Chippenham Site Allocations Plan Sustainability Appraisal Report

Wiltshire Council

Methodology

(Updating the previously published draft Sustainability Appraisal)

April 2016

Plan Design Enable

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Table of contents

Chapter		Pages
1.	**Introduction**	**5**
1.1	Purpose and structure of this report	5
1.2	Chippenham Site Allocations Plan	5
1.3	Introduction to Sustainability Appraisal and Strategic Environmental Assessment requirements	8
1.4	Habitats Regulations Assessment	11
2.	**Methodology**	**13**
2.1	Introduction	13
2.2	Stage A- Scoping	13
2.3	Stage B- Developing and refining alternatives and assessing effects	13
Assessment of strategic areas		15
Assessment of strategic site options and alternative development strategies		21
Assessment of preferred development strategy		30
2.4	Secondary, cumulative and synergistic effects assessments	31
2.5	Consultation in the SA process	32
3.	**Identifying other relevant plans, programmes and sustainability objectives**	**33**
3.1	Introduction	33
3.2	Methodology	33
3.3	Results	35
4.	**Baseline characteristics**	**37**
4.1	Methodology	37
4.2	Characteristics of Chippenham	37
4.3	Baseline analysis	38
4.4	Data limitations	40
5.	**Identifying key sustainability issues**	**41**
5.1	Introduction	41
5.2	Methodology	41
5.3	Results	41
6.	**Developing the Sustainability Appraisal Framework**	**66**
6.1	Introduction	66
6.2	Methodology	66
6.3	Sustainability Appraisal Framework	68
6.4	Baseline data and trends	79
Appendix A.	**Consultation comments on SA Scoping Report**	**80**
Appendix B.	**Sustainability Themes identified from PPP review**	**82**
Appendix C.	**Baseline data and trends**	**90**

List of Tables

Table 1.1: SEA requirements 10
Table 2.1: Sustainability Objectives and Thresholds for Assessment 16
Table 2.2: SA Framework for Assessment of Strategic Site Options and Alternative Development Strategies 21
Table 2.3: Generic Assessment Scale 23
Table 2.4: Assessment rationale applied for each of the 12 SA objectives 23
Table 2.5: – Criteria for Assessing Significance of Effects 31
Table 3.1: Review of relevant Plans, Policies and Programmes 34

Table 5.1: Key Sustainability Issues and Opportunities 42
Table 6.1: Sustainability Appraisal Framework for Assessment of Preferred Policies 68
Table 6.2: SA Framework for Assessment of Strategic Site Options and Alternative Development Strategies 75

List of Figures

Figure 1.1: SA Process in Relation to Plan-Making 9
Figure 2.1: Sequential sub-stages of assessment 15

1. Introduction

1.1 Purpose and structure of this report

1.1.1 This report is the Sustainability Appraisal (SA) Report of the Chippenham Site Allocations Plan. The report has been produced by Atkins for Wiltshire County Council.

1.1.2 Wiltshire Council is preparing the Chippenham Site Allocations Plan (CSA Plan), which will set the long term pattern and direction of growth for the town's expansion. The purpose of this plan is to identify large mixed use sites for businesses, new homes and the infrastructure necessary to support them ('strategic sites').

1.1.3 This report updates and supplements the 2015 submitted draft SA Report with further work to assess:

- a larger set of strategic site options;
- alternative and preferred development strategies

1.1.4 This chapter sets out:

- The context to the CSA Plan
- An introduction to Sustainability Appraisal / Strategic Environmental Assessment (SEA) requirements
- Habitat Regulations Assessment (HRA)

1.1.5 Following this introduction chapter, the report provides an update of the following chapters 2-6;

- Methodology (Chapter 2)
- Identifying other relevant plans, programmes and sustainability objectives (Chapter 3)
- Baseline characteristics (Chapter 4)
- Identifying key sustainability issues (Chapter 5)
- Developing the sustainability appraisal framework (Chapter 6)

1.1.6 Further reporting and updating is contained in the following separate documents:

- Strategic Area assessment (separate document: Part One B – A Review of the Sustainability Appraisal of Strategic Areas)
- Strategic Site Options assessment (separate document: Addendum 1: SA of Strategic Site Options)
- Alternative Development Strategies assessment (separate document: Addendum 2: SA of Alternative Development Strategies)
- Preferred Development Strategy assessment (separate document: Revised SA Note)
- Assessment of settlement boundaries (refer to 2015 SA Report)
- Mitigation (Chapter refer to 2015 SA Report)
- Proposed Monitoring Programme (refer to 2015 SA Report)
- Conclusions (refer to revised SA Note)
- Non Technical Summary (separate document: Revised Non Technical Summary)

1.2 Chippenham Site Allocations Plan

Plan Vision and Objectives

1.2.1 The CSA Plan sets out the long term pattern and direction of growth for the town's expansion.

1.2.2 The Wiltshire Core Strategy was adopted by Wiltshire Council on 20 January 2015. The Core Strategy covers the whole of Wiltshire (excluding Swindon) and sets out the council's spatial

vision, key objectives and overall principles for development in the county to the year 2026. The Core Strategy identifies six key challenges for Wiltshire (which are also faced by Chippenham):

- Economic growth to reduce levels of out commuting from many of Wiltshire's settlements
- Climate change opportunities to reduce greenhouse gas emissions and mitigate the consequences of a changing climate
- Providing new homes to complement economic growth and a growing population
- Planning for a more resilient community
- Safeguarding the environmental quality of the County whilst accommodating new growth
- Infrastructure investment to meet the needs of the growing population and economy.

Vision

1.2.3 The CSA Plan sets out a vision and specific objectives for the development proposals:

- Chippenham will strive to be as attractive as possible in terms of shopping and leisure provision and will emphasise its role as a Riverside Market town surrounded by beautiful countryside and attractive villages.
- Chippenham will recognise and build on its natural assets and its important heritage will be cherished. Its setting on the River Avon will be its defining and connecting feature combined with the historic centre, the market, pleasant parks and open spaces; creating a thriving artery and distinctive identity for the town.
- Chippenham will be a place where young people choose to stay to live and work, because of the excellent education facilities, the choice and quality of work, which are complimented by its programme of events, festivals and activities.
- Chippenham will be a retail destination of choice for the surrounding area due to its range of shops, excellent market, lively cafés and restaurants and leisure facilities which are complimented by its programme of events, festivals and activities.
- Chippenham will take advantage of its excellent rail and road links and its position on the high tech corridor between London, Bristol and beyond. It will strengthen its offer and role as a business location ensuring people can live and work locally.
- Chippenham will have an integrated approach to transport so that traffic flow will be more efficient, the town centre will be less congested and there will be improved access for sustainable modes of transport.

Objectives

1.2.4 The Vision for Chippenham (above) can only partly be delivered through the land use allocations which are the concern of the CSA Plan. For the land use allocations in the CSA Plan six objectives have been set:

- Objective 1: delivering economic growth
- Objective 2: providing housing supported by appropriate infrastructure
- Objective 3: improving connectivity and reducing traffic impacts
- Objective 4: improving access to sustainable transport
- Objective 5: minimising landscape impact and protecting the natural, historic and built environment
- Objective 6: managing flood risk

Selection of development sites

1.2.5 A scale of housing and employment needs is set out in the Wiltshire Core Strategy[1]. The approach taken by the Wiltshire Core Strategy is to identify 'strategic sites' proposals on allocated large sites that deliver a mix of uses, critically local employment as well as homes, but also all the infrastructure necessary to support the development of the site and wider impacts of significant growth.

1.2.6 The Wiltshire Core Strategy sets out proposals for Chippenham in Core Policy 9 and Core Policy 10. The Core Strategy contains no proposals for strategic sites at Chippenham. Instead Core Policy 10 determines that allocations at Chippenham will accommodate approximately 26.5 ha of land for employment and at least 2,625 new homes. It also establishes a set of six criteria to guide Chippenham's expansion (the Core Policy 10 criteria) as set out below:

1. The scope for the area to ensure the delivery of premises and/or land for employment development reflecting the priority to support local economic growth and settlement resilience

2. The capacity to provide a mix of house types, for both market and affordable housing alongside the timely delivery of the facilities and infrastructure necessary to serve them

3. Offers wider transport benefits for the existing community, has safe and convenient access to the local and primary road network and is capable of redressing transport impacts, including impacts affecting the attractiveness of the town centre

4. Improves accessibility by alternatives to the private car to the town centre, railway station, schools and colleges and employment

5. Has an acceptable landscape impact upon the countryside and the settings to Chippenham and surrounding settlements, improves biodiversity and access and enjoyment to the countryside

6. Avoids all areas of flood risk (therefore within zone 1) and surface water management reduces the risk of flooding elsewhere

1.2.7 These form the central basis for selecting 'strategic sites' to expand the town. The Core Strategy identifies, diagrammatically, an indicative set of strategic areas located east of the A350 as potential areas of future expansion for large mixed use sites (strategic areas A – E). This is shown later in this report in Figure 7.1. The 'strategic areas' are defined by barriers such as main roads, rivers and the main railway line.

1.2.8 The strategic site assessment framework[2] developed by Wiltshire Council defines how the Core Policy 10 criteria will be interpreted in order to find the most appropriate locations for development.

1.2.9 The Council has enhanced its overall methodology for the assessment of reasonable alternatives and strengthened the interlinkages with the SA process, adding to the Site Selection Process.

1.2.10 It is worth noting that in parallel to Chippenham SA process, an SA for the Wiltshire Housing Site Allocations Plan is also being carried out. The purpose of the Wiltshire Housing Site Allocations

[1] EXAM/101 Schedule of Proposed Modifications incorporating EXAM/73 and EXAM/74 (April 2014)
[2] http://www.wiltshire.gov.uk/document-8-strategic-site-assessment-framework.pdf

Atkins 7

Plan is primarily to support the delivery of housing growth set out within the adopted Wiltshire Core Strategy The document will identify sufficient land (in the form of sites) across Wiltshire (but excludes Chippenham town), to provide surety of housing delivery over the plan period to 2026. This will include the assessment and review of settlement boundaries in 88 communities across the county.

Settlement boundaries

1.2.11 The Chippenham settlement boundary, referred to as Limits of Development in Core Policy 2 of the Wiltshire Core Strategy, essentially relates to the built up area of the town and provides a planning policy boundary to define the edge of the countryside and the extent of the built up area.

1.2.12 Development since the settlement boundaries were originally drawn means that in some locations the boundary as currently drawn no longer accurately relates to the built up area of the town. As part of the preparation of the CSA Plan the settlement boundary for the town has been reviewed and this SA Report considers the effects of this review (see Chapter 7).

1.3 Introduction to Sustainability Appraisal and Strategic Environmental Assessment requirements

1.3.1 Sustainability appraisal is required during the preparation of a Local Plan, under the regulations implementing the provisions of the Planning and Compulsory Purchase Act 2004. Sustainability Appraisal promotes sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

1.3.2 It applies to any of the documents that can form part of a Local Plan, including core strategies, site allocation documents and area action plans.

1.3.3 SA should also incorporate Strategic Environmental Assessment (SEA) in line with the EU Directive 2001/42/EC on the assessment of effects of certain plans and programmes on the environment (the 'SEA Directive'). The Directive came into force in the UK in 2004 through the Environmental Assessment of Plans and Programmes Regulations 2004 (the 'SEA Regulations').

1.3.4 The overarching objective of the SEA Directive is:

"To provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans… with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans… which are likely to have significant effects on the environment." (Article 1)

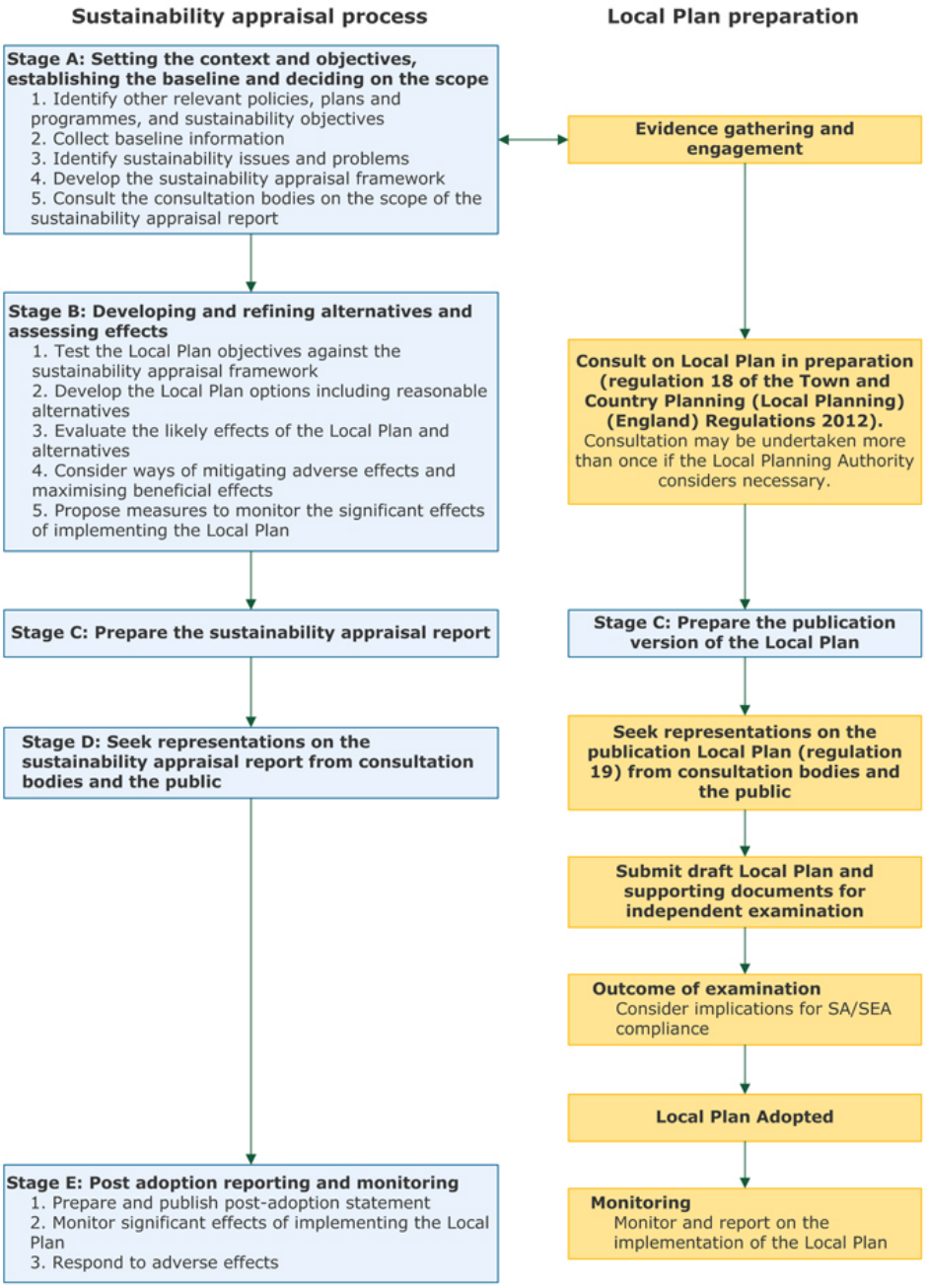
1.3.5 The Directive applies to a variety of plans and programmes including those for town and country planning and land use. It applies in this case to the Chippenham Site Allocations Plan.

1.3.6 SA incorporating SEA is an iterative assessment process which plans and programmes are required to undergo as they are being developed, to ensure that potential significant effects arising from the plan/programme are identified, assessed, mitigated and communicated to plan-makers. It also requires the monitoring of significant effects once the plan/programme is implemented.

1.3.7 The main stages in the SA process are shown in Figure 1.1 as follows and involve:

- Stage A – Setting the context and objectives, establishing the baseline and deciding on scope;
- Stage B – Developing and refining options and assessing effects;
- Stage C – Preparing the Sustainability Appraisal Report;
- Stage D – Consultation on the plan and the Sustainability Appraisal Report; and
- Stage E – Monitoring the significant effects of implementing the plan.

Figure 1.1: SA Process in Relation to Plan-Making[3]



1.3.8 The guidance emphasises that SA is an iterative process that identifies and reports on the likely significant effects of the plan and the extent to which its implementation will achieve the social, environmental and economic objectives by which sustainable development can be defined. The

[3] Taken from NPPG: http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-local-plans/

Atkins 9

guidance also emphasises that the SA process should be started early in plan-making. This has been adhered to in this Chippenham Site Allocations process

1.3.9 The first output of the SA process (SA Scoping Report at the end of Stage A) was produced and consulted upon in 2014, setting out the scope and level of detail of the information to be included in the SA Report. It should be noted that this Scoping Report was produced to cover both the CSA Plan and Wiltshire Housing Site Allocations Plan.

1.3.10 The SA Report forms part of SA Stage C and is the key output of the SA process**.** It reports on the appraisal process, presenting information on the environmental, social and economic effects of the proposals in the CSA Plan. The contents of the SA Scoping Report 2014 has informed the preparation of the SA Report.

1.3.11 The SA Report was initially published in February 2015 for pre-submission consultation at the same time as the draft version of the Chippenham Site Allocations Plan.

1.3.12 The original SA Report has been enhanced, and republished as part of the iterative process of assessment to reflect the progress of the CSAP through examination and resultant consequential changes.

1.3.13 The Sustainability Appraisal Report complies with the requirements of the SEA Regulations. These are set out in the table below.

Table 1.1: SEA requirements

Requirements of the Directive	Where Covered in Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is:	
a) An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	Chapters 1;2; 3 SA Scoping Report 2014 Appendix A and B
b) The relevant aspects of the current state of the environment and the likely evolution without implementation of the plan or programme	Chapters 4; 5; Appendix E SA Scoping Report 2014 Appendix A and B
c) The environmental characteristics of areas likely to be significantly affected	Chapters 4; 5 SA Scoping Report 2014 Appendix B
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directive 79/409/EEC and 92/43/EEC	Chapters 5; 6; Appendix E SA Scoping Report 2014 Appendix B
e) The environmental protection objectives established at international, community or national level which are relevant to the programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Chapters 3; 6
f) The likely significant effects on the environment, including: short, medium and long term; permanent and temporary; positive and negative; secondary, cumulative and synergistic effects on issues such as: • biodiversity, • population,	Revised SA Note The following SEA topics match the following SA objectives: Biodiversity (SA Objective 1) Population (SA Objective 4, 8, 9, 11 and 12)

Requirements of the Directive	Where Covered in Report
• human health, • fauna, • flora, • soil, • water, • air, • climatic factors, • material assets, • cultural heritage including architectural and archaeological heritage, • landscape and • the interrelationship between the above factors.	Human Health (SA Objective 4, 9) Fauna (SA Objective 1) Flora (SA Objective 1) Soil (SA Objective 2) Water (SA Objective 3) Air (SA Objective 4) Climatic Factors (SA Objective 5) Material Assets (SA Objective 8) Cultural Heritage including architectural and archaeological heritage (SA Objective 6) Landscape (SA Objective 7) Interrelationships – captured through interactive effects section 9.3
g) The measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse effects on the environment of implementing the plan or programme.	Chapter 8 of 2015 SA Report
h) An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Part One B – A Review of the Sustainability Appraisal of Strategic Areas Addendum 1: SA of Strategic Site Options Addendum 2: SA of Alternative Development Strategies
i) A description of measures envisaged concerning monitoring (in accordance with Regulation 17)	Chapter 9 of 2015 SA Report
j) A non-technical summary of the information provided under the above headings	Non Technical Summary (separate document)

1.4 Habitats Regulations Assessment

1.4.1 Alongside the SA process it is also necessary to assess whether the sites contained in the CSA Plan are likely to have a significant effect upon Natura 2000 sites. These comprise designated and candidate Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites, which are designated as European sites for their ecological value.

1.4.2 A Habitats Regulations Assessment (HRA) is required by the Conservation of Habitats and Species 2010 (the Habitats Regulations), for all plans and projects which may have a likely significant effect on a European site (Natura 2000 sites). HRA is also required, as a matter of UK Government policy for potential SPAs (pSPA), candidate SACs (cSAC) and listed Wetlands of International Importance (Ramsar sites) for the purposes of considering plans and projects, which may affect them.

1.4.3 The international sites that are considered in the HRA in Wiltshire include:

- Salisbury Plain SPA / SAC
- Porton Down SPA

- Bath & Bradford on Avon Bats SAC
- Chilmark Quarries SAC
- Great Yews SAC
- Kennet & Lambourn Floodplain SAC
- New Forest SPA / SAC
- North Meadow and Clattinger Farm SAC
- Pewsey Downs
- Prescombe Down SAC
- River Avon SAC

1.4.4 The screening exercise for the HRA of the CSA Plan was undertaken during the development of the plan options, which ran parallel to Stage B of the SA process.

1.4.5 The HRA screening document has now been completed and concluded that no further assessment under Habitats Regulations is required as the CSA Plan is unlikely to have a significant effect on the integrity of European sites within 15km.

2. Methodology

2.1 Introduction

2.1.1 This section sets out the methodology adopted for the SA which is considered in line with guidance, including the National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG), SEA Regulations and The Practical Guide to the Strategic Environmental Assessment Directive, by the ODPM (now DCLG).

2.2 Stage A- Scoping

2.2.1 Figure 1.1 in Chapter 1 shows the SA process in relation to plan-making and identifies a number of stages.

2.2.2 Stage A and the first output of the SA process was the SA Scoping Report, which was produced earlier in 2014, setting out the scope and level of detail of the information to be included in the SA Report. It should be noted that this Scoping Report was produced to cover both the CSA Plan and Wiltshire Housing Site Allocations Plan and it was itself based upon the sustainability appraisal (SA) of the Wiltshire Core Strategy DPD, Wiltshire & Swindon Minerals & Waste Development Framework.

2.2.3 The SA Scoping Report reported on a number of tasks including the following:

- Identifying other relevant plans, policies or programmes and sustainability objectives (Chapter 3)
- Collecting baseline information (Chapter 4)
- Identifying sustainability issues and problems (Chapter 5)
- Developing the sustainability appraisal framework (Chapter 6)

2.2.4 The content of the SA Scoping Report is reproduced in large part in this SA Report in order to meet the SEA requirements, as shown in Table 1.1. Therefore the numbers in brackets above correspond to chapters in this SA Report where this information can be found. Further detail on the methodology for each of these tasks can be found in each of these chapters identified above.

2.2.5 The Scoping Report was subject to consultation between 12 May and 16 June 2014. Comments were received from Natural England and the Environment Agency. English Heritage did not reply. Consultation comments from Natural England focused on the SA framework by which the assessment should be undertaken, with recommendations for improvement to ensure that landscape and biodiversity effects are considered. Natural England also commented on the monitoring indicators so that they allow for the monitoring of the effects of the plan on the objective concerned, and not the objective more generally. The Environment Agency noted that it was satisfied with the plans and programmes, sustainability objectives and baseline data. The Environment Agency wishes to continue to be involved in the SA process and with the development of the DPDs.

2.2.6 The consultation responses have been compiled and are set out in Appendix A, with suggested actions which were then agreed by the Council.

2.3 Stage B- Developing and refining alternatives and assessing effects

2.3.1 Essentially this stage involved using information obtained from the scoping stage, and further detailed evidence collated as the plan development evolved, alongside development plan proposals to predict and evaluate the nature and significance of effects and identify potential improvements and mitigation solutions.

2.3.2 The term mitigation encompasses any approach that is aimed at preventing, reducing or offsetting significant adverse environmental effects that have been identified. In practice, a range of measures applying one or more of these approaches is likely to be considered in mitigating any significant adverse effects predicted as a result of the SA In addition, it is also important to consider measures aimed at enhancing positive effects. All such measures are generally referred to as mitigation measures.

2.3.3 However, the emphasis should be in the first instance on proactive avoidance of adverse effects. Only once alternative options or approaches to avoiding an effect have been examined should mitigation then examine ways of reducing the scale/importance of the effect.

2.3.4 The criteria of assessing the significance of a specific effect used in the assessments, as outlined in Annex II of the SEA Directive, is based on the following parameters to determine the significance:

- Nature and magnitude of effect – i.e. positive or negative
- Scale – i.e. local, regional, national;
- Permanence – i.e. permanent or temporary;
- Certainty
- Duration – i.e. short, medium and long term
- Sensitivity of receptor;
- Secondary, cumulative and synergistic effects.

2.3.5 For the Chippenham Site Allocations Plan, this assessment stage has been broken down into four sequential sub-stages as shown in Figure 2.1:

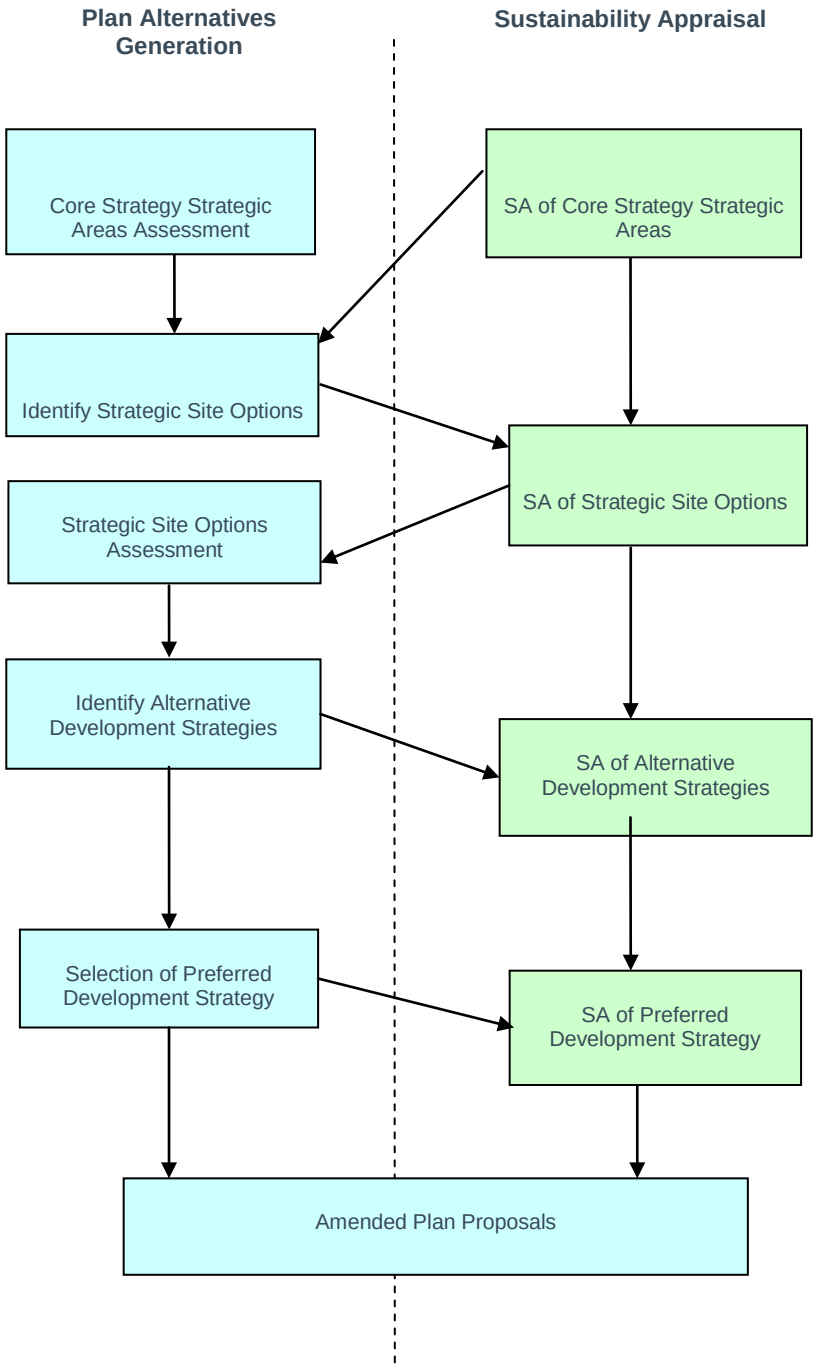
1- Assessment of strategic areas

2- Assessment of strategic site options

3- Assessment of alternative development strategies

4- Assessment of preferred development strategy

Figure 2.1: Sequential sub-stages of assessment



Assessment of strategic areas

2.3.6 A Sustainability Threshold Assessment (STA) methodology has been developed and utilised which allows for the evaluation of effects for five strategic areas based on identified constraints to development in each strategic area.

2.3.7 For each of the 12 SA Objectives (see Table 2.1), a colour coded grade scheme has been developed which indicates the relative acceptability of an effect against each SA objective.

Table 2.1: Sustainability Objectives and Thresholds for Assessment

Sustainability Objectives & Thresholds for Assessment	STA Key	
Biodiversity		
1. Protect and enhance all biodiversity and geological features and avoid irreversible losses		
Significant adverse effect on internationally or nationally designated site		Absolute sustainability constraints; exclude this option.
Significant adverse effects on RIGS or on BAP habitats or loss or significant damage to wildlife corridors and protected species		Sustainability issues; mitigation considered problematic.
Limited adverse effect on RIGS or on BAP habitats or loss or significant damage to wildlife corridors and protected species		Sustainability issues; mitigation considered achievable.
No adverse effects		No sustainability constraints.
Opportunities to enhance local biodiversity or geological features		Development will support sustainability objective.
Land, soil and resources		
2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings		
Contaminated land present with no potential for mitigation		Absolute sustainability constraints; exclude this option.
Significant adverse effect on Grades 1, 2 and 3 agricultural land and/or minerals safeguarding area and/or contaminated land present		Sustainability issues; mitigation considered problematic.
Limited adverse effects on Grades 1, 2 and 3 agricultural land and/or minerals safeguarding area		Sustainability issues; mitigation considered achievable.
No adverse effects		No sustainability constraints.
Opportunities to enhance land resources		Development will support sustainability objective.
Water resources		
3. Use and manage water resources in a sustainable manner		
Risk of flooding significantly increased with no potential for mitigation, or development is fully in Flood Zone 2-3/ Significant adverse effect on water quality and quantity with no potential for mitigation		Absolute sustainability constraints; exclude this option.
Risk of flooding significantly increased/ Significant adverse impact on water quality and quantity		Sustainability issues; mitigation considered problematic.
Limited increase of the risk of flooding/ Limited adverse impact on water quality and quantity		Sustainability issues; mitigation considered achievable.

No increase in the risk of flooding/ no increase in flood storage capacity/no water quality or quantity effects		No sustainability constraints.
Risk of flooding decreased and/or increased flood storage capacity/ Opportunities to improve water quality and/or remediate existing quantity constraints		Development will support sustainability objective.
Air quality & environmental pollution		
4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution		
Significant adverse effect on air quality and/or noise and light pollution levels with no potential for mitigation		Absolute sustainability constraints; exclude this option.
Significant adverse effect on air quality and/or noise and light pollution levels		Sustainability issues; mitigation considered problematic.
Limited adverse effect on local air quality and/or noise and light pollution levels		Sustainability issues; mitigation considered achievable.
No adverse effects		No sustainability constraints.
Opportunities to improve existing air quality in the area and/or noise and light pollution levels		Development will support sustainability objective.
Climatic factors		
5. Minimise our impacts on climate change and reduce our vulnerability to future climate change effects		
Development would significantly contribute to a rise in CO_2 emissions, and/or significantly increase vulnerability to climate change with no possible mitigation		Absolute sustainability constraints; exclude this option.
Development would contribute to a rise in CO_2 emissions and/or increase vulnerability to future climate change effects		Sustainability issues; mitigation considered problematic.
Development would contribute to a limited rise in CO2 emissions and/or increase vulnerability to future climate change effects		Sustainability issues; mitigation considered achievable.
No adverse effects		No sustainability constraints.
Opportunities to reduce CO2 emissions and/or decrease vulnerability to future climate change effects		Development will support sustainability objective.
Historic environment		
6. Protect, maintain and enhance the historic environment		
Significant adverse effect on areas or structures of international or national historic and cultural heritage importance and their settings		Absolute sustainability constraints; exclude this option.
Significant adverse effect on areas or structures of local historic and cultural heritage importance		Sustainability issues; mitigation considered problematic.

and/or their settings. Limited adverse effect on areas or structures of international or national historic and cultural heritage importance and/or their settings		
Limited adverse effect on areas or structures of local historic and cultural heritage importance and/or their settings		Sustainability issues; mitigation considered achievable.
No adverse effects		No sustainability constraints.
Opportunities to enhance areas or structures of historic and cultural heritage importance and/or their settings		Development will support sustainability objective.
Landscapes		
7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place		
Significant adverse effect on an AONB/ Significant adverse visual effect. Development cannot be integrated into existing landform and landscape features.		Absolute sustainability constraints; exclude this option.
Significant adverse effect on the character and local distinctiveness of the landscape and townscape setting. Limited adverse effect on the AONB/ Significant adverse visual effect. Limited integration into existing landform and landscape features		Sustainability issues; mitigation considered problematic.
Limited adverse effect on the character and local distinctiveness of the landscape and townscape setting/ Limited adverse visual effect. Integration into existing landform and landscape features possible.		Sustainability issues; mitigation considered achievable.
No adverse effects		No sustainability constraints.
Integration into the existing landform and landscape features is achieved along with opportunities to enhance landscape character.		Development will support sustainability objective.
Population and housing		
8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures		
No possibility to supply affordable housing		Absolute sustainability constraints; exclude this option.
Very limited possibility to supply affordable housing and or a range of housing types and sizes to meet the needs of all sectors of the community		Sustainability issues; mitigation considered problematic.
Limited possibility to supply affordable housing and/or a range of housing types and sizes to meet the needs of all sectors of the community		Sustainability issues; mitigation considered achievable.
No adverse effects		No sustainability constraints.
Opportunities to supply affordable housing and/or a range of housing types and sizes to meet the		Development will support sustainability objective.

needs of all sectors of the community		
Healthy and inclusive communities		
9. Reduce poverty and deprivation and promote more inclusive and self- contained communities		
Development would result in permanent loss of important community facilities with no reprovision and/or development would result in permanent severance of PRoW or NCR with no reprovision		Absolute sustainability constraints; exclude this option.
Significant adverse effect on local amenity, including access to health and educational facilities, open spaces, playing fields, allotments, as well as on cyclist and pedestrian provision.		Sustainability issues; mitigation considered problematic.
Limited adverse effect on local amenity, including access to health and educational facilities, open spaces, playing fields, allotments, as well as on cyclist and pedestrian provision.		Sustainability issues; mitigation considered achievable.
No adverse effects		No sustainability constraints.
Opportunities to increase/ enhance provision of health and educational facilities, open spaces, playing fields, allotments, as well as cyclist and pedestrian provision.		Development will support sustainability objective.
Transport		
10. Reduce the need to travel and promote more sustainable transport choices.		
n/a		Absolute sustainability constraints; exclude this option.
Significant adverse effect on congestion on the local road network and on national trails and public footpaths		Sustainability issues; mitigation considered problematic.
Limited adverse effect on congestion on the local road network and on national trails and public footpaths		Sustainability issues; mitigation considered achievable.
No adverse effects		No sustainability constraints.
Opportunities to reduce existing congestion and improve public transport and accessibility for pedestrians and cyclists		Development will support sustainability objective.
Economy and enterprise		
11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth		
n/a		Absolute sustainability constraints; exclude this option.
Significant adverse effect on the local economy/ loss of employment land		Sustainability issues; mitigation considered problematic.
Limited adverse effect on the local economy/ loss of employment land		Sustainability issues; mitigation considered achievable.
No adverse effects		No sustainability constraints.

Opportunities to support the local economy and provide more employment provision to meet local needs		Development will support sustainability objective.
12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce		
n/a		Absolute sustainability constraints; exclude this option.
Development would significantly hinder employment development at the Principal Settlements and the regeneration of Chippenham town centre/ Development would not provide employment land in areas that are easily accessible by sustainable transport		Sustainability issues; mitigation considered problematic.
Development would hinder employment development at the Principal Settlements and the regeneration of Chippenham town centre/ Development would be accessible by sustainable transport only partially.		Sustainability issues; mitigation considered achievable
No adverse effects		No sustainability constraints.
Opportunities to provide high quality employment land in areas that are easily accessible by sustainable transport.		Development will support sustainability objective.

2.3.8 Further details about the methodology utilised can be found at Part One B.

Assessment of strategic site options and alternative development strategies

2.3.9 The assessments of strategic site options and alternative development strategies have utilised the same basic methodology that is being used by Wiltshire Council in the sustainability appraisal of housing site options across Wiltshire.

2.3.10 This methodology is an extension of the STA methodology applied to the strategic areas and allows for a more detailed identification and evaluation of negative as well as positive effects associated with the site proposals for the 12 SA objectives under consideration. The evaluation involves forming a judgement on whether or not the predicted effects would be significant and, in the case of adverse effects describing prospects for mitigation or, in the case of positive effects, resolving an existing issue, enhancing existing conditions or maximise opportunities.

2.3.11 The approach adopted in the strategic site options and alternative development strategies assessment utilises the SA Framework shown in Table 2.2.

Table 2.2: SA Framework for Assessment of Strategic Site Options and Alternative Development Strategies

Sustainability Appraisal objective	Decision aiding questions Will the proposed site option/ alternative strategy…
1. Protect and enhance all biodiversity and geological features and avoid irreversible losses.	- Affect a designated / undesignated site of biodiversity or geological value or affect legally protected species?
	- Affect natural features that are important for wildlife or landscape character such as trees or hedgerows, or areas of ancient woodland not subject to statutory protection?
2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings.	- Use previously developed land, greenfield land or a mix of both?
	- Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3)?
	- Require the remediation of contaminated land? If so, would this lead to issues of viability and deliverability?
	- Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?
3. Use and manage water resources in a sustainable manner	- Be situated in any of the following: • Drinking Water Safeguard Zone; or • Groundwater Source Protection Zone
	- Affect surface or groundwater resources in terms of volume, quality and flow?
4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	-Take place within a designated Air Quality Management Area (AQMA)? If so, is there evidence to suggest that the development of site will lead to an exacerbation of air quality issues? If so, can such impacts be appropriately mitigated in line with local air quality management plan?
	- Lead to a decrease in air quality locally? Or increase noise or light pollution?
	- Lie within an area of, or in close proximity to, any significant source(s) of environmental pollution (air, noise, light)?

Sustainability Appraisal objective	Decision aiding questions Will the proposed site option/ alternative strategy…
5a. Minimise our impacts on climate change …	- Reduce greenhouse emissions, in particular carbon dioxide emissions?
	- Offer the potential to make provision for on-site renewable or very low carbon energy generation thus reducing carbon dioxide emissions?
5b. and reduce our vulnerability to future climate change effects.	- Be located within flood zone 1? If not, are there alternative sites in the area that can be allocated in preference to developing land in flood zone 2? (To be determined through the application of the Sequential Test).
	- Address the risk of flooding from all sources?
6. Protect, maintain and enhance the historic environment.	- Affect directly or indirectly a heritage asset and/or their settings?
7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.	- Impact on the visual amenity or character of the natural landscape? Specifically considering the effects on: - *Internationally/Nationally designated landscape features and their setting;* - *Locally designated landscapes/features and their setting;* - *Local amenity.*
8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	- Help meet affordable housing needs/the needs of the local community (if known)?
9. Reduce poverty and deprivation and promote more inclusive and self-contained communities.	- Result in an increase in poverty and deprivation and/or lead to significant social exclusion amongst existing and new residents?
	- Result in the loss of any existing or proposed Community facility/green or amenity space or would it contribute to the construction of a new facility/space?
	- Result in the loss of PROW or would it provide new PROW?
	- Be accessible to educational and health facilities?
10. Reduce the need to travel and promote more sustainable transport choices.	- Occur in an area currently accessible by public transport/ walking and cycling? If not, is there scope to make it so?
	- Support improvements to public transport connectivity and pedestrian and cycle links to the town, town centre, railway station and Wiltshire College campuses in Chippenham?
11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	- Offer the potential to provide employment land for B1, B2 and B8 uses?
	- Support the vitality and viability of Chippenham town centre (proximity to town centre, built up areas, station hub, college)?
	- Provide infrastructure that will help to promote economic growth?
	- Be well connected to Principal Employment Areas?

Sustainability Appraisal objective	Decision aiding questions Will the proposed site option/ alternative strategy…
12. Ensure adequate provision of high-quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce.	- Support the vitality of existing employment areas?
	- Provide employment land that meets commercial market requirements? (offices require land in or close town centres; warehousing requires large sites with good local access to strategic road network)
	- Provide employment land in areas that are easily accessible by sustainable transport?

2.3.12 The assessments have been based on the application of the generic assessment scale as shown in Table 2.3 and the rational on how the generic assessment scale has been applied for each SA objective is shown in Table 2.4.

Table 2.3: Generic Assessment Scale

Major adverse effect (---)	Option likely to have a **major adverse** effect on the objective with no satisfactory mitigation possible. **Option may be inappropriate for mixed use development**
Moderate adverse effect (--)	Option likely to have a **moderate adverse** effect on the objective with difficult or problematic mitigation
Minor adverse effect (-)	Option likely to have a **minor adverse** effect on the objective because mitigation measures are achievable to reduce the significance of effects
Neutral or no effect (0)	On balance option likely to have a neutral effect on the objective or no effect on the objective
Minor positive effect (+)	Option likely to have a **minor positive** effect on the objective as enhancement of existing conditions may result
Moderate positive effect (++)	Option likely to have a **moderate positive** effect on the objective as it would help resolve an existing issue
Major positive effect (+++)	Option likely to have a **major positive** effect on the objective as it would help maximise opportunities

Note: Major and moderate adverse and positive effects are considered significant.

Table 2.4: Assessment rationale applied for each of the 12 SA objectives

SA Objective 1: Protect and enhance all biodiversity and geological features and avoid irreversible losses	
MAJOR ADVERSE EFFECT	• Option will have a major adverse effect on a designated site or sites, • **AND/OR** will have major adverse effects on protected or notable species • **AND/OR** will lead to major loss or damage to ancient woodland • Mitigation or compensation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE	• Option will have a moderate adverse effects on a designated site or sites • **AND/OR** will have moderate adverse effects on protected or notable species

EFFECT	• **AND/OR** will lead to the loss or damage to ancient woodland • Mitigation considered problematic
MINOR ADVERSE EFFECT	• Limited adverse effects on biodiversity or geological features • Mitigation considered feasible
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• Option will have positive effects on existing biodiversity or geological features
MODERATE POSITIVE EFFECT	• Option will have significant positive effects on existing biodiversity or geological features. There may be further opportunities to maximise beneficial effects through habitat restoration, enhancement or creation
MAJOR POSITIVE EFFECT	• Protection of the natural environment is strongly promoted and the option offers significant opportunities for habitat restoration, enhancement or creation
SA Objective 2: Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
MAJOR ADVERSE EFFECT	• Option will have a major adverse effect in terms of loss of best and most versatile agricultural land • **AND/OR** Option is on contaminated land which cannot be remediated • **AND/OR** Option will lead to permanent sterilisation of viable mineral resources • Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	• Option promotes or will lead to significant loss of greenfield land **AND/OR** significant loss of best and most versatile agricultural land • **AND/OR** Option is on contaminated land • **AND/OR** Option will lead to sterilisation of viable mineral resources • Mitigation considered problematic
MINOR ADVERSE EFFECT	• Option promotes development on, or will lead to some loss of greenfield land • **AND/OR** Option is on contaminated land which can be remediated • **AND/OR** Option allows for the extraction of mineral resources as part of the development • Mitigation is possible
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• Option promotes or will lead to development predominantly on PDL
MODERATE POSITIVE EFFECT	• Option promotes or will lead to significant development predominantly on PDL
MAJOR POSITIVE EFFECT	• Option promotes or will lead to significant development predominantly on PDL • Higher density development on PDL in a more sustainable location e.g. town centre location with good access to local facilities, public transport links and key infrastructure
SA Objective 3: Use and manage water resources in a sustainable manner	
MAJOR ADVERSE	• Option is located in a Drinking Water Safeguard Zone or Inner (Zone 1) Groundwater Source Protection Zone

EFFECT	• Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE EFFECT	• Option will lead to significant adverse effects on water quality and/ or flows e.g. through pollution of a waterbody and flow restriction • Mitigation considered problematic
MINOR ADVERSE EFFECT	• Option is located in an Outer (Zone 2) Groundwater Source Protection Zone • **AND/OR** there will be limited adverse effects on water quality • There is potential for mitigation
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• Option will lead to slight improvements on water quality
MODERATE POSITIVE EFFECT	• Option will lead to improvements on water quality possible
MAJOR POSITIVE EFFECT	• Option will lead to significant improvements to water quality
SA Objective 4: Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	
MAJOR ADVERSE EFFECT	Option likely to have a major adverse effect on air quality or through other forms of environmental pollution that would pose a danger to human health • Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	• Option will lead to moderate adverse effects on air quality or exacerbate existing problems e.g. on an AQMA • **AND/OR** significant adverse effects on other forms of environmental pollution, including noise, light pollution, odour, vibration and contamination to soil or water • Mitigation considered problematic
MINOR ADVERSE EFFECT	• Option will lead to some adverse effects on air quality or exacerbate existing problems e.g. on an AQMA • **AND/OR** some adverse effects on other forms of environmental pollution, including noise, light pollution, odour, vibration and contamination to soil or water • There is potential for mitigation measures to reduce effects
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• Potential to slightly improve the current air quality situation or other forms of environmental pollution
MODERATE POSITIVE EFFECT	• Potential to improve the current air quality situation or other forms of environmental pollution
MAJOR POSITIVE EFFECT	• Significant opportunities to improve the air quality situation or other forms of environmental pollution
SA Objective 5 a: Minimise our impacts on climate change …	
MODERATE ADVERSE EFFECT	• Option will lead to a significant increase in carbon dioxide emissions • Mitigation considered problematic
MINOR ADVERSE	• Option will lead to limited increase in carbon dioxide emissions

EFFECT	• There is potential for mitigation
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• Option will provide some opportunities to make provision for on-site renewables or very low carbon energy generation reducing carbon dioxide emissions
MODERATE POSITIVE EFFECT	• Option will provide opportunities to make provision for on-site renewables or very low carbon energy generation reducing carbon dioxide emissions
MAJOR POSITIVE EFFECT	• Option will provide significant opportunities to make provision for on-site renewables or very low carbon energy generation reducing carbon dioxide emissions
SA Objective 5 b: and reduce our vulnerability to future climate change effects	
MAJOR ADVERSE EFFECT	• Option likely to have a major adverse effect on flood risk that would pose a danger to people, businesses and infrastructure • Mitigation not considered possible to allow the site to remain viable or deliverable •Appropriate adaptation measures to deal with likely future climate change impacts are considered unachievable
MODERATE ADVERSE EFFECT	• Option will significantly increase flood risk or exacerbate existing problems • Adaptation measures to deal with likely future climate change impacts are considered problematic
MINOR ADVERSE EFFECT	• Limited flood risk is anticipated • Measures to adapt to future impacts of climate change e.g. SuDS are possible
NEUTRAL OR NO EFFECT	• Option will have a neutral effect on flood risk
MINOR POSITIVE EFFECT	• Option may lead to limited benefits in terms of reducing flood risk in the area or in other areas eg through increased flood storage capacity • Some adaptation measures are considered achievable to deal with likely future climate change impacts
MODERATE POSITIVE EFFECT	• Option will lead to benefits in terms of reducing flood risk in the area or in other areas eg through increased flood storage capacity • Measures to adapt to future impacts of climate change are possible e.g. SuDS
MAJOR POSITIVE EFFECT	• Option will lead to significant benefits in terms of reducing flood risk in the area or in other areas eg through increased flood storage capacity • Comprehensive measures to adapt to future impacts of climate change are possible e.g. SuDS
SA Objective 6: Protect, maintain and enhance the historic environment	
MAJOR ADVERSE EFFECT	• Option will have a major adverse effect on a designated heritage asset of the highest significance, including World Heritage Sites, scheduled monuments, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens, or their setting. This includes undesignated heritage assets of equal importance. • Mitigation not considered possible to allow the site to remain viable or deliverable

MODERATE ADVERSE EFFECT	• Option will have a moderate effect on a designated heritage asset of the highest significance, including World Heritage Sites, scheduled monuments, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens, or their setting. This includes undesignated heritage assets of equal importance. • **AND/OR** option will have a significant adverse effect on a grade II listed building, park or garden, or their setting, or non designated assets of local importance • Mitigation considered problematic
MINOR ADVERSE EFFECT	• Option will have a limited adverse effect on a grade II listed building, park or garden, or their setting. • **AND/OR** option will have a limited adverse effect on a heritage asset of local importance (designated or not), or its setting. • There is potential for mitigation
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• There are opportunities to enhance a designated heritage asset and/or one of local interest and/or their settings
MODERATE POSITIVE EFFECT	• Option promotes protection and enhancement of the historic environment and/or there are opportunities to enhance the significance of a designated heritage asset and/or one of local interest and/or their settings, including public benefits
SIGNIFICANT POSITIVE EFFECT	• Option strongly promotes protection and enhancement of the historic environment and/or there are significant opportunities to enhance the significance of a designated heritage asset and/or one of local interest and/or their settings, including public benefits
SA Objective 7: Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
MAJOR ADVERSE EFFECT	• Option will have major adverse effects on a designated international/national landscape, or its setting • Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	• Option will have a moderate adverse effects on a designated international/national/local landscape, or its setting • Mitigation to preserve or enhance landscape character considered problematic
MINOR ADVERSE EFFECT	• Option will have limited adverse effects on a designated international/national/local landscape, or its setting • **AND/OR** option will have adverse effects on a rural or urban landscape (non-designated) • There is potential for mitigation
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• Option offers limited opportunities to enhance local character and distinctiveness e.g. through location, high quality design, provision of green infrastructure etc
MODERATE POSITIVE EFFECT	• Option offers opportunities to enhance local character and distinctiveness e.g. through location, high quality design, provision of green infrastructure etc
MAJOR POSITIVE EFFECT	• Option offers significant opportunities to enhance local character and distinctiveness e.g. through location, high quality design, provision of green infrastructure etc

SA Objective 8: Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
MODERATE ADVERSE EFFECT	• Option makes no provision for housing or land for housing • **AND/OR** option will significantly reduce opportunities to provide housing or land for housing to meet the needs of the community • Mitigation considered problematic
MINOR ADVERSE EFFECT	• Option makes no provision for housing or land for housing • **AND/OR** option will reduce opportunities to provide housing or land for housing to meet the needs of the community • There is potential for mitigation
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• Option supports the provision of a limited number and range of house types and sizes, including some affordable housing
MODERATE POSITIVE EFFECT	• Option supports the provision of a wide range of house types and sizes to meet the needs of all or most sectors of the community, including significant provision of affordable housing
MAJOR POSITIVE EFFECT	• Option strongly supports the provision of a wide range of house types and sizes to meet the needs of all or most sectors of the community, including significant provision of affordable housing

SA Objective 9: Reduce poverty and deprivation and promote more inclusive and self- contained communities	
MAJOR ADVERSE EFFECT	• Option will have a major adverse effect on human health • Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	• Option will significantly increase poverty and deprivation and lead to significant social exclusion amongst existing and new residents • **AND/OR** option will result in significant loss of existing/proposed Community facility/green space/PROW • Mitigation considered problematic
MINOR ADVERSE EFFECT	• Option will lead to an increase in poverty and deprivation and lead to social exclusion amongst existing and new residents • **AND/OR** option will lead to some loss of services/facilities that encourage/promote healthy and active lifestyles and reduce health inequalities • Option will lead to loss of PROW • There is potential for mitigation
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• Option will lead to a slight reduction in poverty and deprivation and reduce social exclusion amongst existing and new residents • **AND/OR** option will lead to a slight increase in services/facilities that encourage/promote healthy and active lifestyles and improve health inequalities • There is potential to improve the current situation in other ways
MODERATE POSITIVE EFFECT	• Option will reduce poverty and deprivation and lead to significant opportunities for increasing social inclusion • **AND/OR** option will lead to an increase in services/facilities that encourage/promote healthy and active lifestyles and improve health inequalities • Potential to improve the current situation in other ways
MAJOR POSITIVE	• Option will significantly reduce poverty and deprivation and lead to significant opportunities for increasing social inclusion

EFFECT	• **AND/OR** option will significantly improve quality of life and amenity for existing and new residents • **AND/OR** option will lead to a significant increase in services/facilities that encourage/promote healthy and active lifestyles and significantly improve health inequalities • Potential to significantly improve the current situation in other ways
SA Objective 10: Reduce the need to travel and promote more sustainable transport choices	
MAJOR ADVERSE EFFECT	• Option will not allow more sustainable transport choices • Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	• Option will lead to a significant increase in need to travel by all forms and traffic volumes will increase on the local road network • **AND/OR** option will lead to a significant increase in private car use • Mitigation considered problematic
MINOR ADVERSE EFFECT	• Option will lead to an increase in need to travel by all forms and traffic volumes increase on the local road network • **AND/OR** option will lead to an increase in private car use • There is potential for mitigation
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• Option will lead to a slight reduction in need to travel by all forms and traffic volumes will decrease • **AND/OR** option will lead to a reduction in private car use • **AND/OR** option will lead to increased use of sustainable transport modes to replace current car journeys
MODERATE POSITIVE EFFECT	• Option will lead to a reduction in need to travel by all forms and traffic volumes will decrease • **AND/OR** option will lead to a reduction in private car use • **AND/OR** option will increased use of sustainable transport modes to replace current car journeys
MAJOR POSITIVE EFFECT	• Option will significantly reduce the need to travel by all forms and traffic volumes will decrease • **AND/OR** option will significantly reduce private car use • **AND/OR** option will significantly increase use of sustainable transport modes to replace current car journeys
SA Objective 11: Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
MODERATE ADVERSE EFFECT	• Option will have a significant adverse effect on the local economy • **AND/OR** option will have a significant adverse effect on town centre regeneration or regeneration in other areas • Mitigation considered problematic
MINOR ADVERSE EFFECT	• Option will lead to a limited adverse effect on the local economy • **AND/OR** option will have a limited adverse effect on town centre regeneration or regeneration in other areas • There is potential for mitigation
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• Option will slightly support the vitality and viability of Chippenham town centre • **AND/OR** option will have slight benefits for town centre regeneration or regeneration in other areas
MODERATE POSITIVE	• Option will support the vitality and viability of Chippenham town centre • **AND/OR** option will be connected to Principal Employment Areas

EFFECT	• **AND/OR** option will provide infrastructure that will help promote economic growth • **AND/OR** option will have benefits for town centre regeneration or regeneration in other areas
MAJOR POSITIVE EFFECT	• Option will significantly support the vitality and viability of Chippenham town centre • **AND/OR** option will be well connected to Principal Employment Areas • **AND/OR** option will provide substantial infrastructure that will help promote economic growth • **AND/OR** option will have significant benefits for town centre regeneration or regeneration in other areas
SA Objective 12: Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
MODERATE ADVERSE EFFECT	• Option would lead to a significant loss of employment land • **AND/OR** option will lead to a significant reduction in viability of existing businesses and/or employment areas • Mitigation considered problematic
MINOR ADVERSE EFFECT	• Option will lead to some loss of employment land • **AND/OR** option will lead to a reduction in viability of existing businesses and/or employment areas • There is potential for mitigation
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• Option will lead to a slight increase in the amount of employment land that meets commercial requirements • **AND/OR** option will lead to slight increase in viability of existing businesses and/or employment areas
MODERATE POSITIVE EFFECT	• Option will lead to an increase in the amount of employment land that meets commercial requirements • **AND/OR** option will lead to an increase in viability of existing businesses and/or employment areas • **AND/OR** option provide employment land in areas that are easily accessible by sustainable transport • Potential to improve the current situation in other ways
MAJOR POSITIVE EFFECT	• Option will lead to a significant increase in the amount of employment land • **AND/OR** option will lead to an increase in viability of existing businesses and/or employment areas • **AND/OR** option provide significant employment land in areas that are easily accessible by sustainable transport • Potential to significantly improve the current situation in other ways

2.3.13 Further details about the methodology can be found at Addendum 1 – SA of Strategic Site Options and Addendum 2 – SA of Alternative Development Strategies.

Assessment of preferred development strategy

2.3.14 The next stage of the assessment is the evaluation of the predicted significant effects of the preferred development strategy and of the policies that allocate sites. Again, the evaluation involves forming a judgement on whether or not the predicted effects would be significant. The principal techniques used to assess the significance of effects in this assessment is a qualitative assessment based on expert judgement supported by evidence gathered during the previous stages of assessment. In the current practice of sustainability appraisals, the qualitative prediction and evaluation of effects is based on a qualitative seven point scale in easily

understood terms. This assessment has adopted the scale set in Table 2.5 to assess the significance of effects of the policies.

Table 2.5: – Criteria for Assessing Significance of Effects

Assessment Scale	Assessment Category	Significance of Effect
+++	Large beneficial	Significant
++	Moderate beneficial	
+	Slight beneficial	Not Significant
0	Neutral or no obvious effect	
-	Slight adverse	
--	Moderate adverse	Significant
---	Strong adverse	
?	Effect uncertain	
+/-	Combination of slight beneficial and adverse effects	Not significant

2.3.15 Moderately and strongly positive and negative effects have been considered of significance whereas neutral and slightly positive and negative effects have been considered non-significant. Note there may be mixed beneficial and adverse effects.

2.3.16 Further information on the methodology used to undertake this assessment is provided in the Revised SA Note.

2.4 Secondary, cumulative and synergistic effects assessments

2.4.1 Schedule 2 of the SEA Regulations requires that the assessment of effects include secondary, cumulative and synergistic effects.

2.4.2 **Secondary or indirect effects** are effects that are not a direct result of the plan, but occur away from the original effect or as a result of the complex pathway e.g. a development that changes a water table and thus affects the ecology of a nearby wetland.

2.4.3 For the purposes of this assessment of the Chippenham Site Allocations DPD, secondary / indirect effects have been identified and assessed through the SA objectives, for example a development that changes a water table that affects ecology has been assessed through SA objective 1. As such, secondary / indirect effects are not considered to be cumulative effects (see next paragraph).

2.4.4 **Cumulative effects** arise where several proposals individually may or may not have a significant effect, but in-combination have a significant effect due to spatial crowding or temporal overlap between plans, proposals and actions and repeated removal or addition of resources due to proposals and actions. Cumulative effects are defined for the purposes of this report as those effects that can be:

- **Additive**- the simple sum of all the effects;
- **Neutralising**- where effects counteract each other to reduce the overall effect;
- **Synergistic** – is the effect of two or more effects acting together which is greater than the simple sum of the effects when acting alone. For instance, a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all.

2.4.5 Cumulative effects may arise from individual policies within a plan and also between different plans.

2.4.6 **Interactive** effects may also arise where multiple effects impact upon specific receptors: for example, the combined noise, vibration, light and air pollution effects on people and species.

2.4.7 Many environmental problems result from cumulative effects. These effects are very hard to deal with on a project by project basis through Environmental Impact Assessment. It is at the SEA level that they are most effectively identified and addressed.

2.4.8 Cumulative effects assessment is a systematic procedure for identifying and evaluating the significance of effects from multiple activities. The analysis of the causes, pathways and consequences of these effects is an essential part of the process.

2.4.9 Cumulative (including additive, neutralising and synergistic) effects have been considered throughout the entire SA (including SEA) process, as described below:

- Identification of key sustainability issues as part of the review of relevant strategies, plans and programmes and baseline data analysis.
- Establishing the nature of likely cumulative effects, causes and receptors.
- Identifying key receptors (e.g. specific wildlife habitats) in the process of collecting baseline information and information on how these have changed with time, and how they are likely to change without the implementation of the Chippenham Site Allocations Plan.
- Particularly sensitive, in decline or near to their threshold (where such information is available) or with slow recovery receptors have been identified through the analysis of environmental issues and problems.
- The development of SA objectives has been influenced by cumulative effects identified through the process above and SA objectives that consider cumulative effects have been identified.
- Cumulative effects of the Chippenham Site Allocations Plan proposals have been assessed. Where there is potential for elevated effects beyond those assessed at an individual level, these are identified.

2.4.10 The results are presented in the revised SA Note.

2.5 Consultation in the SA process

2.5.1 The requirements for consultation during SA are determined from the requirements of the SEA Directive. These are:

- Authorities which, because of their environmental responsibilities, are likely to be concerned by the effects of implementing the plan or programme, must be consulted on the scope and level of detail of the information to be included in the Environmental Report. In England, the Consultation Bodies are Historic England, Natural England and the Environment Agency. The SA guidance goes further by suggesting consultation, in addition to the three Consultation Bodies, of representatives of other interests including economic interests and local business, social interests and community service providers, transport planners and providers and NGOs
- The public and the Consultation Bodies must be consulted on the draft plan or programme and the Environmental Report (SAR in the case of SA).

2.5.2 Further information on consultation undertaken by Wiltshire Council on the SA Scoping Report can be found in Section 2.1.

2.5.3 Following the pre-submission consultation on the draft Chippenham Site Allocations Plan and draft SA Report, consultee comments were reviewed and the implications for both documents considered prior to submission to the Secretary of State. Modifications were proposed to the draft plan and a Sustainability Appraisal Note was prepared in support of the submission providing an assessment of the modifications. The SA Note has been revised and published separately.

3. Identifying other relevant plans, programmes and sustainability objectives

3.1 Introduction

3.1.1 The SEA Directive specifically states that information should be provided on:

"The relationship [of the plan or programme] with other relevant plans and programmes"

"The environmental protection objectives, established at international, [European] Community or [national] level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation"

3.1.2 The first task of SA is the identification of other relevant plans, programmes and sustainability objectives. The Chippenham Site Allocations Plan has been prepared in the context of other plans and programmes. The Chippenham Site Allocations Plan must comply with national planning policy, conform to and amplify the policies contained within the Wiltshire Core Strategy DPD (including the context of 'saved' local plan policies) and reflect other European, National, regional and local plans and strategies, providing an additional level of detail for the spatial planning framework for Chippenham.

3.2 Methodology

3.2.1 The Chippenham Site Allocations Plan should be set in the context of national, regional and local objectives along with strategic planning, transport, social, economic and environmental policies. This being the case, this SA Report builds upon the comprehensive review of available relevant plans, policies and programmes (PPPs) that was carried out as part of the SA scoping process for the Wiltshire Core Strategy. This ensures that the objectives for assessing the Chippenham Site Allocations Plan, generally adhere to, and are not in conflict with, objectives found in other PPPs. It can also be used to ascertain potential conflicts between objectives, which may need to be addressed as part of the process.

3.2.2 In order to fully assess relevant PPPs, the starting point was the list drawn up by Wiltshire Council for the SA of the emerging Wiltshire Core Strategy DPD (April 2010), as well as the Addendum (February 2012). This addressed PPPs of broad relevance first, before considering 13 specific topics of relevance to SA. For the purposes of clarity, the Core Strategy SA PPP review has not been repeated in this report. The list of PPPs reviewed at the time of the preparation of the Core Strategy is provided in Appendix A of the SA Scoping Report 2014. Although not made explicit in the SA documentation for the Core Strategy, it is assumed that the review of PPPs influenced the development of the Core Strategy SA Framework, in accordance with SA guidance. It therefore follows, that the integration of the relevant parts of the Core Strategy SA Framework into the SA Framework developed for the Wiltshire Housing Allocations Plan and Chippenham Site Allocations Plan in the SA Scoping Report 2014, already encapsulates the results of the wider PPP review that was undertaken previously.

3.2.3 Building from the information contained in Chapter 3 of the SA Scoping Report 2014, a further focussed review of the most recent PPPs of relevance to site allocations in the Wiltshire area and specifically for Chippenham has been undertaken during the preparation of this SA Report to confirm sustainability themes of interest for the SA. The PPPs that have been considered are listed in Table 3.1.

3.2.4 The National Planning Policy Framework (NPPF) was published in March 2012, after the Wiltshire Core Strategy initial SA work took place. It is a key part of the Government's reforms

which aim to create a less complex and more accessible planning system, to protect the environment and to promote sustainable growth. The framework supersedes previous national guidance provided by Planning Policy Statements (PPS) and Planning Policy Guidance (PPG). The NPPF is intended as a framework for the development of local and neighbourhood plans.

3.2.5 The NPPF emphasises that the purpose of planning is to help achieve sustainable development, resulting in positive growth and economic, environmental and social progress. The NPPF is based upon a presumption in favour of sustainable development. Its dimensions give rise to the need for the planning system to perform the following roles:

- an economic role – contributing to building a strong, responsive and competitive economy.
- a social role – supporting strong vibrant and healthy communities.
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment.

3.2.6 Paragraph 17 of the NPPF sets out 12 core planning principles which plan making and decision taking should promote. These cover:

- Empowering local people to set out a vision for the future;
- Promoting creative ways to enhance and improve places;
- Proactively drive and support economic growth;
- Secure high quality design;
- Take account of different roles and character areas;
- Support the transition to a low carbon future;
- Conserve and enhance the natural environment;
- Encourage effective use of land by reusing Brownfield land;
- Promote mixed use development and encourage multiple benefits from the use of land;
- Conserve heritage assets;
- Actively manage patterns of growth to make the fullest use of sustainable transport; and
- Support local strategies to improve health, social and cultural wellbeing for all, and delivery sufficient community and cultural facilities and services to meet local needs.

3.2.7 Although some neighbourhood plans and community campus documents are listed in the table below, these are not carried through to the sustainability themes analysis table in Appendix B as given the early stage of preparation, the documents do not yet include policy or objectives that may influence the development of the Chippenham Site Allocations Plan.

Table 3.1: Review of relevant Plans, Policies and Programmes

Relevant Plans, Policies and Programmes (2015 update of relevance to the DPD)
National
National Planning Policy Framework (2013) and Guidance (2014)
Wiltshire
Wiltshire Core Strategy (Adopted January 2015)
Wiltshire Infrastructure Delivery Plan 2 (2013)
Swindon and Wiltshire Strategic Economic Plan (2014)
Wiltshire Council Level 1 SFRA Update (2013)

Air Strategy for Wiltshire 2011-2015 (2011)
Wiltshire and Swindon - Minerals Development Control Policies DPD (September 2009)
Wiltshire and Swindon - Waste Development Control Policies DPD (September 2009)
Wiltshire and Swindon - Waste Site Allocations Local Plan (February 2013)
Wiltshire Municipal Waste Management Strategy (February 2013)
Wiltshire and Swindon - Aggregate Minerals Site Allocations Local Plan (May 2013)
Wiltshire Local Transport Plan (LTP3) 2011-2016 (March 2011)
Swindon Local Transport Plan 3: 2011-2016 (April 2011)
Cotswold AONB Management Plan 2013-2018
Cranborne Chase & West Wiltshire Downs AONB Management Plan 2014-19
North Wessex Downs AONB Management Plan 2009-2014
Wiltshire Community Campus Programme
Malmesbury Neighbourhood Plan, October 2014
A Masterplan for Trowbridge, Draft, October 2013
Malmesbury Conservation Area Management Plan (2010)
Milford Hill Conservation Area Management Plan (2010)
Chippenham
Milford Hill Conservation Area Management Plan (2010)
Chippenham Transport Strategy (2013)
Chippenham Conservation Area Management Plan (2010)
Chippenham Community Campus - Update for Chippenham Area Board
Chippenham Masterplan[4]

3.3 Results

3.3.1 Social, environmental and economic objectives and sustainability issues of relevance to the SA and the preparation of the CSA Plan have been used to formulate a general, first set of sustainability 'themes' of relevance for Chippenham. These are listed below. Appendix B shows the relationship between the final SA objectives and the identified sustainability 'themes', the implications arising for the CSA Plan and the link between these objectives and the SEA topic areas.

[4] (http://www.thechippenhamvision.co.uk/documents.aspx)

Atkins 35

Sustainability 'Themes'

- Protection and enhancement of biodiversity, including wildlife networks and wider green infrastructure
- Ensure prudent use of land and other resources
- Reduce carbon dioxide emissions
- Reduce pollution of watercourses and groundwater.
- Manage flood risk.
- Improve air quality, particularly in areas of exceedance for nitrogen dioxide (NO2) and fine particulates (PM10).
- Reduce Noise and Light Pollution
- Mitigate and adapt to climate change
- Protect and enhance cultural heritage assets
- Promote the self containment and identity of Chippenham
- Protection of AONBs and Green Belt and reinforcement of landscape character
- Securing flexibility and choice in the provision of high quality housing
- Appreciating the interaction between housing, key services and facilities, employment opportunities and green space
- Increasing sustainable transport choices and improving the operation of transport networks
- Promote the vitality and viability of the town centres across Wiltshire
- Ensure that development is supported by the necessary infrastructure

4. Baseline characteristics

4.1 Methodology

4.1.1 The SEA Directive says that the Environmental Report should provide information on:

'relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan" and the "environmental characteristics of the areas likely to be significantly affected' (Annex I (b) (c))

'any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC' (Annex I (c))

4.1.2 In addition to the requirements of the SEA Directive, the statutory SA process requires the collection of additional information on social and economic characteristics of the plan area.

4.1.3 Baseline information provides the basis for predicting and monitoring effects and helps identify sustainability problems and alternative ways of dealing with them. Sufficient information about the current and likely future state of the plan area is required to allow the plan's effects to be adequately predicted.

4.1.4 The ODPM's (now the Department for Communities and Local Government - DCLG) guidance emphasises that the collection of baseline data and the development of the SA framework should inform each other. The review and analysis of relevant plans and programmes will also influence data collection. The collection of baseline data is an iterative process and should not be viewed as a one-off exercise conducted at Stage A only. The data collected and list of relevant plans and programmes has been reviewed to ensure the most up-to-date baseline information is reflected within this SA report. In deciding what and how much baseline data to collect, the key determining factor is the level of detail required to appraise the plan proposal against the SA objectives.

4.1.5 An initial set of baseline data has been extracted from a wide range of available publications and datasets. Sources have included, among others, national government and government agency websites, census data and information provided by Wiltshire Council. No primary research has been conducted. Baseline information and data have been summarised in this section and are presented in detail in the SA Scoping Report 2014. The aim is to give an overview of the characteristics of the plan area.

4.1.6 It should be noted that more detailed baseline information was collated for the development locations proposed by the plan and reported together with the assessments.

4.2 Characteristics of Chippenham

4.2.1 The market town of Chippenham is identified in the Core Strategy as a Principal Settlement. It is located within a rural setting and acts as an important service centre for a number of villages within the community area and the surrounding towns and villages within north Wiltshire. The area is an attractive place to live and has several excellent schools. Although there is a relatively strong retail offer within the town, people from the catchment area often choose to shop in other larger settlements, including Bath and Swindon. The railway in Chippenham cuts through the town centre, severing employment land and development opportunities from the main retail and services offer.

4.2.2 Chippenham is situated along the A350 Corridor, a key economic artery in Wiltshire also connecting the towns of Corsham, Melksham, Trowbridge, Westbury and Warminster.

4.2.3 Chippenham is one of the largest towns in Wiltshire and has excellent transport links, being in proximity to the M4 and located on the main Bristol to London railway line. This has supported significant levels of out-commuting. However the town is an attractive location for employers. As there is currently a shortfall of suitable land for employment growth in the town, a priority is to ensure appropriate economic development takes place to encourage inward investment, allow for the expansion of existing business and prevent employers moving elsewhere. A failure to respond to this issue could lead to a loss of local employment at a time when some job losses are anticipated due to the current economic climate.

4.2.4 The Swindon and Wiltshire Local Enterprise Partnership (LEP) prioritises the investment in improvements to the A350 Corridor to support growth in and around Chippenham. Investment in highways infrastructure is intended to contribute to: accelerating the regeneration of the town, accelerating the delivery of new homes and jobs in urban expansions at Chippenham and addressing capacity constraints, congestion and journey time reliability. In addition to transport investment, the LEP's Growth Deal for Chippenham is focused on: accelerating the development of a new Station Hub and unlocking the growth of Langley Park for the delivery of a mixed use site solution to support the retention of significant business uses on part of the site.

4.3 Baseline analysis

4.3.1 The baseline data provides an overview of the environmental, social and economic characteristics of the Chippenham Site Allocations Plan area and how these compare to comparative data at different scales. This overview is presented in the SA Scoping Report 2014 (Appendix B) and has been utilised to arrive at the sustainability issues set in Table 5.1. Data have been collated and analysed for the following topics:

Environment

- Internationally designated sites including SPAs, SACs and Ramsar sites
- Sites of Special Scientific Interest (SSSIs)
- National Nature Reserves
- Ancient Woodland
- Sites of Nature Conservation Importance (SNCIs), incorporating Regionally Important Geological and geomorphological Sites (RIGS) and County Wildlife Sites
- UK BAP habitats
- Local Nature Reserves (LNRs)
- Protected Road Verges
- Local Geological Sites (LGSs)
- Non Statutory Nature Reserves (locally designated)
- Disturbance
- AQMAs
- Pollution: air, noise, lighting
- Land contamination
- Per capita carbon emissions
- Renewable energy installation
- Fuel poverty
- Ecological footprint
- Landscape character areas

- Designated landscapes: AONBs, Green Belts, Special Landscape Areas (SLAs), New Forest National Park
- Tranquillity
- Soil pollutants
- Agricultural land classification
- Waste/ Municipal Waste
- River quality
- Water supply
- Water management
- Flood risk
- Groundwater protection
- Archaeological sites
- Scheduled monuments
- Heritage at Risk Register
- World Heritage Sites
- Listed buildings and conservation areas

Social

- Population: total and age structure
- Population projections
- Population: ethnicity and religion
- Household size and composition
- Household type and tenure
- Housing completions
- Homelessness
- Affordable housing
- Early years education and childcare
- Education: Future Capacity of Schools
- Employment
- Qualifications
- Workplace skills
- Obesity and health
- Mortality
- Road safety
- Crime
- Sport and recreation
- Access to green space
- Health inequalities

Economic

- Employment sectors
- Occupations by type
- Availability of the car
- Travel to work by mode
- Economic activity
- Job Seekers Allowance (JSA) Claimants
- Commercial property availability
- Weekly earnings
- Commuting patterns
- Resident-based economy
- Business dynamism

4.4 Data limitations

4.4.1 The purpose and use of indicators is to provide quantified, objective information in order to show how things change over time. However, they do not explain why particular trends are occurring and the secondary, or knock-on, effects of any changes.

4.4.2 There are several gaps in the data collected as a result of not all the relevant information being available at the local level for recent time periods but it is believed that the data sets available provide a comprehensive overview of the sustainability situation in Wiltshire. Data gaps include:

- Up-to-date data relating to rural Wiltshire; and
- It is difficult to compare Census 2011 with Census 2001 data as the latter provided information on Wiltshire's former districts and this is no longer being recorded or updated.

5. Identifying key sustainability issues

5.1 Introduction

5.1.1 The requirement to identify sustainability problems and issues arises from the SEA Directive, where the Environmental Report required under the Directive should include:

"Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC" (Annex I(d))

5.1.2 The identification of sustainability issues of particular significance to the site allocations for development in Chippenham provides a means of defining key issues for the Plan and to influence the respective Plan objectives and options. The analysis of baseline data informs the key sustainability issues and the development of the SA framework, in particular in identifying and selecting indicators and targets.

5.1.3 This section describes the current situation and highlights the key issues faced within Wiltshire. It does not attempt to cover all of the issues, but identifies those that are considered to be a priority in terms of the sustainability of development proposals at Chippenham in terms of their form and extent.

5.2 Methodology

5.2.1 The key sustainability issues have been derived by analysing the baseline data and contextual information from PPPs; and assessing what the likely significant issues will be over the longer term i.e. 10 years +.

5.2.2 It should be noted that some of the sustainability issues identified are not necessarily under the Chippenham Site Allocations Plan's direct field of influence, for example an ageing population . However, it is considered important to reflect these where there may be indirect causality that can potentially be shaped by planning policies through the Plan.

5.3 Results

5.3.1 Table 5.1 presents the results of the analysis of key sustainability issues for Chippenham and more widely in Wiltshire by means of context. A column has been included to show which objectives of the SA Framework most closely align to the issues identified. The numbers in brackets refer to the objectives within the Wiltshire Core Strategy DPD SA, in the interest of completeness.

5.3.2 Baseline data is provided in the SA Scoping Report 2014 (Appendix B).

Table 5.1: Key Sustainability Issues and Opportunities

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
BIODIVERSITY			
Wiltshire			

[5] Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
• There is the potential for development pressures resulting in increased recreational disturbance at Salisbury Plain and New Forest SPAs. Recreational disturbance can be avoided through the adoption of management measures, with Suitable Alternative Natural Green Space only to be provided in exceptional circumstances, as well as through the adoption of a Green Infrastructure Strategy. (Source: Wiltshire Core Strategy Habitats Regulations Assessment 2013) • Cotswold Beechwoods SAC - Potential impacts associated with air quality as a result of transport related emissions are an issue at the SAC. (Source: Wiltshire Core Strategy Habitats Regulations Assessment 2013) • Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC) - There is the potential for new development to impact on the integrity of the SAC. (Source: Wiltshire Core Strategy Habitats Regulations Assessment 2013) • The Ashton Park Urban Extension at Trowbridge lies in close proximity to habitat known to support Bechstein's bats at Biss / Green Lane Woods and could potentially result in significant effects on the protected species. (Source: Wiltshire Core Strategy Habitats Regulations Assessment 2013) • Water abstraction and pollution - Increased abstraction required to supply the additional proposed housing in the Core Strategy may impact upon the River Avon SAC and Kennet and Lambourne Floodplain SAC. This will also result in an increased requirement for wastewater discharge, which could have a significant effect upon the River Avon SAC through increased phosphate levels. (Source: Wiltshire Core Strategy Habitats Regulations Assessment - Update to the Wiltshire Core Strategy Habitats Regulations Assessment,	Designated sites of international and national nature conservation importance to be protected and enhanced Improved connectivity between sites of biodiversity value Particular consideration given to the interaction of water usage and biodiversity value Need for HRA findings to be taken into consideration in site selection Development in the Corsham and Bradford-on-Avon Community Areas to be planned and delivered in accordance with Wiltshire Council guidance to maintain the integrity of the SAC Consideration given to the presence of Bechstein bats within close proximity to the Ashton Park Urban Extension site at Trowbridge County Wildlife Sites (CWS) to be protected from the adverse effects, direct and indirect, of development Requirement that disturbance impacts of development proposals form part of the environmental assessments prepared to inform development proposals Local Geological Sites (LGSs) to be secured and protected from future	Biodiversity; Flora and Fauna	1 (1)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
February 2014) • Habitat Loss and modification as a result of new development • Increased housing at Bradford on Avon, Corsham and Westbury could result in habitat loss or modification which would impact upon the Bath and Bradford Bats SAC. However this would be addressed through the Wiltshire Council's guidance document and it is considered that new development in the area would not affect the integrity of the SAC, provided this guidance is adhered to. Increased housing at Trowbridge could have LSE upon the Bechstein's populations at Biss / Green Lane Woods. Wiltshire Core Strategy Habitats Regulations Assessment - Update to the Wiltshire Core Strategy Habitats Regulations Assessment, February 2014) • Slight decline has been witnessed in the condition of the SSSI network between 2011 and 2014. Decline in BAP species numbers has also been noted for the same time period. (Source: Natural England SSSI Condition Summary) • Across Wiltshire there are opportunities to restore major areas of broadleaved woodland, neutral grassland, limestone grassland, chalk downland, river networks and wetland habitats linking to features shown on the South West Nature Map. • Some strategic development which is planned during the plan period will fall within Strategic Nature Areas (SNA) including the east of Trowbridge extension and the proposed area of growth at Warminster, while extension of other towns including Malmesbury, Tidworth, Ludgershall, Marlborough and Cricklade could potentially fall within SNAs. Development in SNAs has the potential to cause further fragmentation and sterilise areas of land from restoration back to the target habitat type, equally however, major development offers the potential to create, restore and enhance target habitat	development Regard to be had to BAP habitats/ species so that these can be protected from inappropriate development and measures to reverse decline can be introduced Requirement to demonstrate appropriate consideration of disturbance impacts within cumulative assessment work, including at the SA level		

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
types through informed and sensitive masterplanning and developer contributions. • There are approximately 1,550 County Wildlife Sites (CWSs) in Wiltshire covering approximately 21,000ha of semi-natural habitats. The CWS network does not receive any statutory protection and is vulnerable as a result. • Local Geological Sites (LGSs) are currently the most important places for geology and geomorphology outside of geological SSSIs, and there are currently 58 LGSs in Wiltshire. Whilst policy to date has afforded a level of protection to LGSs, there is an opportunity for future policies to enhance or secure Wiltshire's known geodiversity for the future. • Development has the potential to result in long and short term disturbance of the natural environment resulting in a range of effects on species and habitats (both direct and indirect), which, particularly when taken in combination can be significant but have historically been overlooked in environmental assessments.			
Chippenham			
Development will, where possible, enhance the ecological value of the Birds Marsh Wood County Wildlife Site and Birds Marsh Meadow County Wildlife Site	Development should seek to, where appropriate, enhance the ecological value of the Birds Marsh Wood County Wildlife Site and Birds Marsh Meadow County Wildlife Site		1 (1)
LAND AND SOIL RESOURCES			
Wiltshire			

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
• Due to the county's predominantly rural nature, there is low availability of brownfield land in Wiltshire meaning that many allocations are likely to fall on greenfield sites. Nevertheless, the economic and other benefits of the best and most versatile agricultural land should be recognised and priority for development should be given to poorer quality land. • Future development needs provide the opportunity to remediate and redevelop Wiltshire's remaining brownfield sites, particularly in town centres. • A key objective of Wiltshire Council is to reduce the amount of waste sent to landfill and maximising recycling rates by increasing recycling services and establishing alternatives to disposing of waste in landfills. • The amount of waste increases with an increasing population. New waste infrastructure is required to meet the demands resulting from future population growth. • The following key issues have been identified in the Waste Core Strategy 2006-2026: Key Issue 1: Substantial population growth in Wiltshire and Swindon and the need for additional waste management capacity Key Issue 2: Identifying future site locations, rationalising the framework of waste management sites and the environmental importance of Wiltshire and Swindon Key Issue 3: The approach to waste management in Wiltshire and Swindon • Proposals for mineral and waste development may have a negative impact on local landscape character, biodiversity, geological	Preference for the use of brownfield land over greenfield land to deliver effective use of land, remediation of contaminated soils and protect greenfield land Development should be directed away from the best and most versatile (BMV) agricultural land Site allocations need to reflect the Waste Core Strategy with regards to the potential for waste to be processed locally Site allocations will need to have regard to the Waste Site Allocations DPD Site Allocations will need to have regard to Mineral Safeguarding Areas	Material Assets	2, 4 (2), (6)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
interests and heritage assets. • Proposals for waste development may have a detrimental impact on tourism and recreational facilities, as well as on canals and railway routes.			
WATER RESOURCES AND FLOOD RISK			
Wiltshire			
• The impact of climate change on the water cycle will inevitably reinforce existing patterns of water scarcity and abundance. The South West is set for wetter winters and drier summers, which will have significant implications for local water infrastructure. • Several key locations within the administrative area of Wiltshire Council have been identified as the focus of a Strategic Water Management Plan – Chippenham, Trowbridge and Salisbury. • Trowbridge - Historically, the majority of reported flooding issues within Trowbridge have been linked with fluvial flooding from the River Biss. Surface water flooding incidents have been limited, with no significant issues identified. • Salisbury - Historically, the majority of reported flooding issues within Salisbury and the surrounding area have been linked with fluvial flooding from the River Avon (Hampshire), River Nadder and River Bourne. However, due to the nature of the underlying bedrock, base flows within these rivers are inherently linked with groundwater levels. During wet periods, surface water infiltration into the underlying aquifer causes groundwater levels to rise causing increases in base flow within river channels. These cause longer duration flood events that are a combination of groundwater and	Development to be directed away from areas at risk of flooding or where it would increase the risk of flooding Developer contributions for new development to be sought towards upgrading the waste water infrastructure Direct development where it will not increase pressure on the local sewerage network Groundwater resources should be protected from potential pollution resulting from new development Consideration to be given to the opportunity for site allocations to incorporate SuDS and promote water conservation/grey-water recycling	Water, Human Health	3, 5 (4), (7)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
fluvial flows. • Potential developments in the Pewsham Way and Hardens Farm area are located in greenfield areas. These are not served by the public sewer system and flow paths associated with ordinary watercourses (ditches, mainly) are likely to convey water to the River Avon. • The impacts of climate change are likely to significantly affect waste water treatment infrastructure. More intense rainfall is likely to put further pressure on the sewerage network, which could lead to sewer flooding and spills from combined sewer overflows. More prolonged periods of dry weather could mean that treated effluent from sewage treatment works returned to rivers constitutes a higher proportion of the flow in these rivers and streams, whilst hotter weather could lead to an increase in complaints from residents concerning odour from sewage works. • The River Avon SAC and ground water sources are particularly vulnerable to the effects of diffuse and point source pollution, in particular to elevated phosphate levels from additional sewage discharges in the catchment. This can be addressed through the introduction of a Nutrient Management Plan to reduce phosphate levels. • Nitrogen enrichment of surface waters and groundwater is already regarded as problem in a number of areas. Wiltshire's chalk streams are internationally important for biodiversity, but currently suffer from a number of interacting factors that are having negative impacts. • Groundwater resources need to be protected and managed to ensure sustainable future supplies. There are two key risks to groundwater: pollution / contamination; and over use of			

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
groundwater.			
Chippenham			
• More detailed Flood Risk Assessment is needed to provide a robust understanding of flood risk and inform decisions about the town's growth and appropriate selection of sites for development. Such work should consider all aspects of flood risk and, where practicable, the scope of the assessment should be agreed with the Council and the Environment Agency • Chippenham: Historically, the majority of reported flooding issues within Chippenham have been linked with fluvial flooding from the River Avon. Surface water flooding combined with sewer exceedance has occurred within the High Street causing localised flooding of surrounding commercial properties.	Site allocations should be within zone 1 flood risk areas. Flood Risk Assessments, where development is proposed nearby, may be needed to define precise boundaries to zone 1 and establish the scale and extent of development that can be accommodated	Water, Human Health	3, 5 (4), (7)
AIR QUALITY AND ENVIRONMENTAL POLLUTION			
Wiltshire			
• Wiltshire Council has declared a number of AQMAs due to exceedances in nitrogen dioxide. • Future development has the potential to result in air quality impacts on biodiversity, and in particular on Natura 2000 sites. Potential impacts associated with air quality are an issue at the Cotswold Beechwoods SAC site which falls under the management plan for the Cotswolds AONB.	Proposals for new development must ensure that appropriate measures are put into place to avoid air quality impacts on local biodiversity and in particular on Natura 2000 sites New development should contribute to improved air quality through reducing the need to travel by private car and increasing on site vegetation in order to provide carbon sinks	Human Health, Biodiversity	1, 4, 5 (6), (7)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
CLIMATIC FACTORS			
Wiltshire			
• Increases in human greenhouse gas emissions are predicted to lead to rises in global temperature. Global warming is shown to have already affected world weather patterns with further predicted rises in global sea levels, a loss of sea ice and snow cover, a greater intensity of hot extremes, and heavy precipitation and a greater intensity of other events such as typhoons and hurricanes. There are four areas of opportunity where planning policy can contribute to resilience to climate change: - Managing high temperatures - Managing flood risk - Managing water resource and water quality - Managing ground conditions. • Wiltshire's ecological footprint is significantly greater than the average global ecological footprint. Efforts directed at climate change adaptation and mitigation at the local level such as reducing the use of non-renewable energy and reducing vehicle journeys, will contribute to reducing the county's ecological footprint. • In Wiltshire, there is a local need to reduce carbon emissions and deliver an increased level of renewable energy. Wiltshire's per capita carbon emissions are greater than for either the South West or for the UK though the period 2005 to 2011 has seen a steady reduction of carbon emissions (approx 23%). • An opportunity has been identified in Trowbridge for the delivery of a district energy/ heat network.	New development should meet high energy efficiency standards and be designed so as to be resilient to the impacts of climate change Regard must be had to location of the development including aspect/ orientation, use of materials, accessibility to local services etc Site allocations should give consideration to the opportunities for larger developments to be served be strategic energy solutions (e.g. CHP and on-site renewables) Improved housing stock to reduce the number of 'non decent homes	Human Health, Climatic Factors, Population, Material Assets	1, 3, 4, 5 (1), (4),(6) (7)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
• Generally the housing stock in Wiltshire is better than the national average. The number of 'non decent' homes is greatest in rural areas and pockets of fuel poverty have been identified throughout Wiltshire. The percentage of households in fuel poverty is greatest in South West Wiltshire followed by the Pewsey Community Area.			
CULTURAL HERITAGE			
Wiltshire			
• Wiltshire has a rich and historic landscape which forms an important part of its rich natural heritage. Wiltshire has nearly 20,000 archaeological sites ranging from the prehistoric through to Roman and medieval times and the civil war battlefield at Roundway Down. There are also approximately 12,000 listed buildings, 37 historic parks and gardens, three Areas of Outstanding Natural Beauty (AONBs) and more than 200 conservation areas. There is a need to retain/ preserve and where possible enhance designated and non designated heritage assets. • Wiltshire's rural settlements and villages include many historic farm buildings. However there have been an alarming number of losses of these buildings in recent years and surviving examples of threshing barns, granaries, malt houses, dovecotes and stables are becoming increasingly rare. • The presence of busy main roads in the vicinity of the Stonehenge World Heritage Site impacts adversely on its integrity. However in June 2013 the section of road traversing the World Heritage Site was closed to public vehicular access in order to reduce the impacts of roads and traffic on visitor facilities. • A significant proportion of Wiltshire's scheduled monuments are 'at	New development should seek to protect and enhance the setting of local designated and non designated heritage assets New development should seek to retain the historic fabric and heritage of Wiltshire, including through the footprint of sites and the creation of boundaries to built development Policies should seek to ensure that development densities are appropriate to the local context, to avoid erosion of the character of settlements Where appropriate, new development should contribute to 'saving' the heritage sites in Wiltshire most at risk New development should have regard to the relevant Conservation Area Management Plan	Cultural Heritage, Landscape	5, 6, 7 (7),(8), (9)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
high risk'. In 2013, there were 257 entries for Wiltshire in English Heritage's 'At Risk Register', which is an improvement on 2011 figures (266 entries in the Heritage at Risk Register 2011) but there is the opportunity to do more to address heritage at risk. • Opportunities exist to promote the wider contribution of the historic environment to sustainable development. • The effects of climate change are likely to present some particular threats to the historic environment of Wiltshire, including: - an increased incidence of wetting and drying that heighten the risk of ground subsidence and accelerated decay of stonework - more frequent intensive rainfall events that can cause increased erosion of archaeological sites - possible increase in the frequency of extreme weather that could pose an increased risk of damage to historic buildings and cultural sites.			
Chippenham			
Opportunity through the Chippenham Masterplan to promote the regeneration and revitalisation of Chippenham's built and natural heritage	All development and public realm improvements must respect the historic character of the town centre in accordance with the Chippenham Conservation Area Management Plan (2010)	Cultural Heritage, Landscape	6, 7 (8), (9)
LANDSCAPES			
Wiltshire			
• A key challenge for Wiltshire will involve reconciling the need for sustainable development whilst meeting the social and economic	Areas protected for their landscape value should be preserved and wherever possible	Landscape, Biodiversity	1, 7

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
needs of the countryside and preserving the intrinsic qualities of the landscape. • The need to meet house-building targets may result in pressures on the landscape surrounding the urban areas of Salisbury, Trowbridge and Chippenham, but also in other areas. • There are 3 AONBs in Wiltshire: Management plans have been prepared for the three AONBs and will need to be considered in proposals for future development. • Key potential pressures on AONBs could include: pollution (noise/air/light); expansion of urban areas; development pressures; equine related activities; erosion of the character and sense of place through unsympathetic design; habitat decline; impact of re-using brownfield land (MoD sites) in the countryside • With regards to Wiltshire Council's Landscape Character Assessment (LCA) and Special Landscape Areas (SLA) there may be an opportunity to identify those truly unique areas of Wiltshire and protect them for the future, while also avoiding unnecessarily rigid local designations which restrict opportunities for sustainable development. • Through new development there are opportunities as well as a need to promote sustainable design in Wiltshire that respects and complements the character of the local landscape. • There are opportunities through emerging policies to promote the delivery of Green Infrastructure projects in line with the emerging Wiltshire Council GI Strategy. • 'Tranquillity' should be recognised as a key positive aspect of the countryside that should be protected • Part of the Western Wiltshire Green Belt falls in Wiltshire including	enhanced Site allocations should take topography and key view corridors into consideration, in order to respond appropriately to established landscape character Preserving and enhancing local landscape character will need to be a key consideration in development proposals, particularly through encouraging high quality design solutions to ensure that the proposals respect and complement the local landscape Management plans have been prepared for the three AONBs and will need to be considered in proposals for future development Enhancement of the local Green Infrastructure network should be promoted through new development, ensuring that site allocations include sufficient space for wildlife networks and planting to connect within and beyond development sites Opportunities to introduce water into development sites should be considered in the context of local landscape character, for example, through the use of SuDS Policies should respect established Green Belt boundaries and seek to preserve openness where it is important in defining		(1), (9)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
land surrounding Bradford on Avon, Trowbridge and west of Corsham. The particular objectives of the Western Wiltshire Green Belt are to maintain the open character of undeveloped land adjacent to Bath, Trowbridge and Bradford on Avon, to limit the spread of development along the A4 between Batheaston and Corsham and to protect the historic character and setting of Bradford upon Avon.	landscape character		
Chippenham			
• The River Avon is an important asset for the town and the local environment, and could be better integrated with the town centre and urban extension as part of a green infrastructure strategy, as a green corridor for wildlife, as a recreational space and as a sustainable transport route for pedestrians and cyclists • Opportunity through the Chippenham Masterplan to promote the role of green infrastructure and encourage legibility and connectivity across the town	Proposals for the town should set out how to better integrate the River Avon with the town centre and urban extension, so that it also acts as a green corridor for wildlife, a recreational space and a sustainable transport route Maximising the opportunity to promote the role of green infrastructure and to encourage legibility and connectivity across the town	Biodiversity, Landscape	1, 7 (1), (9)
POPULATION AND HOUSING			
Wiltshire			
• Ageing population: By 2026 the composition of Wiltshire's older age groups will have changed dramatically. There will be a higher proportion of the older age groups, including the over 85s, and double the number of older disabled people. It is therefore important that new homes are suitable to meet the needs of households in the future including an ageing population.	Priority should be given to improving the quality, type and tenure of housing and ensuring that high quality housing is affordable to all sections of the community The emerging Core Strategy seeks 40% affordable housing contribution in Category 1 and 2 settlements (including	Population	8, 9 (10), (12)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
• Gypsy and Traveller accommodation: there are current, unresolved issues in Wiltshire surrounding unauthorised encampments and the lack of alternative sites which need to be addressed • Affordability: In Wiltshire there is a key issue of affordability, particularly in rural areas meaning that many people cannot afford to live where they grew up or where they work. This results in households settling for inadequate conditions, living in houses that are too small or in poor conditions. Rural areas also show the strongest polarity of incomes being home to both relatively low income households and high income ones typically involving long distance commuters. This is combined with a larger older population. Rural households register much greater difficulty in accessing services, a common pattern throughout the country. • The lack of good housing stock has a knock-on impact on the economy. Wiltshire needs to right kind of homes to retain young people as well as to accommodating an ageing population. • In Wiltshire there are extensive areas of land in Ministry of Defence (MoD) ownership, some of which is likely to become redundant in the plan period and which presents opportunities for redevelopment. • Efficient use of land in Wiltshire is very important, particularly given the rural nature of the county with low levels of previously developed land. It is essential that design solutions are encouraged which will achieve higher density levels wherever possible. • The identified housing requirement in Wiltshire over the plan period 2006-2026 is 42,000 dwellings distributed as follows: East Wiltshire Housing Market Area (HMA): 5,940 dwellings North and West Wiltshire HMA: 24,740 dwellings	Chippenham), and 30% for development in Category 3 and 4 settlements (on sites of five or more units). The DPD will need to reflect this approach through site allocations Sufficient land should be allocated for housing in accessible locations, taking into account the need to reduce car based travel Priority should be given to the redevelopment of previously developed land for new development, including opportunities presented by MoD land that may become available for change of use. Development proposals for housing will have to have regard to the settlement hierarchy in the Wiltshire Core Strategy DPD, which indicates where development should be directed in the county The design of new housing will need to allow for a certain level of flexibility to meet the changing needs of the local population Emerging Neighbourhood Plans should be considered when planning new development in Wiltshire towns and villages		

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
South Wiltshire HMA: 10,420 dwellings West of Swindon: 900 dwellings • There is the opportunity through new development to significantly increase the affordable housing stock. • Neighbourhood Plans: A number of Neighbourhood Plans are currently under preparation, providing a local interpretation of key issues that should be taken into consideration.			
Chippenham			
• Housing development in Chippenham should be phased for delivery throughout the plan period. Employment land should be made to come forward as a priority in the development of strategic areas. Opportunity to identify mixed use land opportunities necessary to deliver substantial growth in Chippenham. In this context there are a number of strategic areas where large mixed use sites could be located, particularly to the north, east and south.	Strategically important mixed-use sites for the town's expansion to be identified through policy Priority should be given to the redevelopment of previously developed sites whist recognising that there are limited brownfield land opportunities in Chippenham	Population	8, 9 (10), (12)
HEALTHY COMMUNITIES			
Wiltshire			
• The proportion of people reporting limiting long-term illness in Wiltshire is amongst the lowest in England. • Sport and recreation: Wiltshire contains some of the most deprived wards in the south west, which has a consequential impact upon the number of people taking part in physical activity. • Obesity: The number of overweight and obese people has tripled over the last two decades and this number is still rising. Obesity	Location of development where it encourages walking and cycling over the use of the car or even of public transport Location of services within walking distances to residential development Provision of easily accessible and safe public open space, suitable to meet a range	Human Health, Population, Climatic Factors	2, 5, 7, 8, 9, 10 (2), (7), (9), (10), (12), (15)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
amongst children in Wiltshire is relatively low and compares well with both the national figures and comparator authorities. However, there are hotspots where obesity levels are high. • Health inequalities: Although Wiltshire is generally not a deprived area; the county has pockets of deprivation including three local areas that lie amongst the 20% most deprived in England. • Ageing population: The changing age structure of the Wiltshire population will have a significant impact on the health and social care needs of the population. • Encouraging access to good quality green infrastructure is key to support healthy communities. However there are isolated pockets of greenspace in Wiltshire which are of varying standards. • Crime and safety: Salisbury, Chippenham and Trowbridge absorb an intensive amount of resources from police and other agencies but still produce higher levels of crime and disorder than any other area. The level of crime in Wiltshire overall is not particularly high but the fear of crime is more substantial. • Fuel poverty: There are pockets of fuel poverty throughout Wiltshire. The percentage of households in fuel poverty is greatest in South West Wiltshire, followed by the Pewsey Community Area. • Unavoidable climate change will occur over the next few decades regardless of any mitigation measures that may be pursued. For example, temperatures are expected to rise between 1.1 and 6.4 0C. This will result in an increase in hot weather extremes and deaths associated with high temperatures. Climate change will also result in warmer winters which may on the other hand reduce the amount of illnesses over the winter months.	of needs Promote development to mitigate against the effects of urban heat islands Easy access to health facilities and provision of health facilities as part of larger developments where existing facilities would not be able to cope with additional demand generated by the new development		

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
Chippenham			
• A number of improvements are needed to infrastructure provision in Chippenham and these include the need for new GP, Fire, Police and Ambulance facilities. The Chippenham Central Opportunity Area has the potential for new hotel and community uses	Community Infrastructure Levy payments or mixed-use development proposals to help meet the need for new infrastructure provision, including a new GP, Fire, Police and Ambulance Facilities, including the exploration of shared facilities Incorporate the proposals of the Chippenham Masterplan to identify new locations for a new hotel and other community uses	Human Health, Population, Climatic Factors	2, 5, 7, 8, 9, 10 (2), (7), (9), (10), (12), (15)
INCLUSIVE COMMUNITIES			
Wiltshire			
• Poverty and deprivation: Wiltshire is not a deprived county however there are three small areas - two in Trowbridge and one in Salisbury - which are in the top 20% of deprived areas nationally; they are home to slightly more than 5,000 people. There are also scattered areas of poverty in rural Wiltshire. The most prevalent form of deprivation in Wiltshire relates to barriers to housing and services. • There are a number of challenges faced by rural areas in Wiltshire. These include lack of affordable housing, an ageing population, rural isolation, and lesser accessibility as well as a decline in basic facilities. • Wiltshire, along with Dorset and Bath and North East Somerset, has the biggest gap in the South West between the affordability of houses for resident and workplace employees. The high local house	New development should be designed so as to enhance a sense of community through the provision of public/ community spaces and facilities. The design of developments should also increase opportunities for passive surveillance to increase a sense of security and well-being Provision of appropriate levels of good quality affordable housing to meet local need Locate development within easy access of local services so that these can be accessed on foot, by bike or using public transport	Population; Human Health; Climatic Factors	7, 8, 9, 10 (9), (10), (12), (15)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
prices do not reflect the local employment offer which is characterised by lower skilled, manufacturing jobs. • Accessibility: As a sparsely populated, rural county, access to services is a major issue especially for those living in the rural areas that do not have access to a car. • Community Campuses: Wiltshire Council is working with local communities to develop proposals for innovative community campuses across the county. What a campus will look like, what services will be provided, or where it will go, will be community led and subject to extensive consultation with local people and partners.	Development proposals that include community facilities should have regard to the Community Campuses proposals being developed across Wiltshire		
EDUCATION AND SKILLS			
Wiltshire			
• Wiltshire has a higher than average proportion of young people not in Employment, Education or Training (NEET). Data suggests that many jobs taken by 16-18 year olds are often temporary; either genuinely short contract or seasonal jobs or the young people move between jobs until they settle. • With regards to workplace skills, Wiltshire has been dominated by low value, low skilled manufacturing and service sectors, resulting in the county becoming an attractive place for the higher skilled and higher paid in which to live, but not to work. • The skills base of Wiltshire is relatively polarised with a high proportion of residents with high skills levels, but equally a significant proportion with poor basic skills and, as a result of the recession, increasing unemployment levels	Ensuring that suitable land is set aside to attract a broader base of employers to the area Ensuring an appropriate level of high quality educational facilities in accessible locations to meet the needs of the community Policies should seek to match housing allocations to employment opportunities within the county, to assist in reducing trends of out-migration for work	Population; Human Health	8, 9,10, 11, 12 (10), (12), (15), (16), (17)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
Chippenham			
• The existing Hardenhuish and Sheldon secondary schools are oversubscribed and further work is needed to assess either the need for a new secondary school in the town or the opportunity for expansion of Abbeyfield secondary school. • Abbeyfield School is a business and enterprise school with close links with the local Chambers of Commerce. A small business enterprise zone, linked to the school, should be developed as a centre of excellence to facilitate dynamic and reciprocal links with local businesses to ensure direct pathways from education through to training through to employment. This will help to encourage young people to stay within Wiltshire.	Opportunities for additional secondary school provision in the town should be explored. Secondary school provision should be integral to any proposed mixed use development in Chippenham The possible expansion of Abbeyfield secondary school should be considered as an option to meet the local and future need for secondary school places. This may include the development of a small enterprise zone linked to the School	Population, Human Health	9,10, 11, 12 (12), (15), (16), (17)
TRANSPORT			
Wiltshire			
• There is a need to ensure that employment, education, health, shops, and other essential facilities are accessible to all, and not just those with access to a private car. • Some sections of Wiltshire's transport network are below national standards for structural condition and skid resistance. Some of the main highway routes in the county are unsuited to the volume and weight of traffic carried and this has given rise to some local congestion, relatively low inter-urban journey speeds and journey time reliability issues. • High car ownership is reflective of the rural nature of the county although there are clear geographic differences in the distribution of households without access to cars. The future growth of Wiltshire's	Have regard to the Wiltshire Infrastructure Delivery Plan 2 (September 2013) Using developer contributions to improve walking, cycling and public transport infrastructure Locate new development where it is accessible to all on foot, by bicycle or through using public transport Design development so as to minimise car usage Ensure new development incorporates appropriate facilities and infrastructure for	Air, Climatic Factors, Human Health	2, 6, 9, 10 (2), (4), (12), (15)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
largest towns should focus on creating more favourable conditions for people to be less reliant on the car. • With regards to public transport, there is scope to increase the number of trips made on public transport. Increasing car ownership levels have given rise to greater flexibility for many social, leisure and employment activities as well as many facilities now being located on the edge of urban areas. Public transport is mostly unable to meet these changes, both in terms of service frequency and geographic coverage, thus leaving those without access to a car disadvantaged. Consideration of alternative approaches is needed, building upon success of the development of the Park & Ride services in Salisbury, and partnership schemes with the main operators to improve ridership on their commercial services, such as Kickstart improvements to the Chippenham-Swindon route, the Salisbury Area and Active8 Quality Partnerships. • There has been a sustained increase in the number of rail passenger journeys in Wiltshire • There are opportunities to increase the proportion of journeys made on foot as well as increasing the percentage of people cycling to work. Wiltshire's relative affluence and high levels of cycle ownership offer a good opportunity to increase levels of cycling. There is scope for improving walking and cycling facilities in town centres. • The western Wiltshire towns, which rely heavily on the A350 and A36/A46 routes, are particularly affected by increasing traffic volumes along those routes resulting in unreliability of journey times which is of particular concern to local businesses. • The economic expansion of the main employment areas surrounding the county has not been matched by a similar increase	cyclists		

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
in housing provision, which has increased demand for housing in the county, particularly in the western Wiltshire towns. This has resulted in increased out-commuting, leading to higher traffic volumes and increased pressure on the condition of the highway network.			
Chippenham			
• The 2013 Chippenham Transport Strategy prepared to support draft policies in the Wiltshire Core Strategy for Chippenham proposed the following key improvements to address transport related issues in the town and there is an opportunity for these to be reflected though planning policy: • A350 improvements (the A350 has experienced significant traffic growth in recent years) • Targeted town centre and key corridor improvements to ease congestion • Gyratory or alternative capacity neutral reconfiguration of the Bridge Centre junction with associated traffic management measures • Public transport improvements • Comprehensive walking strategy/ improvements for Chippenham and beyond • Targeted cycling improvements focused on new developments, key corridors and links to town centre/public transport interchanges • Reallocating long-stay parking to short-stay parking in town centre • Area wide travel plans or Local Sustainable Transport Fund initiatives focusing on employers, schools and residents in	Integration and review of the Chippenham Transport Strategy Public transport connectivity and pedestrian and cycling links to the town, town centre, railway station and Wiltshire College campuses to be improved Sustainable connectivity of Chippenham to be encouraged	Air, Climatic Factors, Human Health	2, 6, 9, 10 (2), (4), (12), (15)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
Chippenham. • Personalised Journey Planning across Chippenham • Public transport connectivity and pedestrian and cycling links to the town, town centre, railway station and Wiltshire College campuses needs to be improved including better integration of different modes • Opportunity through the Chippenham Masterplan to encourage sustainable connectivity.			
ECONOMY AND ENTERPRISE			
Wiltshire			
• Chippenham, Salisbury and Trowbridge should be the focus of both housing and employment development in the future. • There are discrepancies between average earnings by workplace and average earnings by residence in Wiltshire suggesting that Wiltshire's higher skilled resident workers are unable to secure the higher than average earnings within Wiltshire and therefore commute outside of the county for work. • Wiltshire house prices are too high for younger people and people in lower skilled/ paid jobs who tend to work locally. This means that some local industries will struggle to secure labour at a price which will enable them to compete with lower cost foreign production. These conditions place further pressures on manufacturing in the Wiltshire economy. • Approximately 6% of all jobs in Wiltshire are tourism related (directly and indirectly) however compared to other counties Wiltshire generates the lowest amount of spend from staying visitors and also is a long way behind other counties in the south west in terms of	Housing development to be located in proximity to employment sites in order to reduce out-commuting and promote travel to work using sustainable modes of transport Safeguarding employment sites suitable to attract high quality employers to the county Enhance the viability of the area as an employment centre, in order to improve employment rates. This could be done through the provision and retention of suitable sites for employment in locations that are accessible by sustainable means as well as being located close to residential centres Build on positive tourism assets for a greater increase in tourism activity across a	Material assets, Population, Climatic Factors	7, 8, 9, 11, 12 (9), (10), (12), (16), (17)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
income generated from day trips.	range of sectors		
• Opportunities: - Retaining principal employment areas - Delivering employment on strategic sites - Maintaining the vitality and viability of town centres - Supporting the LEP objectives and SEP projects - Delivering other employment sites - Matching business requirements for land and premises - Reducing out-commuting and supporting the economic resilience of local communities • Supporting business and services in rural areas			
Chippenham			
• Chippenham is identified as a strategic employment location and has been successful in retaining international employers in the manufacturing and service sector, including ICT services, rail systems and logistics. Chippenham is well connected in terms of transport meaning that it is an attractive location for local employers but also leads to high levels of out commuting. However, there is currently a shortfall in suitable land for employment growth and a failure to respond to this issue would result in existing and prospective employers moving elsewhere. • Opportunity through the Chippenham Masterplan to improve the town centre's retail and commercial offer • The Chippenham Central Opportunity Area has the potential to accommodate approximately 12,500sqm of office and industrial	Policies should support urgent release of land for employment development Provision should be made in Chippenham for an improved retail and commercial offer through the identification of sites to accommodate additional retail floorspace, with a focus on the central regeneration area. This should seek to support the specific targets in the Wiltshire Core Strategy DPD Land should be identified to accommodate employment generating uses on allocated strategic sites as well as on town centre	Material assets, Population, Climatic Factors	7, 8, 9, 11, 12 (9), (10), (12), (16), (17)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives[5]
development and approximately 10,000sqm of retail and leisure floorspace • New employment provision in Chippenham is a priority and will help to redress the existing levels of net out-commuting. New employment provision will be supported on the allocated strategic sites and on identified town centre regeneration / brownfield opportunity sites • Chippenham's offer as a service centre will be enhanced, particularly the town centre for retail, leisure and the evening economy in order to reduce the outflow of shopping and leisure trips • The Wiltshire Core Strategy DPD identifies the need to secure expansion to Chippenham's town centre by providing additional convenience floorspace of 703sq m net by 2015 rising to 1338 sq m by 2020 and an additional 3181sq m net comparison floorspace rising to 7975sq m net by 2020 to include an improved retail offer. • Further out of centre retail development in Chippenham would weaken the town centre and future provision should be focused in the central regeneration opportunity area. Any proposals for edge of town centre retail development should clearly demonstrate that the development would not have a detrimental impact on the town centre	regeneration/ brownfield opportunity sites Plan proposals should not undermine regeneration proposals and the vitality and viability of the town centre		

6. Developing the Sustainability Appraisal Framework

6.1 Introduction

6.1.1 The next task in the sustainability appraisal is the development of the Sustainability Appraisal Framework (SA Framework). The SA Framework is a key component in completing the SA by synthesising the PPPs, the baseline information and sustainability issues into a systematic and easily understood tool that allows the prediction and assessment of effects considered likely to arise from the implementation of the Chippenham Site Allocations (CSA) Plan. Though the SEA Directive does not specifically require the use of objectives in the SEA process, they are a recognised and useful way in which environmental effects can be described, analysed and compared at key stages of the plan development.

6.2 Methodology

6.2.1 A set of objectives and indicators have been drawn up under the three sustainable development dimensions: social, economic and environmental.

6.2.2 The SA objectives for the CSA Plan have been worded so that they reflect one single desired direction of change for the theme concerned and do not overlap with other objectives. They include both externally imposed social, environmental and economic objectives; as well as others devised specifically in relation to the context of the Plan. The SA objectives have also been worded to take account of local circumstances and concerns feeding from the analysis of sustainability issues (Task A3).

6.2.3 A set of decision aiding questions has been derived to capture the change likely to arise from the Plan implementation and has played a role in the assessment itself. As the SA has progressed, it has helped the development of a set of indicators included in the proposed monitoring programme.

6.2.4 The SA objectives have been derived from the various PPPs that were reviewed as part of Task A1, collection of baseline data (Task A2) and the identification of key sustainability issues (Task A3). The SA Framework derived for the SA of the Wiltshire Core Strategy DPD (see SA Scoping Report 2014) provided the starting point in developing a refined framework for the assessment of the proposals within the CSA Plan.

6.2.5 The SA Framework objectives from the Wiltshire Core Strategy DPD were further reviewed for applicability and a small number were excluded from the CSA Plan SA Framework. In some instances, decisions aiding questions were retained, but linked to a different objective, as follows:

- Wiltshire Core Strategy DPD SA Objective 3 - Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste. This SA objective was excluded but the relevant decision aiding question added to CSA Plan SA Objective 2.
- Wiltshire Core Strategy DPD SA Objective 5 - Protect people and property from the risk of flooding. This SA objective was merged with the CSA Plan SA Objective 5 (Minimise our impacts on climate change and reduce our vulnerability to future climate change effects) as the key issues in relation to housing are likely to be similar).
- Wiltshire Core Strategy DPD SA Objective 11 - Provide a safe and healthy environment in which to live. This SA objective was merged with CSA Plan SA objective 12 as relevant aspects cover similar theme.

- Wiltshire Core Strategy DPD SA Objective 13 - Improve equality of access to, and engagement in local, high quality community services and facilities. This SA objective was excluded but the relevant aspects included under CSA Plan SA objective 10.
- Wiltshire Core Strategy DPD SA Objective 14 - Raise educational attainment levels across the authority and provide opportunities for people to improve their workplace skills. This SA objective was excluded as it was not directly relevant to the allocation of land for housing and employment use but the need for additional educational facilities is considered under SA Objective 9.

6.2.6 A number of decision aiding questions has also been removed as they are either beyond the sphere of influence of the site selection and allocation process, or their function is encompassed within another objective.

6.2.7 In addition, CSA Plan Objective 5 was split into sub-objective 5a (Minimise our impact on climate change) dealing with reduction in greenhouse gas emissions, in particular CO2 emissions and sub-objective 5b (Reduce our vulnerability to future climate change effects) addressing adaptation to climate change. Associated decision aiding questions have also been split and flooding related questions from SA Objective 3 have been moved to sub-objective 5b. This split ensures that assessments of these equally important climate change topics capture and deal appropriately with the frequently opposite directions of change associated with each of the topics.

6.2.8 The generic SA framework shown in Table 6.1 has been applied in the assessment of the policies and associated preferred sites in the Preferred Development Strategy (see Revised SA Note). As the SA Scoping Report 2014 covered both the Chippenham Site Allocations and Wiltshire Housing Site Allocation DPDs, some specific decision aiding questions were identified for each. However, both were retained for completeness. Changes identified in red and strikethrough represent changes from the original wording following consultee comments on the Scoping Report (See Appendix D of this report).

6.2.9 The generic SA framework was the starting point for the derivation of the Sustainability Threshold Assessment (STA) methodology which was used in the assessment of strategic areas (as described in Chapter 3 Methodology). This methodology has focused on key constraints present in each area, and resulting adverse effects for each SA objective and allowed for the identification of the suitable development inside the strategic areas.

6.2.10 The generic SA framework was also the starting point for the derivation of the SA framework for the assessment of strategic site options and alternative development strategies (shown in Table 6.2). The development of this framework was informed by an equivalent framework developed and currently being applied by the Council for the SA of the Wiltshire Housing Allocations Plan and by applying the findings of the higher level assessment of strategic areas in the refinement of decision making questions. This ensures consistency of approach in the SA of the two plans and provides key decision making questions which allow for the differentiation of locational proposals.

6.3 Sustainability Appraisal Framework

Table 6.1: Sustainability Appraisal Framework for Assessment of Preferred Policies

Sustainability Topic	Sustainability Appraisal objective	Decision aiding questions Will the development policy…
Biodiversity	1. Protect and enhance all biodiversity and geological features and avoid irreversible losses.	1. Avoid habitat fragmentation including prejudicing future biodiversity restoration? 2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SNAs, AONBs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain? 3. Result in greater community engagement with biodiversity? 4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary? 5. Aid in the delivery of a network of multifunctional Green Infrastructure? 6. Ensure all new developments have regard to and protect BAP habitats/ species? 7. Consider the findings of the HRA in site selection and design? **Wiltshire** 8. Maintain the existing extent of ancient woodland sites? 9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs? 10. Consider Wiltshire Council guidance to maintain SAC integrity in the Corsham and Bradford-on-Avon Community Areas? 11. Ensure that all new developments protect Local Geological Sites (LGSs) from development? **Chippenham** 12. Ensure that, where appropriate, development in Chippenham enhances the ecological value of the Birds Marsh Wood County Wildlife Site and Birds Marsh Meadow County Wildlife Site?

Sustainability Topic	Sustainability Appraisal objective	Decision aiding questions Will the development policy…
Land and Soil Resources	2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings.	1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure? 2. Maximise reuse of Previously Developed Land where possible/appropriate? 3. Encourage remediation of contaminated land? 4. Maximise efficient use of land within town/city centres? 5. Ensure the design and layout of new development supports sustainable waste management? **Wiltshire** 6. Protect and enhance soil quality? 7. Protect the best and most versatile agricultural land? 8. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?
Water Resources	3. Use and manage water resources in a sustainable manner	9. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network? 10. Ensure that essential water infrastructure is co-ordinated with all new development? 11. Ensure the installation of water saving measures such as rainwater harvesting and water metering? 12. Consider the need for adequate provision of surface water and foul drainage? 13. Promote provision of pollution prevention measures including SuDS? 14. Protect, and where possible, improve surface, ground and drinking water quality? **Wiltshire** 15. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?

Sustainability Topic	Sustainability Appraisal objective	Decision aiding questions Will the development policy…
Air Quality and Environmental Pollution	4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	16. Maintain and improve local air quality? 17. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development? 18. Mitigate the impacts from uses that generate NO_2 or other particulates 19. Seek to reduce development in or near to AQMAs6? 20. Ensure that air quality impacts on local biodiversity sites are avoided? 21. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car? **Wiltshire** 22. Ensure that potential impacts from air quality on the Cotswold Beechwoods SAC are avoided?
Climatic Factors	5a. Minimise our impacts on climate change..	23. Minimise emissions of greenhouse gases and ozone depleting substances? 24. Promote the development of renewable and low carbon sources of energy? 25. Promote energy efficiency in buildings and new development? 26. Minimise contributions to climate change through sustainable building practices? 27. Contribute to reducing Wiltshire's ecological footprint? 28. Contribute to the reduction of 'non decent homes'?

[6] Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

Sustainability Topic	Sustainability Appraisal objective	Decision aiding questions Will the development policy…
	5b. and reduce our vulnerability to future climate change effects.	29. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios? 30. Minimise the likely impacts of future development on climate change through appropriate adaptation? 31. Protect and enhance the natural function of floodplains? **Chippenham** 32. Take into account the latest up- to-date SFRA and flood event information?
Historic environment	6. Protect, maintain and enhance the historic environment.	33. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas and Historic Parks & Gardens? 34. Ensure appropriate archaeological assessment prior to development? 35. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate? 36. Improve and broaden access to, and understanding of, local heritage and historic sites? 37. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas[7]? 38. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'? **Wiltshire** 39. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations? **Chippenham** 40. Ensure that all new development respects the historic character and setting of the town centre in line with the

[7] Chippenham, Malmesbury, and Milford Hill

Atkins 71

Sustainability Topic	Sustainability Appraisal objective	Decision aiding questions Will the development policy…
		Chippenham Conservation Area Management Plan?
Landscapes	7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.	41. Protect and enhance the landscape character and scenic quality of the countryside? 42. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy? 43. ~~Improve the quality and quantity of access to urban greenspace and the wider countryside for recreation?~~ Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation? **Wiltshire** 44. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs8? 45. Protect rights of way, open space and common land? 46. Protect the Western Wiltshire Green Belt from inappropriate development? **Chippenham** 47. Ensure that in Chippenham, development has regard to and enhances the Cotswold AONB? 48. Maximises opportunities for green infrastructure enhancements across the town? 49. Better integrate the River Avon with the town centre so that it acts as a green corridor?

[8] Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

Sustainability Topic	Sustainability Appraisal objective	Decision aiding questions Will the development policy…
Population and housing	8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	50. Provide an adequate supply of affordable housing? 51. Provide housing in sustainable locations that allow easy access to a range of local services and facilities? 52. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community? 53. Ensure adequate provision of land to meet housing needs? **Wiltshire** 54. Have regard to the settlement hierarchy? 55. Ensure an adequate provision of housing in the West Wiltshire towns to accommodate employment expansion? 56. Consider the emerging Neighbourhood Plans9? 57. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?
Healthy and Inclusive Communities	9. Reduce poverty and deprivation and promote more inclusive and self-contained communities.	58. Promote design of buildings and spaces to reduce crime and the fear of crime? 59. Promote design of buildings and spaces to reduce obesity? 60. Promote the design of buildings and spaces to meet the changing needs of the population? 61. Ensure that new development will be accessible to educational and health facilities, and that they are able to cope with the additional demand? 62. Maximise opportunities within the most deprived areas? **Wiltshire** 63. Reduce rural isolation, including access to services for those without a car in rural areas? 64. Support the development of community campuses?

[9] Neighbourhood Plan front-runners: Royal Wootton Bassett and Cricklade Community Area (NDP); Malmesbury NDP; Sherston NDP; Boreham Road, Warminster (NDO); Freshford and Limpley Stoke (NDP); Calne (NDO)

Sustainability Topic	Sustainability Appraisal objective	Decision aiding questions Will the development policy…
Transport	10. Reduce the need to travel and promote more sustainable transport choices.	65. Increase walking and cycling accessibility through the use of developer contributions and site design? 66. Increase walking and cycling accessibility through the use of developer contributions and site design? 67. Ensure new development incorporates facilities and infrastructure for cyclists? 68. Improve the jobs/homes balance, to reduce out-commuting? **Wiltshire** 69. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reliance on the private car? **Chippenham** 70. Support improvements to public transport connectivity and pedestrian and cycle links to the town, town centre, railway station and Wiltshire College campuses in Chippenham?
Economy and enterprise	11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	**Wiltshire** 71. Direct appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration? 72. Support the rural economy? **Chippenham** 73. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses? 74. Ensure that adequate infrastructure is provided to meet employment needs for designated sites? 75. Support LEP objectives and SEP projects? 76. Improve the retail, leisure, evening and commercial offer in Chippenham? 77. Help to meet the urgent need for employment land and business premises? 78. Provide infrastructure that will help to promote economic growth?

Sustainability Topic	Sustainability Appraisal objective	Decision aiding questions Will the development policy…
	12. Ensure adequate provision of high-quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce.	**Wiltshire** 79. Protect and enhance the vitality and viability of existing employment areas? 80. Provide a focus for development in Chippenham, Salisbury and Trowbridge? **Chippenham** 81. Provide employment land in areas that are easily accessible by sustainable transport? 82. Avoid out of centre development, particularly around Chippenham, protecting and enhancing the vitality and viability of town centres? ~~83.~~ Allocate site for new office and industrial development in Chippenham, on strategic sites in synergy with opportunities for town centre regeneration?

Table 6.2: SA Framework for Assessment of Strategic Site Options and Alternative Development Strategies

Sustainability Appraisal objective	Decision aiding questions Will the proposed site option/ alternative strategy…
1. Protect and enhance all biodiversity and geological features and avoid irreversible losses.	- Affect a designated / undesignated site of biodiversity or geological value or affect legally protected species?
	- Affect natural features that are important for wildlife or landscape character such as trees or hedgerows, or areas of ancient woodland not subject to statutory protection?
2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings.	- Use previously developed land, greenfield land or a mix of both?
	- Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3)?
	- Require the remediation of contaminated land? If so, would this lead to issues of viability and deliverability?

Sustainability Appraisal objective	Decision aiding questions Will the proposed site option/ alternative strategy…
	- Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?
3. Use and manage water resources in a sustainable manner	- Be situated in any of the following: • Drinking Water Safeguard Zone; or • Groundwater Source Protection Zone
	- Affect surface or groundwater resources in terms of volume, quality and flow?
4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	-Take place within a designated Air Quality Management Area (AQMA)? If so, is there evidence to suggest that the development of site will lead to an exacerbation of air quality issues? If so, can such impacts be appropriately mitigated in line with local air quality management plan?
	- Lead to a decrease in air quality locally? Or increase noise or light pollution?
	- Lie within an area of, or in close proximity to, any significant source(s) of environmental pollution (air, noise, light)?
5a. Minimise our impacts on climate change …	- Reduce greenhouse emissions, in particular carbon dioxide emissions?
	- Offer the potential to make provision for on-site renewable or very low carbon energy generation thus reducing carbon dioxide emissions?
5b. and reduce our vulnerability to future climate change effects.	- Be located within flood zone 1? If not, are there alternative sites in the area that can be allocated in preference to developing land in flood zone 2? (To be determined through the application of the Sequential Test).
	- Address the risk of flooding from all sources?
6. Protect, maintain and enhance the historic environment.	- Affect directly or indirectly a heritage asset and/or their settings?

Sustainability Appraisal objective	Decision aiding questions Will the proposed site option/ alternative strategy…
7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.	- Impact on the visual amenity or character of the natural landscape? Specifically considering the effects on: - *Internationally/Nationally designated landscape features and their setting;* - *Locally designated landscapes/features and their setting;* - *Local amenity.*
8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	- Help meet affordable housing needs/the needs of the local community (if known)?
9. Reduce poverty and deprivation and promote more inclusive and self-contained communities.	- Result in an increase in poverty and deprivation and/or lead to significant social exclusion amongst existing and new residents?
	- Result in the loss of any existing or proposed Community facility/green or amenity space or would it contribute to the construction of a new facility/space?
	- Result in the loss of PROW or would it provide new PROW?
	- Be accessible to educational and health facilities?
10. Reduce the need to travel and promote more sustainable transport choices.	- Occur in an area currently accessible by public transport/ walking and cycling? If not, is there scope to make it so?
	- Support improvements to public transport connectivity and pedestrian and cycle links to the town, town centre, railway station and Wiltshire College campuses in Chippenham?
11. Encourage a vibrant and diversified economy and	- Offer the potential to provide employment land for B1, B2 and B8 uses?

Sustainability Appraisal objective	Decision aiding questions Will the proposed site option/ alternative strategy…
provide for long-term sustainable economic growth.	- Support the vitality and viability of Chippenham town centre (proximity to town centre, built up areas, station hub, college)?
	- Provide infrastructure that will help to promote economic growth?
	- Be well connected to Principal Employment Areas?
12. Ensure adequate provision of high-quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce.	- Support the vitality of existing employment areas?
	- Provide employment land that meets commercial market requirements? (offices require land in or close town centres; warehousing requires large sites with good local access to strategic road network)
	- Provide employment land in areas that are easily accessible by sustainable transport?

6.4 Baseline data and trends

6.4.1 The SA Framework is the key tool used in the assessment of effects. The prediction of effects, in terms of their magnitude, frequency, duration and spatial extent, is conducted via detailed analysis of the baseline data. It is thus important to ensure that critical aspects of the baseline can be directly related to the objectives and indicators of the SA framework. Determining the significance of predicted effects is perhaps the most critical task in the SA. The picture that the baseline presents in terms of the SA framework is the starting point for this.

6.4.2 The SEA Directive requires the consideration of the likely evolution of the state of the environment without the implementation of the plan. Within the next 20 years it is predicted that there will be a number of external influences that will affect the state of Wiltshire's social, natural, built and economic environment, without the implementation of the Plan.

6.4.3 Appendix C presents a summary of the current conditions, likely future trends and sensitivity to change against the SA objectives using a simple three-point normative scale as follows:

- Current Conditions - good/moderate/poor;
- Current Trends – improving/stable/declining; and
- Sensitivity to Change – high/medium/low.

6.4.4 Sensitivity to change in the context of SA represents the extent to which, for instance, ecological thresholds may be close to being breached or carrying capacity exceeded, such that relatively small changes might be likely to induce disproportionately large effects, which in some instances might have wide-ranging and/or unexpected consequences. An example might be the decline of a particular wildlife population below the level at which it is viable in a particular habitat.

6.4.5 The quality of the information base gives an indication of the certainty with which the other three parameters are known, and this is presented in Appendix E using a similar colour-coded three-point scale (high/medium/low).

6.4.6 The table in Appendix C has been prepared by cross checking the indicators in the baseline against the SA objectives, analysing the data for each indicator, and drawing together this analysis in summary form using the scoring method described above together with a concise commentary on key baseline features. The likely future trends without the implementation of the Plan have been used to inform the assessment of the Plan in the next stages of the SA.

6.4.7 As the SA Scoping Report covered both the Chippenham Site Allocations and Wiltshire Housing Site Allocation DPDs, the table covers Chippenham and Wiltshire as a whole.

Appendix A. Consultation comments on SA Scoping Report

Organisation/ consultee	Section	Consultation Comment	Response	Action
SA Scoping report consultation				
Natural England	Table 6.1 – Sustainability Appraisal Framework	**Biodiversity**. Sustainability Appraisal of site allocations should consider whether they will prejudice future biodiversity restoration e.g. by building on land which is important in terms of linking habitats. We suggest that the decision aiding question: Avoid habitat fragmentation? is expanded to read: *Avoid habitat fragmentation, including prejudicing future biodiversity restoration?*	Noted, with thanks.	Update decision aiding questions to reflect comment.
Natural England	Table 6.1 – Sustainability Appraisal Framework	**Landscape**. There are likely to be some quite nuanced, and possibly controversial judgements made around the decision aiding questions associated with this topic. It would thus be helpful if it was made clearer how these decisions are going to be made. For example, will a landscape capacity assessment be made of the sites proposed (for an example see. the Landscape Capacity Study Report at http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/core-strateg-6)? Judgments should make reference to the landscape character assessment of Wiltshire. It may be appropriate to modify the decision aiding questions depending on the approach Wiltshire Council plans to take.	Noted, with thanks.	None required. The Council have appointed specialist consultants to support the assessment of potential site options. The assessment process will consider the degree to which landscapes can accommodate change; as well as support additional character assessments (including Historic Landscape Character Assessments). Continue to involve Natural England in the assessment process through the development of the DPDs.

Organisation/ consultee	Section	Consultation Comment	Response	Action
SA Scoping report consultation				
Natural England	Table 6.1 – Sustainability Appraisal Framework	**Landscape**. We note that one of the decision aiding questions associated with this topic is: Improve the quality and quantity of access to urban greenspace and the wider countryside for recreation? This question may lead the assessment to focus on only on improvements rather than losses. In our experience, many allocations are on greenfield sites which have public rights of way running through them, which once urbanised deliver a reduced recreational value to the community, the provision of areas of Public Open Space notwithstanding. We suggest that the question is changed to read: *Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?*	Noted, with thanks.	Update decision aiding questions to reflect comment.
Natural England	para 6.2.6	**Monitoring.** Finally we note that para 6.2.6 says *As the SA progresses it is likely that this will lead to the development of a set of indicators, to be refined for the purposes of establishing a monitoring programme.* We advise that any indicators chosen should allow for the monitoring of the effects of the plan on the objective concerned, and not the objective more generally. Thus, for example, condition of Sites of Special Scientific Interest is not a useful thing to monitor, but impacts of the plan on Sites of Special Scientific Interest might be.	Noted, with thanks.	See proposed monitoring framework.
Environment Agency	General	We have no specific comments to make on the Scoping Report, other than to confirm we are satisfied with the Plans and Programmes, Sustainability Objectives and Baseline Data that are included in the submitted documents. We would like to continue to be involved in the SA process and with the development of the DPDs.	Noted, with thanks.	Continue to involved EA through the development of the DPDs.

Appendix B. Sustainability Themes identified from PPP review

Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives[10]
Biodiversity - protection and enhancement of biodiversity, including wildlife networks and wider green infrastructure	NPPF (2013) and NPPG (2014) Wiltshire Core Strategy (2015) Draft Chippenham Masterplan 2013	The selection and development of sites should seek to conserve and enhance biodiversity by ensuring that where significant harm from development cannot be avoided or mitigated, planning permission is refused. Similarly, development likely to impact on a SSSI should not be permitted and exceptions should only be made where the benefits clearly outweigh the impacts both on the site and any broader impacts on the national network of SSSIs. LPAs should encourage opportunities to incorporate biodiversity in and around development. Development resulting in the deterioration or loss of irreplaceable habitats should not be permitted. Biodiversity restoration in and around development should seek to include: • habitat restoration, re-creation and expansion; • improved links between existing sites; • buffering of existing important sites; • new biodiversity features within development; and	Biodiversity, Flora and Fauna, Landscape	**1** **(1)**

[10] Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference

Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives[10]
		• securing management for long term enhancement. The NPPF places 'great weight' on conserving the landscape, wildlife and heritage in AONBs, where planning permission for development should be refused except in exceptional circumstances where public interest can be demonstrated.		
Land and soil resources – ensure prudent use of land and other resources	NPPF (2013) and NPPG (2014) Wiltshire Core Strategy (2015 Wiltshire and Swindon - Minerals Development Control Policies DPD, Waste Development Control Policies DPD, Waste Site Allocations Local Plan, Aggregate Minerals Site Allocations Local Plan	Policies for the development of sites should promote a sequential approach to encouraging the use of previously developed land in order to improve the efficiency of land use, deliver remediation of contaminated soils and protect previously undeveloped land where possible. It is recognised that the use of Greenfield land is likely to be required within Wiltshire – policies should seek to direct development away from the best and most versatile agricultural land. Site allocations should be identified with reference to known areas of mineral resources and waste management.	Material Assets	**2** **(2)**
Reduce pollution of watercourses and groundwater. Manage flood risk.	Wiltshire Council Level 1 SFRA update Wiltshire Core Strategy (2015) NPPF (2013) and NPPG (2014)	Policies will need to be developed in an understanding of the potential impacts of pollutants from development on the water environment, particularly in relation to Natura 2000 sites. Policies should direct development away from areas at greatest risk of flooding and seek to protect functional flood plains. Reducing the overall risk of flooding can be achieved through the layout and form of development, including green infrastructure and the appropriate application of sustainable drainage systems, through safeguarding land for flood risk management or, where appropriate, through designing off-site works required to protect and support development in ways that benefit the area more generally. Existing and proposed development in the vicinity of a location under consideration for relevant water infrastructure will also need to be taken into account and vice-versa. Considering the phasing of new development so that water and wastewater	Water, Human Health, Biodiversity, Flora and Fauna	**3, 5** **(4), (7)**

Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives[10]
		infrastructure will be in place when needed. Water quality: help protect and enhance local surface water and groundwater in ways that allow new development to proceed and avoids costly assessment at the planning application stage. The type or location of new development where an assessment of the potential impacts on water bodies may be required. Expectations relating to sustainable drainage systems (SuDS). SuDS can improve water quality, speed up replenishment of groundwater, reduce flood risk and improve the environment. Sustainable drainage systems include swales, ponds and permeable hard surfaces. Waste water: the sufficiency and capacity of wastewater infrastructure. The circumstances where wastewater from new development would not be expected to drain to a public sewer.		
Improve air quality, particularly in areas of exceedance for nitrogen dioxide (NO_2) and fine particulates (PM_{10}).	Air Strategy for Wiltshire 2011 NPPF (2013) and NPPG (2014) Wiltshire Core Strategy Pre-Submission Document (2014)	Policies should seek to minimise the need to travel by improving the accessibility of key services and facilities at the local level. Site allocations should consider the link between air pollution and environmental quality, both in relation to human health and biodiversity. Local Plans should take account of AQMAs and other areas where there could be specific requirements or restrictions on development as a result of air quality pressures. The following should be considered: • The potential of the cumulative impact resulting from a number of smaller developments or air quality as well as the effects of larger scale developments • The impact of point source pollution • Ways in which new development would be appropriate in locations where air quality is or likely to be a concern and not give rise to unacceptable risks from pollution	Human Health, Biodiversity, Flora and Fauna;	**4** **(6)**

Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives[10]
Reduce Noise and Light Pollution	NPPF (2013) and NPPG (2014) Wiltshire Core Strategy Pre-Submission Document (2014)	With regards to light pollution, the guidance states that some proposals for new development may have implications for light pollution particularly where, for instance, they materially alter local light levels or where they might have a significant impact on protected species or sites. In which case LPAs will need to consider where and when the light shines, how much light shines and possible ecological impacts. With regards to noise, adverse effects of noise can be mitigated as follows: • Engineering: reducing the noise at source • Layout: optimising the distance between the source and noise-sensitive receptors and / or through good design • Using planning conditions/ obligations • Mitigating including avoiding noisy locations, introducing noise barriers, optimising sound insulation within a building, and designing development to reduce the impact of noise from the local environment.	Human Health, Landscape	**4** **(6)**
Mitigate and adapt to climate change	NPPF (2013) and NPPG (2014) Wiltshire Core Strategy Pre-Submission Document (2014) Wiltshire Local Transport Plan 3 Swindon Local Transport Plan 3	Local planning policies need to be developed with a consideration of their impact on climate change and greenhouse gas emissions, and this is particularly true of air quality. Synergistic policies, beneficial to both air quality and climate change, should be pursued. Development should be planned in locations which reduce greenhouse gas emissions; support energy efficiency improvements to existing buildings; setting sustainability standards that are in line with the Government's zero carbon buildings policy. Climate change adaptation measures could include: • Considering future climate risks when allocating development sites to ensure risks are understood over the development's lifetime • Considering the impact of and promoting design	Human Health, Climatic Factors, Population, Material Assets	**2, 3, 4, 5, 10** **(2), (4), (6), (7), (15)**

Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives[10]
		responses to flood risk and coastal change for the lifetime of the development • Considering availability of water and water infrastructure for the lifetime of the development and design responses to promote water efficiency and protect water quality • Promoting adaptation approaches in design policies for developments and the public realm		
Historic environment – protect and enhance cultural heritage assets	Draft Chippenham Masterplan 2013 NPPF (2013) and NPPG (2014) Wiltshire Core Strategy (2015) Chippenham Conservation Area Management Plan (2010) A Masterplan for Trowbridge, Draft, October 2013 Malmesbury Conservation Area Management Plan (2010) Milford Hill Conservation Area Management Plan (2010)	Policies should ensure good design, which respects the local vernacular and complements the area in which development is to be located. Policies should protect and enhance local designated and non designated heritage assets and their settings.	Cultural Heritage, Material Assets, Landscape	**6** **(8)**
Promote the self containment and identity of Chippenham	Draft Chippenham Masterplan 2013 Wiltshire Core Strategy (2015)	All development and public realm improvements must respect the historic character of the town centre in accordance with the Chippenham Conservation Area Management Plan (2010). The strategy for Chippenham is based on delivering significant job growth, which will help to improve the self-containment of the town by providing more jobs for local people (Wiltshire Core Strategy 2015).	Cultural Heritage, Material Assets	**6, 7** **(8), (9)**

Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives[10]
Landscapes – protection of AONBs and Green Belt and reinforcement of landscape character	NPPF (2013) and NPPG (2014) Wiltshire Core Strategy (2015) Cotswold AONB Management Plan Cranborne Chase & West Wiltshire Downs AONB Management Plan North Wessex Downs AONB Management Plan	Policies should ensure that new development respects, maintains and where possible enhances the local landscape character. This should be linked to wider objectives for enhancing biodiversity. Where relevant policies should reflect the aims and objectives of the management plans for the Wiltshire AONBs. Policies will need to consider potential pressures on AONBs arising from development proposals and will need to ensure that these pressures are avoided, or that appropriate mitigation measures are put in place. Inappropriate development in a Green Belt should not be approved except in very exceptional circumstances and new buildings in the Green Belt will generally not be approved.	Landscape, Biodiversity, Flora and Fauna	**1, 6, 7** **(1), (8), (9)**
Population and housing – securing flexibility and choice in the provision of high quality housing	NPPF (2013) and NPPG (2014) Wiltshire Core Strategy (2015)	In order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable and inclusive communities, LPAs should: • Plan for a mix of housing based on current and future demographic trends; • Identify the size, type, tenure and range of housing required to meet local demand; • Seek to meet affordable housing need on site. Policies should ensure that new houses built are designed to be flexible to meet various needs, in particular those of an ageing population. Site allocations should consider the ability of prospective residents to access key services, facilities and recreational space important in securing well-being and maintaining human health. The NPPF encourages LPAs to bring empty housing and buildings back into residential use and to, where appropriate, approve planning applications for change to residential use and any associated development from commercial buildings	Population; Human Health	**8, 9** **(10), (12)**

Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives[10]
		where there is an identified need for housing in the area. Housing development in rural areas should respond to local circumstances and reflect local need. New isolated homes in the countryside should generally be avoided.		
Healthy and inclusive communities - appreciating the interaction between housing, key services and facilities, employment opportunities and green space	NPPF (2013) and NPPG (2014) Wiltshire Core Strategy (2015) Wiltshire Local Transport Plan 3 Swindon Local Transport Plan 3 A Masterplan for Trowbridge, Draft, October 2013	Policies should promote safe, sustainable communities with access to a range of essential services. Accessibility to the following should be considered when considering sites for the location of development, particularly housing: • recreation opportunities • health facilities • good quality green infrastructure • key local services and facilities • employment opportunities. Policies should promote safe and inclusive development, taking into consideration people with disabilities and an increasingly ageing population.	Human Health, Population, Climatic Factors, Biodiversity, Flora and Fauna	**1, 7, 8, 9, 11** **(1), (9), (10), (12), (16)**
Transport –increasing sustainable transport choices and improving the operation of transport networks	Wiltshire Core Strategy (2015) Draft Chippenham Masterplan 2013 Chippenham Transport Strategy 2013 Wiltshire Local Transport Plan 3 Swindon Local Transport Plan 3 A Masterplan for Trowbridge, Draft, October 2013	Policies should ensure developments and key services are served by a range of transport options to improve accessibility and offer transport choices. Policies should aim to locate new developments so they have access to existing services and facilities by a range of travel modes. Policies should seek to minimise the need to travel by car by providing access to services locally. Policies should enable the provision of effective walking and cycling connections.	Air, Climatic Factors, Human Health	**2, 4, 5, 9, 10** **(2), (6), (7), (12), (15)**
Promote the vitality and viability of the town centres	Draft Chippenham Masterplan 2013	Policies should ensure adequate opportunities for employment growth.	Material assets, Population, Climatic factors	**7, 9, 10, 11, 12** **(9), (12), (15), (16),**

Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives[10]
across Wiltshire	Wiltshire Core Strategy (2015) NPPF (2013) and NPPG (2014) A Masterplan for Trowbridge, Draft, October 2013	Policies should identify sites and opportunities for development that support the vitality and viability of town centres. Policies providing for the expansion of towns and villages should propose a scale and mix of uses that supports or at least does not harm the role of town centres in Wiltshire. Policies should ensure a range of suitable employment sites and premises to meet business needs. Policies should promote the use and enhancement of landscape, cultural and historic resources for tourism development. Planning policies should recognise and address potential barriers to investment such as poor environment or lack of infrastructure, services or housing. LPAs should identify strategic sites for local or inward investment in line with a clear economic vision and strategy for the area, as well as priority areas for economic regeneration. Policies should seek to support existing business sectors and identify and plan for emerging sectors likely to locate in the local area. LPAs should plan positively to secure networks of knowledge driven, creative or high technology industries.		**(17)**
Ensure that development is supported by the necessary infrastructure	Wiltshire Infrastructure Delivery Plan 2 (2013) Wiltshire Core Strategy (2015)	See implications under water, climatic factors, transport and viability of town centres.	Material Assets, Population, Water, Human Health	**3, 4, 5, 10** **(4), (6), (7), (15)**

Appendix C. Baseline data and trends

		Current Baseline				
SA Objective		**Condition**	**Sensitivity**	**Trend**	**Information Quality**	**Commentary**
1	Protect and enhance all biodiversity and geological features and avoid irreversible losses.	Mod	High	Decl	Med	Wiltshire hosts a high quantity of sites protected at international, national and local levels for their biodiversity value. The overall condition of these has been found to be good although there has been a recent increase in Country Wildlife Sites being denotified as a result of damaged, destroyed or degraded. Similarly almost all of the Local Geological Sites have been recently found to be in declining condition and five sites were lost and denotified during the period 2009-10. A number of areas in Wiltshire have been identified for the retention and restoration of local wildlife habitats and this will have to be taken into consideration when deciding the location of new development. Development proposals can have a significant adverse impact on wildlife interests. Local biodiversity and geological features are threatened by many activities, including habitat loss and fragmentation, agriculture, housing development, road building, water pollution, air pollution and climate change. Without a sound policy framework to ensure these features are protected and where possible enhanced, it is likely that further decline would be seen in Wiltshire's biodiversity habitats.
2	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings.	Mod	High	Decl	Low	In Wiltshire, there is a limited amount of brownfield land to develop and in the future, an increasing amount of greenfield land is likely to be needed for housing and employment growth. Without specific site allocations to direct development away from the areas of Best and Most Versatile Land and onto brownfield sites, where practicable, future development will not ensure efficient and effective use of land.

		Current Baseline				
SA Objective		**Condition**	**Sensitivity**	**Trend**	**Information Quality**	**Commentary**
3	Use and manage water resources in a sustainable manner.	Mod	High	Decl	Low	The main challenge relating to water quality in Wiltshire is high levels of phosphate, which comes from sources including agricultural fertilisers and household detergents. In addition, The majority of Wiltshire's rivers are over abstracted, with over 70% under threat if abstraction licenses already granted were used to their full extent. The rivers within the Bristol Avon catchment are the exception to this, but even within this catchment there is no more water available for further licensing. Historic groundwater flooding incidents have been minimal in Wiltshire, although groundwater within the underlying geology plays an important role in the watercourses flow regimes. Flooding from overland flow, generated from rainfall running off from surrounding land, together with flooding from sewers, due to limited capacity issues, has also been experienced. The risks of flooding from these sources are forecast to increase with the predicted effects of climate change. Increasing population growth, climate change and current lifestyle trends will place further pressures on the availability of potable water. Specific site allocations have the potential to direct development away from areas at risk of flooding.
4	Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	Mod	Med	Stable	Low	Air pollution has been improving year on year across the country and in Wiltshire. Nevertheless, new locations have been identified in the county with concentrations of nitrogen dioxide above the annual mean objective. The common factor in managing air quality in Wiltshire is the motor vehicle. The areas of poor air quality in Wiltshire are all traffic related. Air quality is likely to continue to decline in some areas without policies that promote development of sustainable transport links and that promote housing development in sustainable locations that reduce the need to travel. With regards to noise and light pollution, these are generally the result of urban

SA Objective		Current Baseline				Commentary
		Condition	Sensitivity	Trend	Information Quality	
						development. Although the amount of urban development may not be higher without the introduction of the Site Allocations Plan, specific locational policies can ensure that development is directed to the most appropriate locations where air quality, noise and lighting pollution will be avoided or kept to a minimum.
5	Minimise our impacts on climate change and reduce our vulnerability to future climate change effects.	Poor	Med	Decl	Med	Some effects of climate change are unavoidable and over the coming years are likely to be significant and to be manifested particularly through changes in weather patterns and the increased frequency and intensity of storms. Climate change adaptation and mitigation are therefore key consideration at both national and local levels. Carbon emissions per capita have been falling steadily across the country and this was reflected in the figures for Wiltshire, although carbon emissions in the county remain higher than at both regional and national levels. This is likely to be because Wiltshire's population is highly dispersed, with about half living in rural areas. Many areas are not connected to the mains gas supply and private vehicles are the primary form of transport. Wiltshire's ecological footprint is also significantly greater than the average global ecological footprint and the 'sustainable' ecological footprint. There has been a recent increase in renewable energy production in Wiltshire though the county still falls significantly between other south west authorities, in particular Devon and Cornwall. The full potential for renewable energy production in Wiltshire is far from being achieved. Policies that direct development where the need to travel by car is reduced and that promote sustainable design and good quality buildings as well as a strong green infrastructure network are likely to reduce the impacts of climate change at the local level. Climate change impacts are likely to be higher without these policies.

		Current Baseline				
SA Objective		**Condition**	**Sensitivity**	**Trend**	**Information Quality**	**Commentary**
6	Protect, maintain and enhance the historic environment.	Good	High	Impr	Med	Wiltshire has a significant number of assets that are protected for their heritage value and these need to be preserved. The number of heritage assets 'at risk' has fallen slightly in the period 2011 to 2013. National policy plays a key role in driving the continued protection and improvement of the historic environment contributing to the preservation of heritage assets irrespective of the implementation of the Site Allocations Plan. Nevertheless, the consideration of heritage assets and their setting in the allocation of new development will further contribute to ensuring that these are preserved and where possible 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.	Good	High	Decl	Low	Approximately 73% of Wiltshire falls within a national and local landscape designation. Areas of Outstanding Natural Beauty (AONBs) cover 45% of the land area of Wiltshire, as compared to 29% of land covered regionally and 15% nationally. Pressures to meet housing need may create pressures on landscapes surrounding the urban areas of Salisbury, Trowbridge and Chippenham, but also in other areas. Without the implementation of site allocation policies, it is highly likely that development proposals coming forward would have a detrimental impact of Wiltshire's valued landscapes.
8	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	Poor	High	Decl	High	Generally the housing stock in Wiltshire is better than the national average however there is an imbalance in terms of housing provision. There is a particular issue relating to affordability which is keenly felt in smaller rural communities, meaning that people cannot afford to live where they work or where they grew up. Access to the owner occupied market is heavily restricted by rising house prices with increases exceeding local income inflation. Wiltshire is also experiencing an increasingly older population and the housing stock

SA Objective		*Current Baseline*				Commentary
		Condition	Sensitivity	Trend	Information Quality	
						will need to be adapted to meet the needs of older people. Without policies to influence the type and tenure of housing development and its location, new housing development coming forward is unlikely to meet the specific housing needs of the county.
9	Reduce poverty and deprivation and promote more inclusive and self- contained communities.	Good	Med	Stable	Med	On the whole, Wiltshire performs well in terms of the income and employment indices of deprivation. However there are pockets of deprivation around the county, particularly within the more rural communities where exclusion is experienced as a result of their isolation from key services and facilities and lack of alternative to the private car. Furthermore, unemployment levels are low compared to the national average. Nevertheless, the recent recession has greatly reduced the job opportunities available to the young and the availability of even seasonal and temporary jobs is expected to be limited and subject to increased competition. Educational achievement in Wiltshire is generally in line or better than similar areas though the gap between the attainment of children in vulnerable groups and their peers is too large and should be narrowed. Wiltshire faces a number of pressures in the future, including an ageing population, increasing levels of obesity and rising fuel prices that will increase levels of fuel poverty and deprivation. Planning policies can address this through consideration of appropriate infrastructure that can improve health and wellbeing, allowing more people to lead healthy lifestyles. Without specific site allocations, it is likely that future development is directed where it will exacerbate accessibility issues. Site allocations help to direct development to areas where it is most needed, together with the infrastructure to meet the needs of existing and future communities.

		Current Baseline				
SA Objective		**Condition**	**Sensitivity**	**Trend**	**Information Quality**	**Commentary**
10	Reduce the need to travel and promote more sustainable transport choices.	Mod	High	Decl	Low	Car ownership in Wiltshire is high compared to the regional and national averages, and is reflective of the county's rural nature. Two thirds of Wiltshire's population currently lives in rural areas, where access to services and facilities by modes of transport other than the private car is difficult. Site allocation policies will ensure that development is located where it can be easily accessed by sustainable modes of transport and within close proximity to existing services and facilities. It is likely that current trends of increasing car use, particularly to and from work, and levels of out-commuting will continue and increase without the implementation of the Site Allocations Plan.
11	Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	Mod	High	Decl	Med	The South West is the UK's premier holiday destination, with UK residents alone making 18.9 million trips in 2008. However after Gloucestershire, Wiltshire is the County in the south west with the least number of visits and that with the lowest visitor spend. Traditionally, Wiltshire has been dominated by low value, low skilled manufacturing and service sectors, though the proportion of manufacturing related employment has dropped slightly over the past few years and it is now slightly under the South West figures but still above the national average. Specific site allocations will ensure that opportunities for regeneration and economic growth across Wiltshire's settlements are maximised. Without policies to direct development in particular locations and to protect valuable employment land, it is unlikely that an adequate amount of employment land to meet future need and to ensure the sustainable growth of existing and future businesses, will be provided. Site allocations can also contribute to maximising opportunities to capitalise on the

SA Objective		*Current Baseline*				Commentary
		Condition	Sensitivity	Trend	Information Quality	
						county's tourism potential.
12	Ensure adequate provision of high-quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce.	Mod	High	Decl	Med	Traditionally, Wiltshire has been dominated by low value, low skilled manufacturing and service sectors. The county has become an attractive county for the higher skilled and higher paid in which to live, but not to work as it does not offer sufficient employment opportunities for the highly skilled workforce. This contributes to the differences between resident and workplace earnings as well as to high levels of out-commuting. Without policies which seek to address the lack of suitable employment land to attract new employers to the area, future demand is unlikely to be met. This will have a detrimental impact on employment and subsequent skills levels and training/apprenticeship opportunities.

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