therefore no historic landscape sensitivity. As the site is in the historic urban core, future development may need to take account of wider urban structure/form and may need consider this within future development. The potential for significant adverse historic landscape effects is very low.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?</p>	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. Whilst the site is in a conservation area and there is a listed building in the vicinity it is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings.</p>
<p>Assessment outcome (on balance): Minor adverse effect</p>	
<p>Summary of SA Objective 7</p> <ul style="list-style-type: none"> • The site is in the town centre, within conservation area and the Grade II listed building Bank House is adjacent. • Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is moderate • Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is very low. • The site is not located near to a conservation area. • Overall, a minor adverse effect is likely. 	
<p>SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.</p>	

Decision-Aiding Questions. Will the development site...	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	The North Wessex Downs AONB sits approximately 10.5km to the east of the site while the Cotswolds AONB approximately 5.5km to the northwest. Significant impacts on nationally designated landscapes from development are not anticipated.
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>The site is located on land currently used for car parking, in the centre of Chippenham on Bath Road. It is located in the town centre to the west of the River Avon, along the A420. The site currently comprises a small car park within a roundabout on the A4/A420 and a larger car park to the east of the A420 including undercover parking in the east of the site along Bath Road. The site is encompassed by mature, predominantly oak trees to the north. Roadside trees continue around the south of the site. There is a substantial green space including tree planting within the roundabout, encompassing the smaller car park area.</p> <p>The site is behind the retail town centre, to the west of the River Avon along The Bridge. There are a variety of commercial, residential and educational land uses within the vicinity of the site. Rear gardens of terraced residential properties back onto the north site boundary and larger, semi-detached residential properties extend west of the site. Properties surrounding the site are generally one to three storeys and built from/clad in traditional limestone.</p> <p>It is an urban site that is generally enclosed by surrounding built form and major vehicular routes through the town centre.</p> <p>There are no landscape designations across the site, but it is located within the Chippenham conservation area (Character Area 6) and there are features of cultural and heritage value within the vicinity of the site. It is an urban landscape that is part of the town centre retail area, in generally low to moderate condition. There is good sense of place associated with the high-quality built form in vicinity of the site. The site itself is relatively indistinct but there are important characteristic features within the locale including the mature trees along the site boundaries.</p> <p>Overall, the site is of generally medium to low landscape sensitivity to development, with higher sensitivity associated with notable buildings/features within the conservation area. The site has generally medium to high capacity to accommodate development.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> • Potential for new built form to be conspicuous and break the treeline and existing roofline in views from within the conservation area and also looking towards the town from footpaths through the River Avon corridor. • Potential for new built form to erode the character of the townscape and alter the local sense of place. • Potential loss of tree boundaries that would alter the sense of enclosure and remove vegetation links within the river corridor to the east of the site. <p>Scope for mitigation include the following:</p> <ul style="list-style-type: none"> • Limit development heights to retain treed skylines and generally low-level roofline within the town centre. • Avoid development that is uncharacteristic of the surrounding townscape scale, pattern and strong stone vernacular materials within Chippenham town centre. • Retain and manage trees as part of a mature landscape framework.
3. Protect and enhance rights of way, public open space and common land?	There is no public open space or common land within this site and no public footpaths cross the site.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 8	

<ul style="list-style-type: none"> • The site currently comprises a small car park within a roundabout on the A4/A420 and a larger car park to the east of the A420 including undercover parking in the east of the site along Bath Road. • The site is encompassed by mature, predominantly oak trees to the north. Roadside trees continue around the south of the site. There is a substantial green space including tree planting within the roundabout, encompassing the smaller car park area. • There are a variety of commercial, residential and educational land uses within the vicinity of the site. It is an urban site that is generally enclosed by surrounding built form and major vehicular routes through the town centre. • There are no landscape designations across the site, but it is located within the Chippenham conservation area (Character Area 6) and there are features of cultural and heritage value within the vicinity of the site. • The site is of generally medium to low landscape sensitivity to housing development, with higher sensitivity associated with notable buildings/features within the conservation area. The site has generally medium to high capacity to accommodate housing development. • Overall development on this site would likely have a minor positive effect on the SA objective. 	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures Decision-Aiding Questions. Will the development site...	
1. Provide an appropriate supply of affordable housing?	The record of delivery of homes in the town has been below planned levels over the WCS plan period but has more recently shown increased numbers of housing completions. Existing local planning policy requires 30-40% affordable housing to be delivered across sites in Wiltshire, but current rates of house building and the proportion of affordable housing delivery at the town suggest that achieving these levels may be difficult for the settlement in its entirety. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a small number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Chippenham.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this small site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a range of housing needs and types. The site has the potential to deliver a small amount of housing. The development of this site would have minor benefits in terms of providing house types, sizes and tenures which would be beneficial to addressing identified local housing needs.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 9 <ul style="list-style-type: none"> • Notwithstanding any mitigation that may be required which results in a reduced developable area, this small site could bring forward a small amount of affordable housing alongside market homes. • Development on this site could deliver high-quality and inclusive design. • A small number of homes of different sizes, types and tenures could be delivered as part of the development. • Overall, a minor positive effect is considered likely against this objective. 	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities Decision-Aiding Questions. Will the development site...	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The site is within an area with very high levels of deprivation, as outlined by the Indices of Multiple Deprivation (IMD) 2019. The site is likely to be able to deliver new homes and jobs in this location and have significant positive effects through the redevelopment of this site. There would be benefits for the Chippenham area through affordable housing provision, short-term construction jobs and a significantly larger workforce for local businesses.
2. Be accessible to educational, health,	The site forms a key part of Chippenham town centre and benefits from access to services and facilities in this area, including within the site boundary itself. There is a significant risk that town centre facilities could be lost as a result of a redevelopment of this site. Efforts should be made to avoid the loss of these. The site benefits

amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	<p>from extremely good access to the sustainable transport network, including Chippenham train station. The River Avon and The Ivy Park and Gardens provide nearby amenity greenspace.</p> <p>Housing development at this site would generate an approximate need for 7 early years places, 16 primary school places and 11 secondary school places. Early years places could be supported through the expansion of new local provision and primary places could be provided through the expansion emerging schools. Secondary school places are likely to be met by expansion of existing secondary schools but a new secondary school site will still need to be safeguarded, capable of accommodating 10FE plus 300 Sixth Form places. Financial contributions could be sought to support additional places.</p> <p>Rowden Surgery is within 1km of the site. Hathaway Medical Centre is the only GP practice currently operating with a positive capacity at Chippenham, although this is forecast as reducing to a negative capacity gap by 2026. The redevelopment of Chippenham Community Hospital was agreed as part of the Chippenham Site Allocations Plan, but this has not come forward. The location of this site suggests it may be attractive for bringing forward onsite healthcare facilities. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.</p>
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	<p>Although a smaller site, the location presents an opportunity to consider a mix of uses in the centre of Chippenham. New facilities on this site could be achieved, however the protection of existing facilities should be prioritised. Where possible contributions should be made towards existing community facilities in the area, including the Olympiad Leisure Centre. Nearby facilities, such as the Olympiad Leisure Centre, could benefit from new users through residential and employment uses on this site.</p>
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	<p>The site is bounded by the existing Chippenham community. Any new facilities, homes and sustainable transport connections in this area would serve Chippenham predominately. The site would make almost no contribution to the reduction of rural social isolation.</p>

Assessment outcome (on balance): Major (significant) positive effect

Summary of SA Objective 10

- Development at this site could have very good benefits in reducing deprivation, but very few benefits in reducing rural isolation.
- The site is likely to be able to provide affordable homes as part of housing development.
- The site has extremely good access to Chippenham town centre, but there are risks that redevelopment of this site would lead to a loss of town centre facilities.
- Early years, primary and secondary schooling provision will require financial contributions into expanding offsite facilities. A site for a new Secondary school will need to be safeguarded.,
- The site has good access to health provision, but financial contributions to avoid worsening capacity issues within existing health services as part of any future development for housing at this site.
- The site could help support local services and facilities but would be unlikely to support onsite provision.
- Overall, a major significant positive effect is likely.

SA objective 11 - Reduce the need to travel and promote more sustainable transport choices
Decision-Aiding Questions. Will the development site...

1. Promote mixed-use developments, in accessible locations, that reduce the need to	<p>Accessibility by Mode:</p> <p>The site, which is split across two sites separated by the Bridge Roundabout circulatory, is well located to the town centre. However, given the difficulties in developing this town centre location, with the interaction with local highway infrastructure, the accessibility of the site as a whole cannot be accurately guaranteed without further</p>
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<p>travel and reduce reliance on the private car?</p>	<p>assessment. It is clear that in order to develop the Bridge Centre Site, that the severance created by the roundabout circulatory that encompasses the site will need to be addressed, in order to improve walking and cycling accessibility and attractiveness. With this in mind, previous studies have considered a revised arrangement where the circulatory is removed in favour for consolidated traffic signal operations for all movements. These studies sought to maximise the developable opportunities at the combined sites but did not appear to materially improve the quality of trip in the Town Centre.</p> <p>In order to bring these sites forward, a comprehensive scheme will be required to resolve multimodal access to the site(s) and wherever possible the sites should be consolidated together to avoid any severance between the two parcels.</p>
<p>2. Provide suitable access and not significantly exacerbate issues of local transport capacity?</p>	<p><u>Local Constraints</u></p> <p>Possible detrimental impact for loss of parking in a town centre location, particularly for the disabled.</p> <p><u>Site Specific Mitigation</u></p> <p>Any development scheme coming forward would be required to re-route existing road infrastructure for a major thoroughfare, with the strict aim of removing all severance.</p> <p><u>Necessary Strategic Mitigation</u></p> <p>The site will be required to contribute, or deliver works in-kind, to the Chippenham Transport Strategy, as revised to serve the Local Plan review and/or Local Transport Plan.</p>
<p>3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?</p>	<p><u>Pedestrian/Cycle:</u> As stated above the site is well located in the town, however it is clear that the Bridge Centre site is subject to severance due to dominant local road infrastructure. This severance is partially overcome by the provision of two existing signal-controlled crossings to the central island however this is insufficient to overcome the perceived hostile environment that the current car dominance presents. Resolution to address the severance of the Bridge Centre site would fully justify this site coming forward for additional employment and retail in the town centre, or town centre residential with limited parking provision but significantly enhanced active travel connectivity.</p> <p><u>Bus:</u> The site is well located for Town Centre bus services.</p> <p><u>Rail:</u> Chippenham is well served by rail service provisions, with direct links to Westbury, London and Bristol and a wide array of destinations following a change. Chippenham Railway Station is within close walking proximity to the development site.</p> <p><u>Service Vehicles:</u> The site is within the town centre and hence is supported by town centre infrastructure which accommodates its vast servicing needs.</p> <p><u>Car:</u> The site current status as commercial units and a car park, means that any residential replacement development would be likely to reduce the sites traffic impact upon the town, however achieving sufficient car access whilst enhancing sustainability and removing severance will be problematic. A mixed-use development would also be seen as favourable, given increased residential units in a highly sustainable location and complimentary commercial units, but the severance and access difficulties also apply.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> • The site, which is split across two sites separated by the Bridge Roundabout circulatory, is well located to the town centre. 	

<ul style="list-style-type: none"> • However, given the difficulties in developing this town centre location, with the interaction with local highway infrastructure, the accessibility of the site as a whole cannot be accurately guaranteed without further assessment. • It is clear that in order to develop the Bridge Centre Site, the severance created by the roundabout circulatory that encompasses the site will need to be addressed, in order to improve walking and cycling accessibility and attractiveness. • In order to bring these sites forward, a comprehensive scheme will be required to resolve multimodal access to the site(s) and wherever possible the sites should be consolidated together to avoid any severance between the two parcels. • Overall, a moderate adverse effect is considered likely against this objective 	
<p>SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision-Aiding Questions. Will the development site...</p>	
1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	<p>The site is within the town centre and situated near to Chippenham Train Station. The site is within a built-up area and is in close proximity to employment uses within the town centre. A residential or employment development would be able to make a very good contribution to supporting the town centre through new users. The site has a very good relationship with the train station and other town centre facilities.</p> <p>The location of the site within the central area of Chippenham suggests that the site would have benefits for supporting the town centre, including supporting the redevelopment of the station hub and helping to bring forward redevelopment in the town centre through new users and investment in this location.</p>
2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	<p>The site is not vast, but it is of a good size considering the location in the centre of Chippenham. It would be likely to support an element of mixed-use development, including employment. Access to the railway line suggests this site may be attractive for higher skilled employment. Nonetheless, the site benefits from an excellent relationship with existing employment land and the town centre and could also support a diverse range of employment needs in the surrounding area through new residents in this location.</p> <p>The site is in a location that suggests users will be able to benefit from Chippenham's rail connections and could support new employment land to meet a wide range of needs including those for employment space for higher skilled employment.</p>
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	<p>The site benefits from excellent access to the train line. Development could help to promote sustainable modes of travel around the area and to the train station. New employment uses at this site could support enhanced rail services or increased frequencies. While the town currently boasts excellent regional transport connectivity, there is a need to support and improve the local network to reduce congestion. Opportunities to enhance local transport infrastructure, including the sustainable transport network should be considered as a part of any development at this site.</p> <p>To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
4. Promote a balance between residential and employment development to help reduce travel to work distances?	<p>The site is within a built-up area, close to existing commercial uses. A residential, employment or mixed-use development at this site could be complementary to Chippenham town centre, significantly reducing the needs to travel to work by supporting new employment onsite or existing employment land in the vicinity.</p>

Assessment outcome (on balance): Major (significant) positive effect

Summary of SA Objective 12

- There is an excellent level of existing accessibility to the town centre and railway station and the site could help to support local facilities.
- A reasonably sized site that has good potential to meet or support a range of employment needs as a result.
- Benefits from being situated within a built-up area.
- The redevelopment of the site solely for residential use should be avoided.
- Overall, a major significant positive effect is likely.

Site Number and SHELAA ref(s): Site 12 (CHIPP334)
Site name: Emery Gate Shopping Centre
Site size: 0.67ha **Site capacity:** approximately 34 dwellings
Site description: This brownfield site is located within central Chippenham. The site is surrounded by built development and adjoins the River Avon and riverside open space on its northern edge. The river has associated Flood Zones 2 and 3 covering a large part of the site. The site forms part of the area defined in the Wiltshire Core Strategy under Core Policy 9: Chippenham Masterplan (Areas of Opportunity). The site is within a conservation area and is close to a number of listed buildings.

SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses
Decision-Aiding Questions. Will the development site...

1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	The site is largely previously developed land, although the site lies partially within Flood zone 3 of the River Avon County Wildlife Site (CWS). Woodland lies immediately adjacent to the site and development should avoid impacting all mature trees off site. Development should ensure high quality treatment for surface water runoff before it enters the river. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. Development may have limited potential for net biodiversity gain on site with contributions required for offsite provision if this is the case, although open sustainable drainage systems (SuDS) with planting for biodiversity are an option.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	The site does not encompass any protected sites, although the River Avon CWS lies nearby. Similarly, no priority habitat is present on site although priority broadleaved woodland and mature trees on land immediately adjacent with priority animal species likely to be associated with broadleaved woodland. This woodland and open space are part of wider expanse of green infrastructure along the river corridor. An adequate buffer will be required to minimise effects on priority habitat such as light spill.
3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.

4. Aid in the delivery of a network of multifunctional Green Infrastructure?	<p>Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example:</p> <ul style="list-style-type: none"> - Buffers to nearby priority habitat and green infrastructure corridor alongside the site - Sustainable drainage system (SuDS) <p>In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.</p>
Assessment outcome (on balance): Neutral effect	
<p>Summary of SA Objective 1</p> <ul style="list-style-type: none"> • The site is largely previously developed land, although the site lies partially within Flood zone 3 of the River Avon County Wildlife Site (CWS). • The site does not encompass any protected sites, although the River Avon CWS lies nearby. Similarly, no priority habitat is present on site although priority broadleaved woodland and mature trees on land immediately adjacent with priority animal species likely to be associated with broadleaved woodland. • A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. • Scope for integrated green and blue infrastructure (GBI) include opportunities presented by the enhancement of the buffer to nearby priority habitat and green corridors. The development of the site should conserve and enhance GBI. • Overall, a neutral effect is considered likely against this objective 	
<p>SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings Decision-Aiding Questions. Will the development site...</p>	
1. Ensure development maximises the efficient use of land?	<p>It is considered that delivering appropriate housing densities on this site may be achievable. This is a brownfield site in close proximity to Chippenham town centre and the railway station. However, the site contains an existing supermarket and its car park so it is unknown how much of the site would be available for re-development.</p> <p>New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.</p>
2. Maximise the reuse of Previously Developed Land?	<p>This site consists entirely of previously developed land and buildings and development could maximise the reuse of this in this location. However, there is an existing business on the site that probably would not be part of any re-development scheme but some of the car park area may be.</p>
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	<p>As previously developed land, there may be some contamination issues. However, records show no historical contamination. Further assessment will be required. If subsequent evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.</p>
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	<p>This site is classed as urban land and therefore there would be no loss of BMV agricultural land.</p>
5. Lead to the sterilisation of viable	<p>This site does not sit within a Mineral Safeguarding Area (MSA). There would be no significant sterilisation of mineral resources.</p>

mineral resources? If so, is there potential to extract the mineral resource as part of the development?	
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	<p>It is considered possible to incorporate sustainable waste management facilities and integrated recycling infrastructure into the layout and design of any development on this site.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance): Minor positive effect	
<p>Summary of SA Objective 2</p> <ul style="list-style-type: none"> • It is considered that delivering appropriate housing densities on this site may be achievable. However, the site contains an existing supermarket and its car park so it is unknown how much of the site would be available for re-development • This site consists entirely of previously developed land and buildings and development could maximise the reuse of this in this location. However, there is an existing business on the site that probably would not be part of any re-development scheme but some of the car park area may be • As previously developed land, there may be some contamination issues. However, records show no historical contamination. Further assessment will be required • This site is classed as urban land and therefore there would be no loss of BMV agricultural land • This site does not sit within a Mineral Safeguarding Area (MSA) and there would be no significant sterilisation of mineral resources • It is considered possible to incorporate sustainable waste management facilities and integrated recycling infrastructure into the layout and design of any development on this site. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation • No significant adverse effects are likely. Overall, minor benefits are considered most likely against this objective. Benefits would be greater if the site was larger. 	
<p>SA objective 3 - Use and manage water resources in a sustainable manner Decision-Aiding Questions. Will the development site...</p>	
1. Protect surface, ground and drinking water quantity/quality?	<p>This site is entirely covered by Source Protection Zone 2c, which is an extension to the Outer Protection Zone. Therefore, it does not require an assessment as to whether it poses an unacceptable risk to the source of supply. Some zones are extended because activities below the surface, such as deep drilling, could create pathways for pollutants to enter the groundwater. Zone 2 is defined by the 400-day travel time from pollutant to source. The 400-day travel time is based loosely on consideration of the minimum time required to provide delay, dilution and attenuation of slowly degrading pollutants. The site is not covered by Drinking Water Protected Areas or Drinking Water Safeguard Zones.</p> <p>In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses.</p> <p>Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces. As this site covers a Source Protection Zone, the extent to which sustainable drainage systems can be used may be affected.</p>

<p>2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?</p>	<p>This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. Minor water infrastructure crosses the site. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site. With regard to foul water capacity, It is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. Significant foul water infrastructure crosses the site. With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. Any development should follow the surface water hierarchy: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer. Where infiltration is not a viable option then flows being released from the site would need a controlled discharge and to be agreed with the council on a site by site basis. Flows from brownfield sites should aim to achieve flows matching greenfield levels.</p>
<p>Assessment outcome (on balance): Minor adverse effect</p>	
<p>Summary of SA Objective 3</p> <ul style="list-style-type: none"> • The site is covered by an extension to Source Protection Zone 2c meaning there is a 400-day travel time from pollutant to source. • Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. This is particularly the case when designing surface water drainage systems where techniques such as attenuation and infiltration may be limited. • The site does not cover a Drinking Water Protected Area or Drinking Water Safeguard Zone. • The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site. • With regard to water supply, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. Minor water infrastructure crosses the site. • With regard to foul water capacity, It is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. Significant foul water infrastructure crosses the site. • With regard to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. • On the basis of the above evidence, a minor adverse effect is likely. 	
<p>SA objective 4 - Improve air quality and reduce all sources of environmental pollution Decision-Aiding Questions. Will the development site...</p>	
<p>1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?</p>	<p>Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Proximity to existing commercial uses may give rise to potential noise impacts and a noise impact assessment would be required. Additional noise impacts are unlikely to be significant above the existing background level.</p>
<p>2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?</p>	<p>Impacts on local air quality are most likely to arise from an increase in vehicle usage on existing roads and from any new highway infrastructure needed to serve the development. However, as this is a relatively centrally located brownfield site with vehicles trips likely to be associated with its current use, the additional effects of development on this site are unlikely to be as adverse as for other, greenfield sites.</p> <p>The centre of Chippenham has shown elevated levels of Nitrogen dioxide close to the annual mean objective, particularly in the vicinity of Station Hill. There is a strong potential that an Air Quality Management Area (AQMA) would be required in this area. To a limited degree, development of this site is likely to increase traffic entering the town network to access facilities and shops and to reach other destinations more generally. Traffic from new development in this location would feed into the network of roads that goes through Chippenham, Calne, Corsham and Bradford on Avon, with potential to further contribute to elevation of emissions. However, this is a centrally located site close to many of the town centre's amenities, so the adverse effects may be less severe than greenfield sites on the periphery due to walkability to services and facilities.</p>

	In order to mitigate / prevent this risk, any future development proposals should contain measures to reduce or prevent this or for CIL/S106 contributions to enable the Council to put in place measures to reduce or prevent this. The availability of a range of reliable and accessible sustainable transport options will be required to help avoid significant impacts on local air quality. Air Quality assessment showing cumulative effects of this development on relevant receptors in locality would be required.
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 4	
<ul style="list-style-type: none"> • Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. • Proximity to employment uses may give rise to potential noise impacts and a noise impact assessment would be required. • Traffic from new development in this location would feed into the network of roads that goes through Chippenham, Calne, Corsham and Bradford on Avon, with potential to further contribute to elevation of emissions. However, as this is a relatively centrally located brownfield site with vehicles trips likely to be associated with its current use, the additional effects of development on this site are unlikely to be as adverse as for other, greenfield sites. • On the basis of the above evidence, a minor adverse effect is likely. 	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation)	
Decision-Aiding Questions. Will the development site...	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	As this is a smaller site, it is thought that far fewer emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport. It would be possible for a development of this scale to include renewable energy generation; however, this would mainly be within buildings rather than areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	Approximately 59% of the site is in Flood Zone 2, and 23% is in Flood Zone 3. Development such as housing may be unsuitable, due to the exception test. The fluvial risk is associated with the River Avon which run approximately 40m around the north of the site. Buffer zones with significant biodiversity enhancement and Green Infrastructure should be left adjacent to the River Avon.
3. Minimise vulnerability to surface water	There is a minimal amount of pluvial surface water flooding on site however the risk is low and this could be managed by a surface water drainage strategy.

flooding and other sources of flooding, without increasing flood risk elsewhere?	There is a minor groundwater flood risk across 12% of the site. This means groundwater levels are between 0.5-5m below ground level. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. A detailed Flood Risk Assessment and Surface Water Drainage Strategy would be required to identify and mitigate flood risk and to ensure flood risk isn't worsened elsewhere.
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located within the town centre enabling active travel to the town centre and ease of access to public transport. It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials). As this is a small site in Chippenham, there may not be much provision for large areas of open space. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates.
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 5</p> <ul style="list-style-type: none"> • Much of the site is in Flood Zone 2 and part of the site is in Flood Zone 3. This means the site may be unsuitable for development such as housing, subject to the exception test. • There is some pluvial flood risk across a small part of the site. This would need to be addressed with an appropriate surface water drainage system. • Flood risk could be exacerbated by climate change. Although development could avoid this area and avoid risk, it may worsen the risk elsewhere • Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. • It would be possible for a development of this scale to include significant renewable energy generation, both within buildings and in areas of open space, and it is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Development of this site has the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, although future development is likely to increase emissions, it is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. Given the fluvial flood risk, and potential to increase flood risk elsewhere, a moderate adverse effect is likely where mitigation would be problematic. 	
SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy Decision-Aiding Questions. Will the development site...	
1. Support the development of renewable and low carbon sources of energy?	This a small site in Chippenham meaning there may be less open space available for opportunities to support energy generation from renewable and low carbon sources. There may still be opportunities for renewable energy generation on a smaller scale, for example, solar panels on roofs. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that: <ul style="list-style-type: none"> • maximises the potential for suitable development; • considers identifying suitable areas and options for renewable and low carbon energy sources; and • identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

2. Be capable of connecting to the local Grid without the need for further investment?	<p>The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained.</p> <p>Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>Due to the size of this site, it is thought that less investment may be required to reinforce the grid as the increased demand wouldn't be so great.</p> <p>According to SSEN's generation availability map, the substations in Chippenham are constrained, therefore may need reinforcement to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Chippenham are also constrained, therefore could potentially struggle to withstand further significant demand without reinforcement works. Further conversation with SSEN would be required to ensure connectivity to the grid. It is not known how the site will be brought forward - if the site was able to support its own renewable energy, then the site would be less likely to depend on the grid</p>
3. Create economic and employment opportunities in sustainable green technologies?	<p>It is considered that a site of this size would enable less economic and employment opportunities in sustainable green technologies. There may be parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure however it is thought that most of the site will be used for development to improve viability. With less renewable energy generation on site there are fewer possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, being a smaller site, there will be a lower energy demand.</p>
4. Deliver high-quality development that maximises the use of sustainable construction materials?	<p>It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.</p>
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	<p>It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.</p>

Assessment outcome (on balance): Minor positive effect

Summary of SA Objective 6

- It is thought that a site of this size would not support large-scale renewable energy generation or create economic and employment opportunities in sustainable green technologies as there is limited space available. It would still be possible to generate renewable energy on a smaller scale.
- There will need to be a positive strategy for energy from renewable sources from developers for example, solar panels.
- As this is a smaller site, energy demand will be less than a larger site.
- New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site.
- It is considered that the current energy infrastructure could potentially struggle to cope with the increased demand of this site without reinforcement works however further evidence is required to confirm this.
- Overall, given that this is a smaller site, energy demand will be less than that of a larger site. There may be opportunities for small scale renewable energy generation, and there is potential for this site to provide EV charging points, which would encourage more sustainable car use, therefore a minor positive effect is considered likely against this objective.

SA objective 7 - Protect, maintain and enhance the historic environment

Decision-Aiding Questions. Will the development site...	
<p>1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?</p>	<p>The site is in the town centre and within the conservation area with Grade II listed United Reformed Church and house immediately adjacent. There would be a requirement to respect settlement pattern, character and appearance of the town and setting of Listed Buildings. Mitigation is likely to be possible via good design which should be informed by detailed analysis of surrounding townscape which this may affect capacity of site.</p> <p>The site falls within edge of the core Saxon settlement of Chippenham which has been inhabited continuously since and is a high value archaeological feature. The site is also within the 100m buffer of several higher value features, including Mesolithic cut with flints, Medieval features/pottery and a post-medieval cesspit to south of site and Medieval pottery and bottles recorded during development to south of the site, and of low value post-medieval garden walls, yard surface and drainage features to south of site.</p> <p>Brownfield site has been subject to development, archaeological remains may survive but are also likely to have been disturbed. Site falls within historic core of Saxon settlement of Chippenham which may indicate archaeological potential. Due to the level of previous development, overall, the site is not heavily constrained by archaeology. Mitigation could include avoidance of high value archaeological remains where preservation in situ is likely to be required. Should preservation be part of a mitigation strategy, opportunities to interpret and enhance understanding and / or improve land management regimes could be taken forward. Mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is moderate.</p> <p>The site is located within historic urban core and is defined as urban area therefore no historic landscape sensitivity. As the site is in the historic urban core, future development may need to take account of wider urban structure/form. The potential for significant adverse historic landscape effects is very low.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?</p>	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. Whilst the site is located within a conservation area and there are listed buildings in the vicinity it is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings.</p>
<p>Assessment outcome (on balance): Minor adverse effect</p>	
<p>Summary of SA Objective 7</p> <ul style="list-style-type: none"> • The site is in the town centre and within the conservation area² with Grade II listed United Reformed Church and house immediately adjacent. Mitigation is likely to be possible via good design which should be informed by detailed analysis of surrounding townscape which this may affect capacity of site. • Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is moderate. • Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is very low. • The site is located within a conservation area. 	

- Overall, a minor adverse effect is likely.

**SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.
Decision-Aiding Questions. Will the development site...**

1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?

The North Wessex Downs AONB sits approximately 10km to the east of the site while the Cotswolds AONB lies approximately 5.5km to the northwest. Significant impacts on nationally designated landscapes from development are not anticipated.

2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?

The site is located on land pertaining to a small supermarket, to the north of the town centre. It is located at the edge of the urban area, within the Chippenham conservation area. The site currently comprises a retail unit and car park. The north boundary is defined by a robust group of trees within a linear green space along the south banks of the River Avon. Trees continue along the east site boundary with adjoining properties. The southern boundary is formed by Emery Lane, and there are further retail units to the west.

There are a variety of commercial land uses within the locale, located within both modern units and historic properties, a number of which are listed. The existing supermarket building on site is low-level, sitting below the tree line that forms the backdrop to the north. These trees also provide screening of the site in views from within the green space along the river corridor. Properties within the vicinity are generally two to three storeys high and largely stone built with some red brick. There are no landscape designations across the site, but it is located within the Chippenham conservation area (Character Area 12) and there are features of cultural and heritage value within the vicinity of the site. It is an urban landscape that is in generally moderate condition, with characteristic stone buildings (several are listed) but also several unattractive service yards/car parks. There is good sense of place associated with the high quality, historic buildings near to the site and also the green/blue corridor of the River Avon to the northern site boundary. Trees within the green space also provide the backdrop to the site. The site itself is relatively indistinct but the important characteristic features within the locale.

Overall, the site is of generally medium to low landscape sensitivity to development, with higher sensitivity associated with the mature tree boundary to the north of the site. The site has generally medium to high capacity to accommodate development.

Potential for significant adverse effects include the following:

- Potential for new built form to be conspicuous and break the treeline in views from within the conservation area and also looking towards the town from footpaths through the River Avon corridor.
- Potential for new built form to erode the character of the townscape and alter the local sense of place.
- Potential loss of tree boundaries that would alter the sense of enclosure and remove vegetation links within the river corridor to the north of the site.

Scope for mitigation include the following:

- Limit development heights in order to retain treed skylines and treed character of the urban edge.
- Avoid development that is uncharacteristic of the surrounding townscape scale, pattern and strong stone vernacular materials within Chippenham town centre.
- Retain and manage trees as part of a mature landscape framework.

3. Protect and enhance rights of way, public open space and common land?

There is a public footpath along the east site boundary, which links to a network of paths along the River Avon within the green corridor to the north of the site. There is no public open space or common land within this site.

Assessment outcome (on balance): Minor positive effect

<p>Summary of SA Objective 8</p> <ul style="list-style-type: none"> • The site currently comprises a retail unit and car park. The north boundary is defined by a robust group of trees within a linear green space along the south banks of the River Avon. Trees continue along the east site boundary with adjoining properties. The southern boundary is formed by Emery Lane, and there are further retail units to the west. • There are a variety of commercial land uses within the locale, located within both modern units and historic properties, a number of which are listed. • There is a public footpath along the east site boundary, which links to a network of paths along the River Avon within the green corridor to the north of the site. • The existing supermarket building on site is low-level, sitting below the tree line that forms the backdrop to the north. Properties within the vicinity are generally two to three storeys high and largely stone built with some red brick. • It is located within the Chippenham conservation area (Character Area 12) and there are features of cultural and heritage value within the vicinity of the site. • It is considered that the site is of generally medium landscape sensitivity to development, with higher sensitivity associated with notable buildings/features within the conservation area. The site has generally medium capacity to accommodate development. • Overall development on this site would likely have a minor positive effect on the SA objective. 	
<p>SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p> <p>Decision-Aiding Questions. Will the development site...</p>	
1. Provide an appropriate supply of affordable housing?	The record of delivery of homes in the town has been below planned levels over the WCS plan period but has more recently shown increased numbers of housing completions. Existing local planning policy requires 30-40% affordable housing to be delivered across sites in Wiltshire, but current rates of house building and the proportion of affordable housing delivery at the town suggest that achieving these levels may be difficult for the settlement in its entirety. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a small number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Chippenham.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this small site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a range of housing needs and types. The site has the potential to deliver a small amount of housing. The development of this site would have minor benefits in terms of providing house types, sizes and tenures which would be beneficial to addressing identified local housing needs.
<p>Assessment outcome (on balance): Minor positive effect</p>	
<p>Summary of SA Objective 9</p> <ul style="list-style-type: none"> • Notwithstanding any mitigation that may be required which results in a reduced developable area, this small site could bring forward a small amount of affordable housing alongside market homes. • Development on this site could deliver high-quality and inclusive design. • A small number of homes of different sizes, types and tenures could be delivered as part of the development. • Overall, a minor positive effect is considered likely against this objective. 	
<p>SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities</p> <p>Decision-Aiding Questions. Will the development site...</p>	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The site is within an area with very high levels of deprivation, as outlined by the Indices of Multiple Deprivation (IMD) 2019. The site is likely to be able to deliver new homes in this location and have significant positive effects through the redevelopment of this site. There is a risk that a residential led development could lead to the loss of existing commercial uses on this site at Borough Parade, suggesting jobs would be lost. However, efforts should be made to ensure that the site continues to deliver employment provision to avoid worsening issues of deprivation in this area through the loss of jobs. There would be benefits for the Chippenham area through housing provision, short-term construction jobs and a significantly larger workforce for local businesses.
2. Be accessible to educational, health,	The site forms a key part of Chippenham town centre and benefits from access to services and facilities in this area, including within the site boundary itself. There is a risk that town centre facilities could be lost as a result of a redevelopment of this site. Efforts should be made to avoid the loss of these. The site benefits from

<p>amenity greenspace, community and town centre facilities which are able to cope with the additional demand?</p>	<p>extremely good access to the sustainable transport network, including Chippenham train station. The River Avon and The Ivy Park and Gardens provide nearby amenity greenspace.</p> <p>Housing development at this site would generate an approximate need for 4 early years places, 11 primary school places and 7 secondary school places. Early years places could be supported through the expansion of new local provision and primary places could be provided through the expansion emerging schools. Secondary school places are likely to be met by expansion of existing secondary schools but a new secondary school site will still need to be safeguarded, capable of accommodating 10FE plus 300 Sixth Form places. Financial contributions could be sought to support additional places.</p> <p>Rowden Surgery is within 1km of the site. Hathaway Medical Centre is the only GP practice currently operating with a positive capacity at Chippenham, although this is forecast as reducing to a negative capacity gap by 2026. The redevelopment of Chippenham Community Hospital was agreed as part of the Chippenham Site Allocations Plan, but this has not yet come forward. The location of the site suggests it could bring forward new onsite healthcare facilities. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.</p>
<p>3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?</p>	<p>Although a smaller site, the location presents an opportunity to consider a mix of uses in the centre of Chippenham. New facilities on this site could be achieved, however the protection of existing facilities should be prioritised. Where possible contributions should be made towards existing community facilities in the area, including the Olympiad Leisure Centre. Nearby facilities, such as the Olympiad Leisure Centre, could benefit from new users through residential and employment uses on this site.</p>
<p>4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?</p>	<p>The site is bounded by the existing Chippenham community. Any new facilities, homes and sustainable transport connections in this area would serve Chippenham predominately. The site would make almost no contribution to the reduction of rural social isolation.</p>
<p>Assessment outcome (on balance): Major (significant) positive effect</p>	
<p>Summary of SA Objective 10</p> <ul style="list-style-type: none"> • Development at this site could have very good benefits in reducing deprivation, but very few benefits in reducing rural isolation. • The site is likely to be able to provide affordable homes as part of housing development. • The site has extremely good access to Chippenham town centre, but there are risks that redevelopment of this site would lead to a loss of town centre facilities. • Early years, primary and secondary schooling provision will require financial contributions into expanding offsite facilities. A site for a new Secondary school should be safeguarded. • The site has good access to health provision, but financial contributions to avoid worsening capacity issues within existing health services as part of any future development for housing at this site. • The site could help support local services and facilities but would be unlikely to support onsite provision. • Overall, a major significant positive effect is likely. 	
<p>SA objective 11 - Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision-Aiding Questions. Will the development site...</p>	
<p>1. Promote mixed-use developments, in</p>	<p><u>Accessibility by Mode</u></p>

<p>accessible locations, that reduce the need to travel and reduce reliance on the private car?</p>	<p>This site assessment is identical to that provided for Borough Parade due to proximity and similar existing use and accessibility. The site is within and forms part of the town centre and is considered to be in a very sustainable location.</p>
<p>2. Provide suitable access and not significantly exacerbate issues of local transport capacity?</p>	<p>The site is within and forms part of the town centre and is considered to be in a very sustainable location.</p> <p><u>Local Constraints</u></p> <p>Possible detrimental impact for loss of parking in a town centre location, particularly for the disabled.</p> <p><u>Site Specific Mitigation</u></p> <p>Provision of pedestrian and cycle routes through the site to link existing routes that are either severed or accessed in a less than desirable manner.</p> <p><u>Necessary Strategic Mitigation</u></p> <p>The site will be required to contribute, or deliver works in-kind, to the Chippenham Transport Strategy, as revised to serve the Local Plan review and/or Local Transport Plan.</p>
<p>3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?</p>	<p>Pedestrian/Cycle: The site is very well served by local footway and cycling provision with enhancements proposed within the forthcoming Chippenham Local Cycling and Walking Infrastructure Plan and Chippenham Transport Strategy.</p> <p>Bus: The site is well located for Town Centre bus services.</p> <p>Rail: Chippenham is well served by rail service provisions, with direct links to Westbury, London and Bristol and a wide array of destinations following a change. Chippenham Railway Station is within close walking proximity to the development site.</p> <p>Service Vehicles: The site is within the town centre and hence is supported by town centre infrastructure which accommodates its vast servicing needs.</p> <p>Car: The site's current status as a shopping centre with a relatively large car park means that any residential replacement development would be likely to reduce the sites traffic impact upon the town. A mixed-use development would also be seen as favourable, given increased residential units in a highly sustainable location and complimentary commercial units.</p>
<p>Assessment outcome (on balance): Minor positive effect</p>	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> • This site assessment is identical to that provided for Borough Parade due to proximity and similar existing use and accessibility. The site is within and forms part of the town centre and is considered to be in a very sustainable location. • The site's current status as a shopping centre with a relatively large car park means that any residential replacement development would be likely to reduce the sites traffic impact upon the town. • A mixed-use development would also be seen as favourable, given increased residential units in a highly sustainable location and complimentary commercial units. • Overall, a minor positive effect is considered likely against this objective. 	

SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision-Aiding Questions. Will the development site...	
1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	The site is within the town centre and situated near to Chippenham Train Station. The site is within a built-up area and is in close proximity to employment uses within the town centre. A residential or employment development would be able to make a very good contribution to supporting the town centre through new users. The site has a very good relationship with the train station and other town centre facilities. The location of the site within the central area of Chippenham suggests that the site would have benefits for supporting the town centre, including supporting the redevelopment of the station hub and helping to bring forward redevelopment in the town centre through new users and investment in this location.
2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	The site is not vast, but it is of a good size considering the location in the centre of Chippenham. It would be likely to support an element of mixed-use development, including employment. Access to the railway line suggests this site may be attractive for higher skilled employment, with users of this site being able to take advantage of Chippenham's connections via the railway line. Nonetheless, the site benefits from an excellent relationship with existing employment land and the town centre and could also support a diverse range of employment needs, supporting growth of strategically important businesses, support existing and new higher skilled employment and diversify the employment land supply further. The redevelopment of the site would lead to the loss of existing employment uses. However, they may be opportunities to retain these and the site presents an excellent opportunity to continue a range of commercial uses in this location. The complete loss of commercial floorspace on this site should be avoided and where possible development should lead to the enhancement of these. The enhancement of these would suggest likely major significant benefit, however as the type and mix of development is uncertain, economic benefits are limited.
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	The site benefits from excellent access to the train line. Development could help to promote sustainable modes of travel around the area and to the train station. New employment uses at this site could support enhanced rail services or increased frequencies. While the town currently boasts excellent regional transport connectivity, there is a need to support and improve the local network to reduce congestion. Opportunities to enhance local transport infrastructure, including the sustainable transport network should be considered as a part of any development at this site. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
4. Promote a balance between residential and employment development to help reduce travel to work distances?	The site is within a built-up area, close to existing commercial uses. A residential, employment or mixed-use development at this site could be complementary to Chippenham town centre, significantly reducing the needs to travel to work by supporting new employment onsite or existing employment land in the vicinity.
Assessment outcome (on balance): Moderate (significant) positive effect	
Summary of SA Objective 12 <ul style="list-style-type: none"> • There is an excellent level of existing accessibility to the town centre and railway station and the site could help to support local facilities. • A reasonably sized site that has good potential to meet or support a range of employment needs as a result. • Benefits from situation within a built-up area. • The redevelopment of the site solely for residential use should be avoided. • Overall, a moderate significant positive effect is likely. 	

