

Chippenham Site Allocations Plan Proposed Further Main Modifications to Pre-Submission Draft Plan

Wiltshire Council

Sustainability Appraisal Note

October 2016

ATKINS

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1. Introduction

The introduction to the previous SA addendum (Part Four – SA of proposed modifications May 2016) sets out the history of the SA process in terms of changes made to the Pre-Submission draft Chippenham Sites Allocation Plan. All changes made prior to the Examination in Public Hearings held between 27 September and 4 October 2016 have been assessed in earlier SA reports and notes.

Further modifications to the Pre-Submission draft Chippenham Site Allocations Plan have now arisen in response to comments received as part of the consultation on the Proposed Modifications in May 2016, discussions at the Examination in Public Hearings held between 27 September and 4 October 2016, and Statements of Common Ground between the council and key stakeholders. This SA Note only deals with the main modifications to the SA of the Chippenham Site Allocations Pre-Submission Draft Plan (July 2015) which have been proposed since the previous SA addendum was prepared.

The SA of the main Modifications has been undertaken in compliance with the requirements of the Planning and Compulsory Purchase Act 2004 and the European Union Strategic Environmental Assessment (SEA) Directive 2001/42/EC and builds upon earlier SA work undertaken to inform the Pre-Submission Draft Plan and the Examination.

Reports and data sources that have been used to inform the assessments of the changes are listed in the references in Chapter 5 of this report.

2. Methodology for Assessment of Changes

The Council's Proposed Further Modifications document (October 2016) sets out changes to the Pre-Submission Draft CSA Plan. Table 2.1 shows the full set of proposed main modifications (referred to as changes) and considers whether they have implications in terms of the SA work that has been undertaken previously.

The nature of each change has been considered in order to establish implications with reference to the results in the SA Report of the Pre-Submission Draft Plan and the May 2016 Part Four: SA of Proposed Modifications document. Where changes were identified to potentially materially change a policy, a revision of the previous SA assessment has been undertaken. This has taken place where changes have been made to Policy CH2 and its supporting text only. The results of the re-assessment of Policy CH2 are presented in Appendix B and discussed in Chapter 3: Changes to Policy CH2 – Rawlings Green. The re-assessment has been done in the form of editing the previous assessment published in the previous SA addendum (Part Four – SA of proposed modifications May 2016). The edits are shown in ***bold italics*** in both Chapter 3 and Appendix B of this SA Note.

The assessment methodology utilised in the assessments is that described in Chapter 2 Methodology of Part One A: Chapters 1-6 (separate document).

Table 2.1 - Proposed further main modifications suggested by the Council during the Examination period and SA implications

Note: Proposed change shows deleted text in ~~strike through~~ and new text in **bold**

Change no.	Para.	Proposed Change	SA Implications
S112 (previous change S4)	2.3	Amend paragraph 2.3 as follows: “The A350 is one such barrier to development, but is also considered to be a clear and logical boundary to the town, which should not be breached by mixed use strategic site development during the plan period. ”	This modification was agreed during Examination in Public and introduced to improve clarity. No SA implications.
S97 (previous change S5)	3.6	Amend paragraph 3.6 as follows: “As well as facilities forming a part of development, this may, for instance, include strategic highway transport improvements that may will be required to accommodate the impact of growth, including measures for cycling, walking and public transport access to the town centre and employment areas. ”	This modification was agreed in the Statement of Common Ground between Wiltshire Council and Campaign to Protect Rural England and introduced to improve clarity. No SA implications.
S98 (previous S10)	4.4	Add additional text to paragraph 4.4 as follows: “The Housing and Employment commitments form part of the present development strategy for Chippenham and should be delivered within the plan period in order to ensure at least the rate of growth proposed in the Core Strategy. as it is assumed the housing arising from the commitments will be built within the plan period and will ensure the overall scale of growth proposed in the core strategy is achieved. ”	This modification was agreed in the Statement of Common Ground between Wiltshire Council and Campaign to Protect Rural England and introduced to improve clarity. No SA implications.
S117 (previous S15)	4.21	Insert after paragraph 4.21: “ Both proposals safeguard the potential for future road alignments to the east and south of the town and require that their design and layout must not prohibit road connections in the future. This is based on evidence prepared for the Plan¹ that indicates an Eastern Link Road and/or a Southern Link Road may be longer term solutions to improving the town’s network resilience. The policies ensure that development during the Plan period does not undermine the future development of the town and will enable further investment in roads to support the growth of the town if required in future plan periods. ” ¹ Position Statement Improving Network Resilience in Chippenham and Transport and Accessibility Evidence Paper Part 2a : Assessing Alternative Development Strategies	This modification was introduced to clarify policy requirements which are already implicit in the SA. No further SA required.

S108	CH1	Amend Policy CH1 as follows: “Approximately 11ha land at South West Chippenham, as identified on the policies map, is proposed for mixed use development residential development to include the following:”	This modification was introduced to provide greater clarity and agreed in the Statement of Common Ground between Wiltshire Council and Crest Nicholson and Redcliffe Homes, Taylor Wimpey & Hollins concerning South West Chippenham. 11 ha of residential land for the smaller extension sites were already considered in the SA. No further SA required.
S113 (previous S18)	CH1	Amend Policy CH1 under first heading ‘development will be subject to the following requirements’: “6. Design and layout of development must not prohibit a potential future road connection to land to the east from the A350 to the river. ”	This modification was introduced to provide greater clarity and agreed during the Examination in Public. No implications for the SA.
S109 (previous S18)	CH1	Amend Policy CH1 under heading ‘Smaller Extension Sites’ as follows: “ • Strategic landscaping and open space, to retain and reinforce existing hedgerows and establish new areas of substantial planting including the retention of important hedgerows, where appropriate, to provide a ‘soft’ urban edge to development ”.	This modification was introduced to provide sufficient flexibility for the smaller extension sites in Policy CH1 and agreed in Statement of Common Ground between Wiltshire Council and Crest Nicholson and Redcliffe Homes, Taylor Wimpey & Hollins concerning South West Chippenham. It does not alter the SA results as retain and reinforce existing hedgerows and establish new areas of substantial planting continue to be a requirement the larger main site. No further SA required.
S110 (previous S21)	5.1a	Amend Paragraph 5.1a as follows: The Rowden Park site will provide a mixed use development and comprises the site allocation as shown on the Policies Map excluding the smaller extension sites.	This modification was introduced to provide greater clarity on the division of the site and infrastructure requirements and agreed in the Statement of Common Ground between Wiltshire Council and Crest Nicholson and Redcliffe Homes, Taylor Wimpey & Hollins concerning South West Chippenham. It does not alter the SA of this policy as the assessment already considers the two types of sites. No further SA required.
S99 (previous S21)	5.1b	Add additional sentence to paragraph 5.1b as follows: Proposals for this site are well advanced and this site will set in place employment land, land for a new school and other infrastructure. Master planning will show comprehensive transport linkages within the allocation and to key destinations elsewhere.	This modification improves clarity on the role of master plans and agreed in Statement of Common Ground between Wiltshire Council and Campaign to Protect Rural England. No SA implications.
S111 (previous S30)	5.10	Amend paragraph 5.10 as follows: “Flood risk areas (zones 2 and 3) must remain undeveloped. This includes areas around smaller water courses within the site for which flood risk will also need to be assessed alongside the main river. Pudding Brook is one such area. Any development impinging on designated groundwater Source Protection Zones must follow principles and practice necessary to safeguard them. Rates of	This modification was introduced to improve clarify policy requirements and agreed in response to Environment Agency’s representation to the consultation on the proposed modifications to the Chippenham Site Allocations Plan (Rep 9). These requirements are already implicit in the SA. No further SA

		<p>surface water run off to the River must also remain at current levels or less in order to reduce the risk of flooding elsewhere. Consideration of flood risk and necessary improvements to the drainage network must precede detailed development proposals. Any improvements to the water supply and foul drainage network should also be put in place at the earliest opportunity. This must involve determining accurate boundaries to flood risk areas and a set of effective sustainable urban drainage measures. These must take account of ground conditions and ensure sufficient land is set aside at the master plan stage. Any improvements to the water supply and foul drainage network should be put in place at the earliest opportunity. Any development impinging on designated groundwater Source Protection Zones must follow principles and practice necessary to safeguard them.</p>	required.
S118 (previous S30)	CH2	<p>Amend bullet 1, 5 and 6 and requirement 2 and 4 of policy CH2 as follows:</p> <ul style="list-style-type: none"> • No more than 650 dwellings • Strategic landscaping and open space to retain and reinforce existing hedgerows and establish new areas of substantial planting in accordance with the principles set out at paragraph 5.12 • An approximately 10ha Country Park along the northern and eastern edge of new development linking to the existing recreation areas along the river to Monkton Park as indicated in Figure 5.2. No new buildings should be located in the Country Park unless they are ancillary to the use of the Country Park. <ol style="list-style-type: none"> 2. completing a link between Cocklebury Road and the B4069 to be open for use, prior to the occupation of 200 dwellings, secured through measures attached to grant of planning permission. 4. a low density design and layout that preserves the setting and importance of listed buildings on the site and, in accordance with principles set out in paragraph 5.12, screens and filters existing and proposed locations for employment and avoids harmful visual impacts by development on exposed valley slopes 	<p>This modification was introduced to provide consistency between the policy, supporting text and Figure 5.2 (see Proposed Modification S119) as discussed during the Hearings and in response to the Inspector's letter 12 October 2016.</p> <p>The SA implications of this modification are considered in the re-assessment of Policy CH2 in Appendix B and further discussed in Chapter 3 of this SA Note.</p>
S119	Figure 5.2	<p>Amend Figure 5.2 to include land in the Country Park area up to the 50 m contour and amend the mixed use area to include land within the proposed Cocklebury Link Road.</p> <p>(Set out at Appendix 2)</p>	<p>This modification was introduced to ensure the developable area excludes all land liable to flood as discussed during the Hearings and in response to the Inspector's letter 12 October 2016. It has implications for the SA linked to the assessment of Policy CH2 (see change S118 above).</p>
S100 (previous S43)	5.18	<p>Amend paragraph 5.18 as follows:</p> <p>"Land will be reserved in the vicinity of the eastern western site boundary to facilitate the construction by a third party of a road over the river so as not to prohibit a future road connection to land to the south-east should one be required in future plan periods. should future bridge to enable the Eastern Link Road to be</p>	<p>This modification was introduced to improve consistency and accuracy of requirements which are already implicit in the SA. No further SA required.</p>

		completed . Provision will be made within a legal obligation to ensure that the connection is deliverable by a third party without land ransom if required in the future."																																																			
S101 (previous S44)	5.18b	Amend paragraph 5.18b as follows: "It would not be acceptable for Rawlings Green to have one point of access to serve 650 dwellings. Neither, given its scale and location, would it be acceptable for it to be served by a second access which does not connect through to the first. just two accesses . Development of the site requires construction of a completed link road from Cocklebury Road via Darcy Close to Parsonage Way and the B4069."	This modification was introduced to improve clarity of requirements which are already implicit in the SA. No further SA required.																																																		
S102 (previous S44)	5.18e	Add additional text to paragraph 5.18e as follows: "Appropriate mechanisms will be attached to any planning permission to secure the delivery of the Cocklebury Link Road within a certain time based on the occupancy of dwellings and a time period. Conditions attached to the permission (for example which requires a phasing plan) or a Section 106 Agreement (which can be linked to a bond) are options available to the Local Planning Authority to deliver the road."	This modification was introduced to improve clarity on the delivery of the Cocklebury Link Road in response to discussions during the Examination in Public. It has implications for the SA. See change S118 above.																																																		
S103 (previous S47)	5.33	Add additional text to paragraph 5.33 as follows: Master Plans for each strategic site proposal (CH1-2) will define the precise boundaries to country parks and will show pedestrian and cycle routes across them necessary to connect the new development to the town centre and to other key destinations elsewhere.	This modification was introduced to improve clarity and agreed in the Statement of Common Ground between Wiltshire Council and Campaign to Protect Rural England. No further SA required as requirements already implicit in the SA.																																																		
S107 (previous S50)	Table 6.1	Amend Table 6.1 Housing Delivery Trajectory as shown in Appendix 1. <table><tr><td></td><td></td><td>SW</td><td>Annual</td><td>Cumulative</td></tr><tr><td>YEAR</td><td>Rawlings Green</td><td>Chippenham</td><td>Total</td><td>Total</td></tr><tr><td>2016/17</td><td></td><td></td><td></td><td></td></tr><tr><td>2017/18</td><td></td><td>60</td><td>60</td><td>60</td></tr><tr><td>2018/19</td><td>45 20</td><td>175 150</td><td>170</td><td>230</td></tr><tr><td>2019/20</td><td>80</td><td>175</td><td>255</td><td>485</td></tr><tr><td>2020/21</td><td>80</td><td>175</td><td>255</td><td>740</td></tr><tr><td>2021/22</td><td>80 155</td><td>200 175</td><td>330</td><td>1070</td></tr><tr><td>2022/23</td><td>85 155</td><td>200</td><td>355</td><td>1425</td></tr><tr><td>2023/24</td><td>85 160</td><td>200</td><td>360</td><td>1785</td></tr></table>			SW	Annual	Cumulative	YEAR	Rawlings Green	Chippenham	Total	Total	2016/17					2017/18		60	60	60	2018/19	45 20	175 150	170	230	2019/20	80	175	255	485	2020/21	80	175	255	740	2021/22	80 155	200 175	330	1070	2022/23	85 155	200	355	1425	2023/24	85 160	200	360	1785	Modification introduced for Table 6.1 to be in line with Statements of Common Ground between Wiltshire Council and Crest Nicholson and Redcliffe Homes concerning Rowden Park and between Wiltshire Council and KBC Developments LLP. It has no SA implications.
		SW	Annual	Cumulative																																																	
YEAR	Rawlings Green	Chippenham	Total	Total																																																	
2016/17																																																					
2017/18		60	60	60																																																	
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2023/24	85 160	200	360	1785																																																	

		2024/25	85	90	90	1875	
		2025/26	80	50	50	1925	
		2026/27	30	50	50	1975	
		2027/28		25 50	50	2025	
		2028/29		25	25	2050	
		Total	650	1400		2050	
S114 (previous S52)	6.14b	<p>Amend paragraph 6.14b as follows:</p> <p>Triggers for review (including assessing need to respond to any barriers to growth):</p> <p>a) 3 consecutive years where delivery of housing from the allocated sites fall below 162 dwellings per annum following the adoption of the CSAP starting from 2018.</p> <p>b) Fewer than 800 480 dwellings built from within Chippenham site allocations by 2020.</p>					Modification introduced for triggers for review to be in line with annual monitoring by calendar years and latest delivery trajectories. No SA implications.

3. Changes to Policy CH2 – Rawlings Green

The **further** changes to Policy CH2 and supporting text (as set out in Table 2.1) have been assessed in ~~Table B.2~~ **Table B.1 in Appendix B**, building from the assessment work undertaken in the SA Report which accompanied the Pre-Submission Plan and the previous SA Note which accompanied the Submission Plan **May 2016 Part Four: SA of Proposed Modifications document. Appendix A shows the revised indicative plan for Policy CH2. Of note are the inclusion of land in the Country Park area up to the 50m contour on the eastern boundary and the amendment of the mixed use area to include land within the proposed Cocklebury Link Road on the northern part of the allocation.**

Revised Policy CH2 continues to allocate land (approximately 50ha) at Rawlings Green. This allocation is smaller than the allocation CH1 at South West Chippenham. **Revised** Policy CH2 provides for **a maximum of 650 dwellings; 5ha of land for employment (B1, B2, C2, D1 and D2 of the Use Classes Order); land for a 2 Form Entry primary school, a country park and the Cocklebury Link Road.**

Similarly to allocation CH1, allocation CH2 is well located in relation to existing facilities and services and will provide additional facilities such as the riverside country park and enhanced routes for walking and cycling to and from the town centre, thereby reducing the need to travel by car and promoting more sustainable transport choices, positively contributing to SA objective 10. However, while the allocation has potential for strong access by public transport, current access is weak to moderate and public transport will need to be improved for this allocation.

The allocation will provide good quality, affordable housing and varied housing (SA objective 8) and employment land which will contribute positively to the growth of the local economy and to the provision of jobs (SA objectives 11 and 12).

A riverside country park (**approx. 10ha**) will also be provided as part of the development of the site. This is likely to have significant beneficial effects upon biodiversity (SA objective 1) through the provision of the riverside country park which will protect and enhance wildlife and counteract any negative effects from development in part of the site. **The change that has been made extending the riverside country park along the eastern boundary of the development site and including the River Avon CWS has further enhanced the performance of the site with regards to SA objective 1.**

There **continue** to be a number of adverse effects associated with the policy, which primarily relate to environmental factors. The allocated area of land is greenfield and predominantly Grade 2 Agricultural Land resulting on a significant adverse effect for SA objective 2. Associated with this, there may be adverse effects on water resources (SO3), reducing vulnerability to climate change (SO5b), heritage (SO6) and landscape (SO7) as a result of development.

Loss of countryside and effects on existing views, particularly those from Rawlings Farm are likely to occur. At the same time, the proposed riverside country park and the proposed retention and enhancement of landscaping such as hedgerows and trees have the potential to significantly enhance the character of the local landscape. Rawlings Farm (a listed building) exists within the allocation and open agricultural land within the allocation provides the setting of the Langley Burrell and Tytherton Lucas Conservation Areas. **The changes introduced in point 4. of the policy reinforce the importance of a low density design and layout in screening and filtering locations for employment and avoiding harmful visual impacts by development on exposed valley slopes. This affords additional protection to identified landscape features. However, the extension of the mixed use area to include land within the proposed Cocklebury Link Road in the north of the allocation also has the potential for adverse effects on land which contributes to the remoteness of Langley Burrell. It is recommended that Policy CH2 requires that development proposals demonstrate how design and layout minimise visual impact and effects on the remoteness of Langley Burrell.**

Any new development on Greenfield sites is likely to increase run-off by virtue of increased impermeable area; surface water management that achieves equivalent or less than current Greenfield rates of run-off will be required so there will be no deterioration of current run-off conditions. **Through the latest changes further clarification has been provided in the policy with regards to the known areas of flood risk adjacent to the River Avon on the eastern boundary of the site - land within the 50m contour has been included in the Country Park where no new buildings will be located unless they are ancillary to**

the use of the Country Park. This provides added certainty in terms of the location of development away from flood risk areas.

Policy CH2 ensures that the issues identified above will be further addressed by requiring development to take place in accordance with a masterplan for the site informed by detailed evidence which will include a Landscape Visual Impact Assessment, Heritage Assessment, Surface Water Management Plan and Flood Risk Assessment.

Adverse effects for air quality and environmental pollution (SO4) and greenhouse gas emissions (SO5a) are predicted due increased private car use as result of development **at allocation CH2**. The CLR link road will provide access to the existing built up area to the south of the site. Whilst this could divert traffic from the centre of Chippenham, potentially enhancing air quality in these areas, the new link road may encourage traffic through new areas increasing air pollution for existing and new receptors and is unlikely to be sufficient to offset the increase in vehicles from development. ***Increased certainty about the provision of a complete link road within given timescales has been added through the latest changes and this will help alleviate any air quality issues associated with increased congestion that could arise as a result of delays in the provision of the complete link.***

The sustainability issues and opportunities highlighted above will be further addressed through the master plan for the site and the detailed evidence that will be required to inform its development.

4. Conclusions

The results of the SA of the further changes to the Pre-Submission draft Chippenham Site Allocations Plan indicate that most of the changes have no SA implications either due to their clarification nature or to being already implicit in the SA. The exceptions were the changes introduced to Policy CH2 and supporting text which have been re-assessed in this SA Note.

The re-assessment of revised Policy CH2 has resulted in minor adjustments to the original SA and mainly deals with improved mitigation to already identified effects, in particular with regards to landscape, biodiversity, flood risk and air emissions.

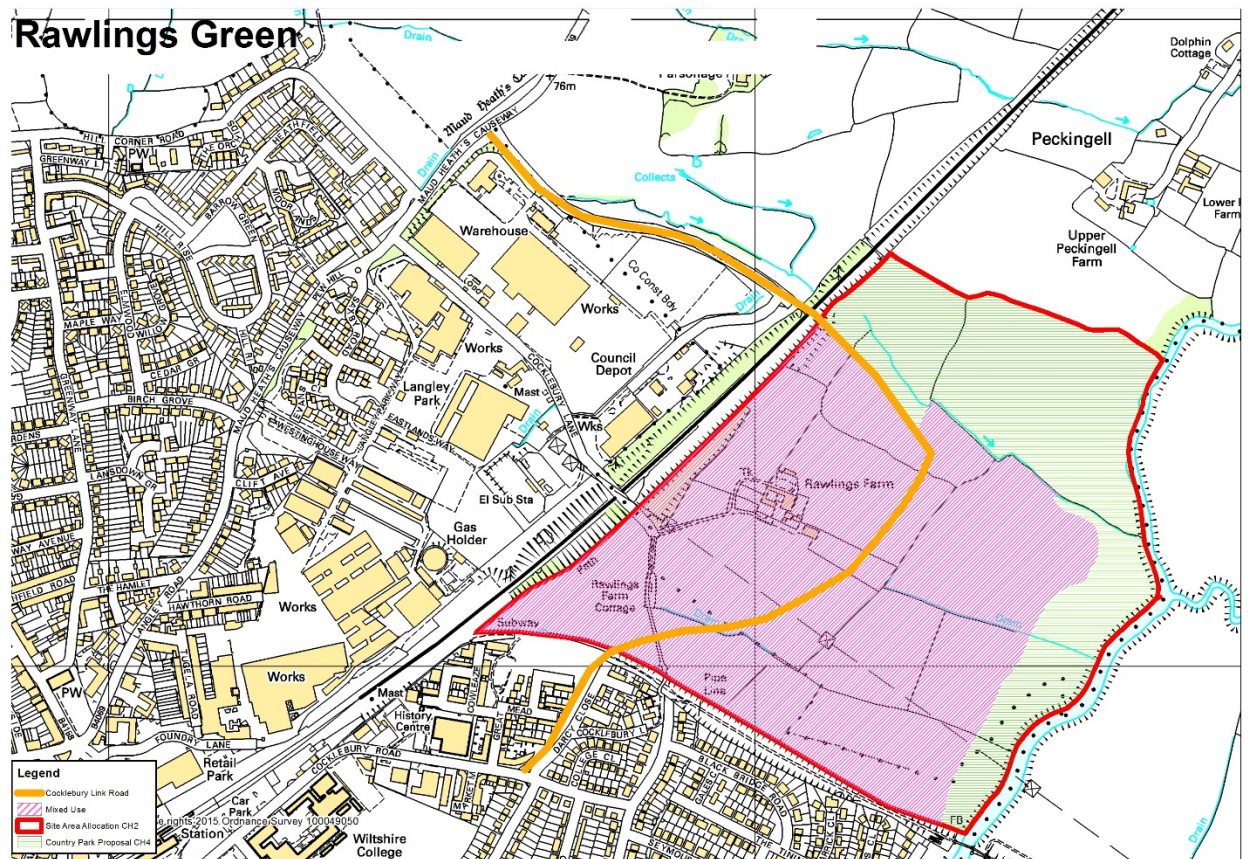
With regards to impacts on landscape, recommendations have arisen out of the re-assessment relating to the change to include mixed use land within the CLR on the northern part of the allocation and possible impacts on Langley Burrell. This has been addressed by the Council through a further re-wording of point 4. of Policy CH2 to include mixed use development rather than just employment.

No additional cumulative effects with other plan policies (CH1 and CH4) to those already identified in the previous SA addendum (Part Four – SA of proposed modifications May 2016) are predicted.

5. References

- Wiltshire Council, Chippenham Site Allocations Pre- Submission Plan, Sustainability Appraisal Report, February 2015
- Wiltshire Council, Chippenham Site Allocations Pre-Submission Draft Plan, February 2015
- Wiltshire Council, Chippenham Site Allocations Sustainability Appraisal Note, July 2015
- Wiltshire Council, Chippenham Site Allocations Part Four: SA of Proposed Modifications, May 2016

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Appendix B. Policy CH2 Re-Assessment

Table B.1– Assessment of Policy CH2: Rawlings Green

Assessment Scale	Assessment Category	Significance of Effect
+++	Strongly positive	Significant
++	Moderately positive	
+	Slightly positive	Not Significant
0	Neutral or no obvious effect	
-	Slightly negative	
--	Moderately negative	Significant
---	Strongly negative	

POLICY CH2: Rawlings Green

Latest changes to policy show new text in ***bold italics***.

Latest changes to assessment results shows deleted text in ~~strike through~~ and new text in ***bold italics***.

Approximately 50ha of land at Rawlings Green, as identified on the policies map, is proposed for a mixed use development to include the following:

- ***No more than*** 650 dwellings
- 5ha of land for employment (B1, B2, C2, D1 and D2 of the Use Classes Order)
- Land for a 2 Form Entry primary school
- That part of the Eastern Link Road from the Parsonage Way to the eastern boundary of the site , including connection over the main railway line, and a road from Eastern Link Road to Darcy Close (Cocklebury Road)
- strategic landscaping and open space to retain and reinforce existing hedgerows and establish new areas of substantial planting ***in accordance with the principles set out at paragraph 5.12***; and
- an approximately 10ha Country Park along the northern ***and eastern*** edge of new development linking to the existing recreation areas along the river to Monkton Park ***as indicated in Figure 5.2. No new buildings should be located in the Country Park unless they are ancillary to the use of the Country Park.***

Development will be subject to the following requirements:

1. surface water management that achieves equivalent or less than current Greenfield rates of run-off

2. completing a link between Cocklebury Road and the B4069 to be open for use, prior to the occupation of 200-dwellings, **secured through measures attached to grant of planning permission**
3. provision of sufficient school capacity to meet the need created by the development
4. a low density design and layout that preserves the setting and importance of listed buildings on the site **and, in accordance with principles set out in paragraph 5.12, screens and filters existing and proposed locations for employment and avoids harmful visual impacts by development on exposed valley slopes**
5. Design and layout of development must not prohibit a potential future road connection to land across the river to the south-east.

All other aspects of development will take place in accordance with a masterplan for the site approved by the Council prior to commencement. The master plan will be informed by detailed evidence which will include a Landscape Visual Impact Assessment, Heritage Assessment, Biodiversity Report, Surface Water Management plan, Flood Risk Assessment and Highways Statement.

Supporting text

Additional text to paragraph 5.18 e: **“Appropriate mechanisms will be attached to any planning permission to secure the delivery of the Cocklebury Link Road within a certain time based on the occupancy of dwellings and a time period. Conditions attached to the permission (for example which requires a phasing plan) or a Section 106 Agreement (which can be linked to a bond) are options available to the Local Planning Authority to deliver the road.”**

Figure 5.2

(see Appendix A to this SA Note)

		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Mitigation/Recommendations
1	Protect and enhance all biodiversity and geological features and avoid irreversible losses	✓	Local	ST-LT	Perm	Med		+/-	+++	+++	+++	<p>The proposed site is Greenfield arable land of limited ecological value, although some areas on the western and southern boundaries and the boundary between the proposed residential/employment area and park area are identified as important ecology areas to be retained or protected. The River Avon CWS runs along the eastern extent of the site, the river is categorised as a BAP Priority Habitat. European Otter is recorded along the River Avon and over-grown willow along the river have potential to support populations of protected Bat.</p> <p>The proposed country park (approx 10ha) will protect and retain existing valuable habitats along the northern and eastern edges of the new development and offers an increased opportunity for creating new habitats along a 4.300m corridor in the River Avon County Wildlife Site affordina better protection to the CWS.</p>	<p>WCS Policy 50 Biodiversity and Geodiversity requires that any new development incorporates measures to protect and enhance biodiversity and geological features.</p> <p>It is considered that the proposed policy needs to require full ecological surveys to be undertaken to inform the proposed development.</p> <p>WCS Policy 52: Green infrastructure requires development to make provision for the retention and enhancement of Wiltshire's Green Infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Where development is permitted developers will be required to:</p> <p><input type="checkbox"/> Retain and enhance existing on site green</p>

											<p>The supporting text to the policy refers to reinforce the riparian character along the River Avon and small tributaries flowing through the strategic area including retention/creation and future management of waterside meadows, pollarding willow trees, new areas of tree planting and multifunctional green links to new SuDS areas.</p> <p>The policy requires strategic landscaping and open space to retain and reinforce existing hedgerows thus protecting these features and also establish new areas of planting. The master plan for the site will be informed by detailed evidence which will include a Biodiversity Report. The report will have to address the issues and opportunities identified above.</p> <p>The Cocklebury Link Road (CLR) would have no direct effects on any designated or undesignated sites of biodiversity or geological value.</p> <p>The policy proposals are likely to result in significant positive effects on this SA objective with regards to biodiversity as a result of the creation of the country park; these effects will be more noticeable in the medium to longer term as the country park establishes itself.</p> <p>Some negative short term effects are predicted during construction of the housing and employment development proposals, but these will be temporary.</p> <p>There are no geological features of interest to report.</p>	<p>infrastructure</p> <p><input type="checkbox"/> Make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards</p> <p><input type="checkbox"/> Put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development</p> <p><input type="checkbox"/> Provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy and</p> <p><input type="checkbox"/> Identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.</p>
2	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	x	Local	MT-LT	Perm	Med					<p>As the allocated developable area is greenfield land and the area identified for housing/employment falls predominantly on Grade 2 agricultural land, its development will lead to the loss of best and most versatile agricultural land.</p> <p>There are no known sites of potential land contamination nor mineral safeguarding area in this allocation.</p> <p>There is no re-use of existing buildings</p>	<p>WCS Policy 57 Ensuring high quality design and place shaping requires making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area</p>

												being proposed.	
3	Use and manage water resources in a sustainable manner	✓	Local	ST-LT	Perm	Med		0	0	0	0	<p>As the area is a greenfield site, its development is likely to lead to some adverse effects on water quality without appropriate mitigation in place. This is because any new development on Greenfield sites is likely to increase run-off by virtue of increased impermeable area. However, the policy requires surface water management that achieves equivalent or less than current Greenfield rates of run-off so there will be no deterioration of current run-off conditions.</p> <p>The master plan will be informed by detailed evidence which will include a Surface Water Management plan and a Flood Risk Assessment. These will have to address the issues identified above.</p> <p>The likely effects on this SA objective are therefore neutral in that current conditions will be maintained.</p>	<p>WCS Policy 67 Flood Risk requires that any new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage)</p> <p>It is considered that the proposed policy sets appropriate requirements in this regard. No recommendations.</p>
4	Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	?	Local	MT-LT	Perm	Med		-/+	-/+	-/+	-/+	<p>As the area is a greenfield site, its development is likely to affect local air quality and noise and light pollution to some extent due to private car usage increase.</p> <p>The proposals include the CLR providing access to the existing built up area to the south of the site. Whilst this could divert traffic from the from the centre of Chippenham, potentially enhancing air quality in these areas, the new link road may encourage traffic through new areas increasing air pollution for existing and new receptors and is unlikely to be sufficient to offset the increase in vehicles from development.</p> <p>Development at this allocation will be of small scale and will offer strong to</p>	<p>WCS Policy 55 Air Quality requires that any new development incorporates measures to effectively mitigate emission levels in order to protect public health, environmental quality and amenity</p>

											<p>moderate non-motorised access to the town centre, this will limit the increase in pollution.</p> <p>There will most likely be an increase in the number of cars in the area and associated air pollution as a result of the proposed development.</p> <p>Increased certainty about the provision of a complete link road within given timescales has been added through the changes and this will help alleviate any issues that could arise as a result of delays in the provision of the complete link.</p> <p>A mix of non-significant positive and negative effects is predicted.</p>	
5a	Minimise our impact on climate change...	?	Reg/Nat	MT-LT	Perm	High	+/-	+/-	+/-	+/-	<p>More housing and employment buildings and associated transport, will contribute to climate change through greenhouse gas emissions (carbon dioxide) from development.</p> <p>The policy would result in additional traffic being directed through the town centre potentially increasing emissions. On the other hand, as the majority of residential units would be close to the town centre this could encourage walking and cycling as an alternative to the private car. Development at this allocation will be of small scale and will offer strong to moderate non-motorised access to the town centre; this limits the increase in carbon dioxide emissions.</p> <p>The proposed country park will assist with carbon sequestration through the growth of new trees and other vegetation.</p> <p>Overall, an increase in the overall CO2 emissions is predicted as a result of the</p>	<p>WCS Policy 41: Sustainable construction and low carbon energy and WCS 61 Policy Transport and New Development requires adherence to high quality construction and design that aim to minimise GHG emissions and that development is designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.</p>

												new development. This may be offset to some extent through adherence to the increasingly tighter building regulations and promotion of carbon friendly transport modes.	
5b	And reduce our vulnerability to future climate change	✓	Local	MT-LT	Perm	High		+	+	+	+	<p>As the area is a greenfield site, its development is likely to lead to some adverse effects on flooding without appropriate mitigation in place. This is because any new development on Greenfield sites is likely to increase run-off by virtue of increased impermeable area. However, the policy requires surface water management that achieves equivalent or less than current Greenfield rates of run-off and decreases flood risk so there will be no deterioration of current run-off conditions and development will be less vulnerable.</p> <p>Land on either side of the River Avon falls in Flood Zone 2 but this land has been excluded from the allocation and abuts the proposed country park. The proposed development areas of this allocation are situated entirely within Flood Zone 1.</p> <p>Further clarification has been provided in this respect through the inclusion of land within the 50m contour representing known areas of flood risk adjacent to the River Avon (east of the new development) within the Country Park as shown in the revised proposals map.</p> <p>The proposed riverside country park will help mitigate against potential urban heat island effects as well as attenuate rainfall run-off and contribute to reducing flood risk.</p> <p>The master plan for the site will be informed by detailed evidence which will a Surface Water Management plan and Flood Risk Assessment. These will have</p>	<p>WCS Policy 67 Flood Risk requires that any new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage).</p> <p>It is considered that the proposed policy sets appropriate requirements in this regard. No recommendations.</p>

												to address the issues and opportunities identified above.	
6	Protect, maintain and enhance the historic environment	x	Local	ST-LT	Perm	Med		-	-	-	-	<p>The allocation contains one heritage asset, a Grade II listed building at Rawlings Farm. In addition, open agricultural land within the allocation provides the setting of the Langley Burrell and Tytherton Lucas Conservation Areas.</p> <p>In order to address these issues, the policy requires a low density design and layout that preserves the setting and importance of listed buildings on the site.</p> <p>In addition to built heritage, there is potential for archaeological impacts due to the presence of yet unknown archaeological assets.</p> <p>The master plan for the site will be informed by detailed evidence which will include a Heritage Assessment. This assessment will have to address the issues identified above.</p>	WCS Policy 58: Ensuring the conservation of the historic environment requires that Wiltshire's important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced.

7	Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	?	Local	ST-LT	Perm	Med		+/-	++/-	++/-	++/-	<p>The area is a greenfield site elevated above the River Avon floodplain with a predominantly open aspect, with views across long distances and a generally vegetated urban edge. It supports the remoteness of Langley Burrell. The southern boundary of the site is defined by a well vegetated urban edge; the north-eastern boundary of the site is defined by a ridgeline. There is a key view of the surrounding countryside from Rawlings Farm looking east.</p> <p>Residential and employment development of this area has the potential to significantly negatively impact on local landscape and also affect existing views, particularly those from Rawlings Farm, due to the relief of the site, which slopes eastward towards the Avon.</p> <p>The linear wooded features along the west and south of the site screen views of Chippenham from the rural north. Development of the site would extend the urban character northwards into the open agricultural landscape.</p> <p>The policy proposes retention and reinforcement of existing mature network of hedgerows and trees and establishment of new areas of substantial planting will help creating a high quality setting for the development and provide linkages to the wider countryside. Also, employment uses for this allocation exclude B8, warehousing and distribution uses that are likely to result in large unduly obtrusive buildings. Extension and management of linear woodland and tree cover along the railway and towards the Avon will help screen views towards the proposed development.</p> <p>The proposed country park has the potential to significantly enhance the</p>	<p>WCS Policy 51: Landscape requires that applications for development which would by its nature, scale, appearance or location have the potential to change local landscape character must be accompanied by a Landscape and Visual Impact Assessment.</p> <p>WCS Policy 57 Ensuring high quality design and place shaping requires the retention and enhancement of existing important landscaping and natural features, (for example trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development</p> <p>It is considered that the proposed policy sets appropriate requirements in this regard.</p>
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8	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	✓✓	Local	ST-LT	Perm	High		+	++	++	++	<p>The policy provides for the delivery of no more than 650 dwellings of which 40% will be affordable (according to WCS43 Providing affordable homes) with a mix of dwelling sizes and tenures that reflect the Strategic Housing Market Assessment.</p> <p>This is a significant contribution to the target of at least a further 2,625 dwellings to be delivered in Chippenham, as set in WCS Policy 9 Chippenham Central Areas of Opportunity.</p>	WCS Policy 43: Providing affordable homes and Core Policy 45 Meeting Wiltshire's housing needs are applicable.
9	Reduce poverty and deprivation and promote more inclusive and self-contained communities	?	Local	MT-LT	Perm	Med		+/-	+/-	+/-	+/-	<p>This land allocation would deliver no more than 650 homes of mixed tenure and size, including affordable homes. This would help those who can't afford market prices. The allocation will also provide additional employment opportunities thus helping reduce poverty and deprivation, although development in this allocation situated to the east of Chippenham's least deprived areas.</p> <p>However, the policy doesn't consider specifically the housing needs of the elderly and vulnerable people as set in WCS Policy 46.</p> <p>Also, the supporting text to the policy recognises the need to maintain the network of existing Public Rights of Way, but the proposed policy does not acknowledge this need.</p> <p>Secondary schools in Chippenham are nearing capacity and could be unable to support additional number of pupils associated with development. The policy recognises this shortfall through requiring the provision of sufficient school capacity to meet the need created by the development.</p>	WCS Policy 46: Meeting the needs of Wiltshire's vulnerable and older people requires the provision, in suitable locations, of new housing to meet the specific needs of vulnerable and older people.

10	Reduce the need to travel and promote more sustainable transport choices	?	Local	ST-LT	Perm	Med		+/-	+/-	+/-	+/-	<p>The proposed allocation has good pedestrian and cycle links. In addition, it is within close proximity to the local public transport corridor, including very good access to Chippenham railway station. This is likely to promote sustainable transport choices. However, while the allocation has potential for strong access by public transport, current access is weak to moderate and public transport will need to be improved for this allocation. The NWRR crosses the River Avon in the southeast of the allocation and then follows the river southwards. There is potential for development to integrate with the NWWR and improve pedestrian and cycle links to the railway station, town centre and Wiltshire College from the north.</p> <p>It is expected that new traffic generated by the development may result in significant adverse impact on the existing highway network, particularly as it would require traffic to go through Chippenham town centre, which already suffers from significant levels of congestion, although this potential congestion could be addressed by the link road and railway line crossing.</p> <p>A mix of non-significant positive and negative effects is predicted.</p>	WCS Policy 60 Sustainable Transport requires the council to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire
11	Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	✓	Local	ST-LT	Perm	Med		+	+	+	+	<p>This development will provide a small scale 5ha of B1/B2 employment uses to respond to identified local need, therefore positively contributing to the local economy. These uses would be co-located within the area of residential land.</p> <p>The allocation lies approximately 1.5 miles from Chippenham town centre and is easily accessible by non-motorised modes of transport and. The CLR will provide strong access to the PRN and holds the</p>	<p>WCS Policy 34 Additional employment land supports proposals for employment development (use classes B1, B2 or B8) within the Principal Settlements, Market Towns and Local Service Centres, in addition to the employment land allocated in the Core Strategy.</p> <p>It is considered that the proposed policy sets appropriate requirements in this regard. No recommendations.</p>

												<p>potential to become a future public transport corridor. The proximity of the allocation to Chippenham town centre would support movement between the allocation and the town centre, supporting the town's viability.</p> <p>The CLR will integrate with the permitted link road and reduce congestion and through traffic in central areas of the town. This will provide further support to the vitality of the town.</p> <p>This will assist with the provision of long-term sustainable economic growth.</p>	
12	Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local business and a changing workforce	✓	Local	ST-LT	Perm	High		+	+	+	+	<p>Integration of the CLR with the permitted link road creates strong connections to the PRN and strategic lorry route for employment development for this allocation. This ensures strong transport connections to the strategic road network for employment uses.</p> <p>The natural environment setting of the site will provide an attractive setting for new business premises and will offer the potential for improved property as well as providing opportunities for recreation of workers during the working day in the urban park.</p>	None identified.

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